



Department of Veterans Affairs
SFO No. VA101-16-R-0028
Community Based Outpatient Clinic
Ponce, PR
Questions Answers - Issued 5/19/17

#	Interest Party Questions	Department of Veterans Affairs Responses
1	Please clarify if office furniture, desks, chairs and files are to be provided by Lessor?	Furniture, chairs, and file cabinets (not included in Schedule B) will be provided by the Government.
2	Is it required to comply with "Energy Star" certifications for the building and its components?	As outlined in Section 4.8 of the SFO and elsewhere, "All new Buildings being specifically constructed for the Government must achieve an ENERGY STAR® label within 18 months after occupancy by the Government.
3	Confirm if the building has to be "LEED Silver" certified?	Yes, the building must be certified as Silver using the LLED-NC benchmarking process. Please see amendment to the SFO that clarifies this issue further.
4	Please clarify if telecommunications systems, wiring, equipment, alarms, access controls, cctv cameras have to be included by Lessor?	Yes, the items listed are to be provided by the Lessor as outlined in Schedule B. In addition to the Schedule please refer to Section 6.3.2 of the SFO, and elsewhere in the document.
5	Please clarify if we follow the "Buy American Act" rules.	Only laws and codes required by the SFO are applicable.
6	Is the "commissioning provider" required?	As part of the proposal, the Offeror "must submit the name and qualifications of the proposed Commissioning Provider. Include relevant experience and references. The Commissioning Provider must be approved by the Contracting Officer." The commissioning agent can be the same person for LEED requirements.
7	If the property is completely built out for VA use only, do you still require separate meters for electric connection? (Sec 8.1)	Outdoor utilities that will be controlled by the Lessor, such as exterior electric and exterior water, shall be separately metered.
8	If the property is completely built out for VA use only, is the Lessor responsible for any utilities (electric, water, internet, etc.) or is the VA responsible for those costs?	See Question 7 above. The Lessor will be responsible for the cost of exterior electric and exterior water.
9	If by any circumstance the project would get cancelled by VA or a deal could not be made after Award, would there be percentage or amount to cover work performed by Architect/Engineers? In past VA project, there has been a defined fee in case a deal was not made after award, before final letter to proceed.	In the remote circumstance that the project would get cancelled by VA or a deal could not be made after Award all applicable Federal laws would apply. There is no defined fee in this situation.
10	Public Properties Fee, Page 13 of Solicitation/Contract Document is written "two and one-quarter percent" but (1.0%) in parenthesis. Which one should be considered?	Public Properties brokerage fee is one percent (1.00%).
11	After evaluating the Bid solicitation, there is significant information to analyze, and the bid due date stipulated isn't sufficient to complete our proposal. For this reason, we respectfully request a Bid and questions (RFI) postponement to prepare a competitive proposal.	Per Amendment #2 the offer due date was extended to June 7, 2017.
12	Due to need to evaluate not only the Project Scope of Work but all related documents on VA Technical Information Library (TIL), we respectfully request to provide additional time (at least one additional week) to submit questions.	Additional time to submit questions has been provided.
13	Due to request to provide an additional week to submit question, we respectfully request additional time (at least two additional weeks) to submit the Offer.	See Question 11 above.
14	Could CAD drawings be submitted to offerors prior pre-solicitation meeting?	CAD files have been provided as part of Amendment #3.
15	The site plan on document #VA101-16-R-0028 059 indicates 772 parking spaces but Section 1.2 on document # VA101-16-R-0028-020 indicates 915 parking spaces. Please clarify.	The requirement is for 772 parking spaces.
16	Document # VA101-16-R-0028-020, page 52 requires a BIM version for the 100% Construction Documents. There is no other mention of the requirement of using BIM technology on this document or on any other SFO document. Do drawings to be submitted as part of this Offer have to be done using BIM? Do drawings to be submitted for the 100% Construction Documents and previous submissions have to be done using BIM?	Drawings are not required to be submitted using a BIM version. Standard CAD files are acceptable.
17	Normal working hours are 7:00 AM to 6:30 PM except Sundays and Federal holidays. However, Materials and Procedures work schedule is 6:30 AM to 11:00 PM, Monday through Friday. Do building ACV and electrical systems be in operation 24/7? Will there be any operational difference between weekdays and weekends affecting both systems?	Building HVAC and electrical systems must be fully functional during normal working hours as noted in the SFO.



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18	<p>There are two (2) PDF files in the provided documentation that establish the VA adopted codes, standards and guidelines for the project: VA101-16-R-0028-020 section 4.2.1 and VA101-16-R-0028-058. VA101-16-R-0028-058 requires IBC-09, ACI 318-08 and AISC 05. For wind and seismic Loads the IBC 2015 refers to the ASCE/SEI 7-05. VA101-16-R-0028-020 section 4.2.1 specifies IBC-15 "or as required by Authorities Having Jurisdiction (AHJ) with any local amendments", ACI 318-11 and AISC-10. For wind and seismic Loads the IBC 2015 refers to the ASCE/SEI 7-10.</p> <p>Our Jurisdiction use the PR Building Code 2011 which adopts the IBC-09 with amendments, ACI 318-08 and AISC-05 and ASCE/SEI 7-05.</p> <p>Please clarify if the PR Building Code 2011 (IBC 2009, ACI 318-08, AISC-05, ASCE/SEI-05) can be used for this project.</p>	<p>As a local private sector construction project facility design must meet local codes but also any more stringent requirement called for in the SFO</p>
19	<p>Will Ethylene Oxide (ETO) gas be required at Supply Processing Service (SPS)?</p>	<p>Ethylene Oxide gas is not a requirement of this project.</p>
20	<p>Do air handling units be installed at the roof? If the answer is yes, do we need to provide an enclosure (walls and roof) for the units?</p>	<p>Please refer to Section 4.2.4 of the SFO which states, "If possible, avoid the installation of outdoor equipment such as cooling towers, roof mounted fans, ventilators, and air-conditioning units on the roof. If exterior installation is necessary, properly secure equipment to withstand wind forces that comply with local codes. If there are no local codes, use wind velocities indicated in ASCE 7-05 or later version if available."</p>
21	<p>Is there is any installation restriction for other outdoor ACV equipment (cooling tower, condensing units, fans)?</p>	<p>See Question #20.</p>
22	<p>During unoccupied periods, do the ACV systems of non-critical areas will be shutdown or will remain in operation?</p>	<p>HVAC systems must be running during normal operating hours as outlined in the SFO - it is permissible to shut the system down after hours.</p>
23	<p>How many back up hours for electrical and ACV systems will be required?</p>	<p>Please refer to Section 6.7.9.</p>
24	<p>How many back up hours for electrical systems will be required?</p>	<p>Please refer to Section 6.7.9.</p>
25	<p>SFO Section 4.2.4 Physical Security, Para C. Building Envelope (page 80 of 225) states, "<i>The entire building perimeter shall be base block construction.</i>" Please confirm that alternative wall systems are acceptable if shown to be adequate for wind, seismic, and blast loads by analysis.</p>	<p>All walls surrounding the warehouse and medical storage area must be base block. Building exterior walls, excluding the two areas noted, may be of other materials as long as the building structure meets all applicable standards outlined in the SFO and by code.</p>
26	<p>When will the SFO design native drawing files be provided?</p>	<p>All drawing have been provided.</p>
27	<p>The April 11 2017 Pre-bid Q&A said "<i>An Amendment reducing the facilities square footage will be issued on within the next few weeks.</i>" When will this new program be issued and will this be shown on a revised floor plan? We request update NUSF diagrams to support the new NUSF quantity.</p>	<p>Revised floor plans for the areas affected by the reduction in square footage were issued as part of Amendment #3.</p>
28	<p>The VA's SFO conceptual drawing, Sheet A101B, shows the building program as 111,729 NUSF. Our takeoff of the VA's SFO Conceptual drawing shows 113,246 NUSF are graphically represented. The SFO describes 114,300 NUSF. We request the VA provides a plan exhibit showing the NUSF area of the revised plans confirming the new maximum NUSF area.</p>	<p>Revised floor plans with the new square footage were issued as part of Amendment #3.</p>
29	<p>The SFO lists the requirements for Isolation Rooms. The bridging documents do not reflect the isolation rooms locations with ante rooms. Are there Isolation Rooms or will there be Negative Pressure rooms for TB patients as none of these functions are shown on the current bridging drawings?</p>	<p>No, Isolation Rooms are not a requirement of this lease.</p>
30	<p>The SFO indicates conformance with USP 797 for compounding areas. The Bridging documents shows a pharmacy but does not show required Clean/Dirty/Ante room functions associated with USP 797. Are compounding rooms conforming to 797 requirements to be programmed into this facility or will general non HD type drug compounding will be done instead?</p>	<p>No USP 797/800 requirements in this facility</p>
31	<p>On the bridging documents and in the SFO there is an area for a Canteen. The Bridging documents do not show any detail on the operation in this area. What cooking operations will occur at this facility and is the equipment represented in Schedule F?</p>	<p>Full design of the Canteen is not complete therefore the Lessor is responsible for stubbing of utilities to this area as outlined in the floor plans and Schedules.</p>



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32	The SFO calls for medical gas services. The bridging documents do not show any areas where medical gasses would be remotely stored with the possible exception of the Gastro Exam and Cysto space. Please confirm the medical gas programming for this building and is tank storage and a central manifold unit required near the loading dock?	Refer to the SFO - Cylinder Gas Supply Manifolds. The designer shall determine the most suitable location for their program. Only Oxygen is required for cylinder gas storage.
33	The "Surgery" area in the Bridging documents do not show any actually surgery type rooms. There is a very large SPS area but its unclear what will be processed in this area for surgery support. Can this function be defined for both Surgery and SPS?	Though there is an area of the building identified as "surgery", major surgical procedures will not take place in the facility.
34	The Architectural Site Plan (sheet AS101) included on SFO document VA101-16-R-0028-059 does not show guardhouses. The Physical Security Design Manual, January 2015 (Life-Safety Protected Facilities) on section 1.3.1.1 indicates: The first point of control, or the outermost level, should be at the perimeter of the property consisting of fences and other barriers with one or two points of entry through gates controlled by police or other guard personnel. Confirm that police or other guard personnel will be required without guardhouses on Main and Service Entry points.	A guardhouse is not a requirement of this lease.
35	Please clarify the percent of the item 1.12 LEASE ACQUISITION FEE page 13 of 225: "In connection with the provisions of such Lease Acquisition Services and in the event of consummation of a lease agreement between Lessor and VA, Lessor will pay a lease acquisition fee (LAF) to Public Properties LLC in the amount equal to two and one-quarter percent (1.00%) of the total contract value of the lease term to include, but not be limited to, base rent (including fixed rental increases or as annualized), other rental income, operating expenses (base year), real estate taxes (base year), and tenant improvement allowance (or applicable amortization). The total contract value that will be used to determine the two and one-quarter percent (1.00%) Lease Acquisition Fee will be established based on the final lease documents upon lease execution or as amended thereof."	See Question #10.
36	Which code list should be used for this SFO, the one on document #VA101-16-R-0028-020, page #73 or the one on document #VA101-16-R-0028-058?	Unclear as to what documents this question is referring to.
37	Does the SFO require both a Facility Commissioning and a LEED Commissioning?	Yes, this can be the same person.
38	Provide estimated number of the following: patients, other visitors, staff.	These numbers are unknown at this time.
39	When will revised "Conceptuals VA Ponce CBOC" be submitted?	Revised plans were provided as part of Amendment #3.
40	The H-18-8 manual, section 3.2 establish that moment resisting frame systems could be used to resist seismic forces if approved by VA. Does VA approve the use of moment frame for this project?	Yes. Proof to be provided by calcs at time of design.
41	The Physical Security Design Manual (January 2015) refers to UFC 3-340-01, <i>Design and Analysis of Hardened Structures to Conventional Weapons Effects</i> , dated June 2002 (CONWEP) on pages 37 and 42. The downloading of this document in the NAVFAC and other web pages is restricted. We contact NAVFAC to obtain the document but they informed that the request shall be through VA. Therefore, a copy of the UFC 3-340-01 shall be provided by VA.	If design and construction teams require this document you must request such in write to the Contracting Officer.
42	Will a Building Pressure Testing be required?	Building pressure testing is not a requirement of this lease.
43	Confirm that OSA shown on document #VA101-16-R-0028-020, Section 6.410, A means "amount of outside air". If not, please define.	OSA should ready OA - This is a 100% outdoor air unit.
44	Confirm the Guiding Principles Checklist for the mandatory LEED Credits applicable to the project is the LEED 2009 Healthcare Guiding Principles Checklist updated April 26, 2013.	Per Amendment #4 the LEED requirement has been changed to LEED-NC 4.0. Only mandatory credits listed in the SFO that are applicable to this new LEED standard shall apply.
45	Section 11.3 of the SFO requires the building to be certified under a LEED for Commercial Interiors rating system. We understand this is not correct. If the building is certified by the USGBC/GBCI, they will require the building to be a LEED for Healthcare Version 4. Given this, please confirm VA will require a LEED certified building 9 months after occupancy under a LEED HC version 4 rating system.	Per Amendment #4 the LEED requirement has been changed to LEED-NC 4.0.
46	If LEED HC is pursued, how can prerequisite 1 for Innovation and Design - "Integrative Project Planning" be documented if it requires a design charrette with all consultants prior to start drawing plans?	See Question #44.
47	Regardless of the LEED Certification, which ASHRAE standard prevails for the designers to follow, ASHRAE 90.1-2007 or 2010? Some documents make reference to one and some to the other.	ASHRAE 90.1-2010.



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48	If ASHRAE 90.1-2010 is used, is important to highlight that the fresh air intakes required by ASHRAE 170 in a hot-humid climate highly penalized energy efficiency. The efforts to achieve a 30% reduction below the 2010 baseline given this requirements are challenging. How VA will evaluate these efforts in the proposals as they have considerable implications on the design process, the construction costs and the operating costs of the facility? For example, criteria such as "consider energy conservation measures with an ROI of 8 years or less", etc.?	A 30% reduction to the ASHRAE standards is the goal. VA understands that in areas like Ponce this may not be possible. Energy efficiency will be evaluated as one technical factor as outlined in the SFO.
49	Amendment No. 2 reduces the square footage from 114,300 to 107,388 net usable square feet. The floor plan issued with the Solicitation is for 114,300 net usable square feet. Will VA reissue the floor plan showing 107,388 net usable square feet of space?	Yes, this plan was issued as part of Amendment #3.
50	Is there a specific number of spaces required for staff parking?	No, just a total number of parking spaces that are to be provided.
51	How many VA staff will be employed at the facility?	The total staff count is unknown at this time.
52	How many veteran patients will visit the facility on a daily basis?	The daily patient count is unknown at this time.
53	Please provide conceptual drawings in AutoCAD format.	AutoCAD files were provided as part of Amendment #3.
54	Section 1.2 Site Location indicates a minimum of 915 parking spaces are required however Section 5.2.9 Parking Facilities indicates the total number of spaces will be the greater of 772 spaces, or as required by local codes. Local code requires 1 space per 15 sq meters of gross floor area which equals approximately 867 parking spaces. Please clarify if the minimum parking requirement is 867 parking spaces, per section 5.2.9, or 915 parking spaces, per section 1.2.	The lease requires 772 parking spaces.
55	Under paragraph 4.7.2B Optimize Energy Performance: The project is required to reduce energy use by 30% as compared to ASHARE 90.1-2007 baseline. LEED v4 requires projects to be compared to ASHRAE 90.1-2010 which is more stringent. Is the requirement to still achieve a 30% reduction?	See Question #48.
56	Water Efficiency Credit 3 Water Efficient Landscaping – Reduce by 30%: This was not a credit under the previous version LEED for Healthcare v2009 and it is not a credit under the current LEED for Healthcare version 4. What credit under the new system are you looking to make mandatory?	Per Amendment #4 the LEED requirement has been changed to LEED-NC 4.0. Only mandatory credits listed in the SFO that are applicable to this new LEED standard shall apply.
57	Materials and Resources Credit 3 Sustainably Sourced Materials – Minimum 2 points: This was a credit under the previous version of LEED for Healthcare v2009 but is not a credit under the current LEED for Healthcare version 4. What credit under the new system are you looking to make mandatory?	Per Amendment #4 the LEED requirement has been changed to LEED-NC 4.0. Only mandatory credits listed in the SFO that are applicable to this new LEED standard shall apply.
58	Solar Hot Water Tanks: This is not a credit under either the previous LEED for Healthcare version or the new version 4. Is this considered a project requirement? Under 4.7.1, this states that the requirement is mandatory but under section 4.7.2B, the SFO indicates that we are to meet at least 30% of the hot water demand thru solar hot water heaters, when life-cycle cost effective which indicates that it is not necessarily mandatory unless it is life cycle effective. Which requirement is true?	Per Amendment #4 the LEED requirement has been changed to LEED-NC 4.0. Only mandatory credits listed in the SFO that are applicable to this new LEED standard shall apply.
59	Indoor Environmental Quality Credit 3.2 Construction IAQ Management Plan – Before Occupancy: This is not a credit under the current LEED for Healthcare version 4. What credit under the new system are you looking to make mandatory?	Per Amendment #4 the LEED requirement has been changed to LEED-NC 4.0. Only mandatory credits listed in the SFO that are applicable to this new LEED standard shall apply.
60	Material and Resources Credit 5.2 Regional Materials – 20% Manufactured Regionally: This is not a credit under the previous version LEED for Healthcare v2009 and it is not a credit under the current LEED for Healthcare version 4. What credit under the new system are you looking to make mandatory?	Per Amendment #4 the LEED requirement has been changed to LEED-NC 4.0. Only mandatory credits listed in the SFO that are applicable to this new LEED standard shall apply.
61	Indoor Environmental Quality Credit 2 Increased Ventilation: This is not a credit under the previous version LEED for Healthcare v2009 and it is not a credit under the current LEED for Healthcare version 4. What credit under the new system are you looking to make mandatory?	Per Amendment #4 the LEED requirement has been changed to LEED-NC 4.0. Only mandatory credits listed in the SFO that are applicable to this new LEED standard shall apply.
62	What will be the hours of operation for this COBC? Monday through Friday or Saturday?	See Section 8.4 of the SFO.
63	Please confirm that total number of ALL parking spaces will be 772 including the sum of visitors, employees, motorcycles, accessible and van accessible spaces.	This is confirmed.
64	Section 5.2.9 requires 76 accessible parking spaces “based on a 10% of total provided spaces”; please clarify $772 \times 10\% = 77.2 \approx 78$ spaces.	HC accessible spaces shall be provide as 10% of the total rounded to the nearest whole number.
65	For van accessible, $76/6$ or $78/6 \approx 13$, one more than noted.	12 van spaces as outlined in the SFO.
66	Section 5.1 refer to paragraph 4.5, then is referred to VA Barrier Free Design Guide PG18-13. On section 4.5 was referred to PG-18-13 section “4.1.1(5)(e)(i)” requiring “Minimum 11% of total parking spaces shall be accessible”. Then $11\% \text{ of } 772 = 84.9 \approx 85$ spaces, conflict between 76 req. as mentioned on 5.2.9. Please clarify.	See Question #65 above.
67	Confirm if bus shelters located on visitor or employee parking spaces need to comply with ADA or PG-1813 as they are in non-accessible parking spaces area.	Bus shelters must be ADA compliant.



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68	What specifically should be considered in the Lump Sum Payment 3 “Total Sustainability and Energy Lump Sum Cost” in form 1364A?	Any building systems and material that are required in order for the building to meet the energy and sustainable design standards of the SFO.
69	What specifically should be considered in the Lump Sum Payment 6 “Mobile MRI” in form 1364A?	Any building systems and material required in order for the Mobile MRI unit to be connected to the building.
70	Why is there prices already assigned in costs for DENTAL, MENTAL HEALTH, MSC ADS, HIMMS, AND CHAPLIN SERVICES in Schedule B Excel Worksheet?	Please disregard any pricing that is currently included in the Schedules. Write over those numbers.
71	In Schedule B, when it give you an “ OR ” choice in the description of the item, should we give you both prices or chose one of the two and leave the other blank? We don’t want the end total to reflect a higher price when you are going to choose between the two.	Ignore "or" and provide both
72	Is all the structural cabling that will be used 6 or 6A?	See SFO 6.8.1 F.
73	How many drops per faceplate?	See SFO 6.8.1 D.
74	How many of those drops per faceplate will be cable rj45? And how many analog (if any)?	Cat 6 cable used everywhere.
75	What should be the hours of the private security personnel? Private security will be the lessors responsibility the hours that the CBOC is closed 6:30pm – 7am, Sundays, Federal Holidays? Security during operation hours will the VA responsibility?	Any security personnel provided after operating hours would be the cost of the Lessor; all VA required security standards are outlined in the SFO.
76	Healthcare LEED silver equivalency document requires “solar hot water tanks with solar power usage during daylight hours with a 10 hour battery”? Please clarify. (4.7.1)	See Question #58.
77	Lawn Irrigation System: Requires that irrigation be performed from 10:00 pm TO 6:00 am, it also requires that the lessor use deep well with duplex pump with solar backup system. A deep well can only be provided with a single pump. Please clarify. (5.5.3)	Concur deep well on duplex is not possible . Requirement is deleted
78	If irrigation is to be performed at night when there is no solar incidence, why is a solar backup required. Please clarify.	Solar is optional
79	Sanitary Sewerage System: The document requires a minimum distance between manholes of 300 feet. Is this correct, please clarify.	Manholes shall be provided as required for the sanitary piping routing by code. The maximum distanced between shall be 300' on a straight run of piping.
80	Gas Distribution System: There is no underground gas distribution system in Ponce to supply any needs for the facility.	Noted and not required.
81	Document requires the use of natural gas for the facility, there is no natural gas in Puerto Rico.	Noted and not required.
82	HVAC Design calculations: Document requires 50% RH in all areas with RH in cooling mode being uncontrolled. PR is a hot and humid area and maintaining a 50% RH without control is very difficult. Please clarify.	RH shall be maintained at the required levels. See VA HVAC design manual and ASHRAE 170. If control is required during the cooling mode provide as needed. - It is the designers responsibility to provide a complete and operable system.
83	All Air Systems: Sub section D. “Humidification” The SFO requires humidification in all AHU’s. This is normally not required in humid climates. Please clarify. 1- Does this mean there has to be a dedicated outside air unit to supply the outside air to all AHU’s? 2- Is there a requirement for a DOAS system to feed all areas?	Provide calculations showing that humidification will not be required to maintain 20% RH if the proposer will not provide a humidifier. It is the designers responsibility to provide a complete system, including all calculations and system layouts.
84	Heating Systems. Are we required to provide a heating system even though it is not required in PR due to our climate? (6.4.12)	Reheat will be required for humidity control. It is the designers responsibility to provide load calculations and determine final system sizes / capacity.
85	The solicitation document calls for 3100 MBH heating load. No heating is required in Puerto Rico climate. Why is it being requested? (6.4.4.C)	Reheat will be required for humidity control. It is the designers responsibility to provide load calculations and determine final system sizes / capacity.
86	Humidification - The solicitation document calls for humidification in AHU’s. Design conditions for Puerto Rico do not require humidification, can it be deleted? (6.4.6.D)	Provide calculations showing that humidification will not be required to maintain 20% RH if the proposer will not provide a humidifier. It is the designers responsibility to provide a complete system, including all calculations and system layouts.
87	Blenders – Puerto Rico climate does not require blenders used in freezing temperatures, can it be deleted?	Provide calculations / equipment selections that demonstrat that a blender section is not required.
88	The solicitation document requires 4 pipe fan coils. Heating is not required in Puerto Rico. (6.4.7.A)	Fan coil units are only allowed for spaced not required to be in compliance with the criteria cited in Paragraph 6.4.6A. 2 pipe units are allowed for spaced that require cooling year round.
89	N+1 is not required for the lease. (6.4.10.D) conflicts with N+1 is required for cooling towers and pumps, which of the two is correct?	N+1 is not required for the chiller, however due to the exterior conditions, N+1 is required for the cooling tower and condenser water pumps.
90	Heating systems are not required in Puerto Rico climate, can this be deleted? (6.4.12)	Reheat will be required for humidity control. It is the designers responsibility to provide load calculations and determine final system sizes / capacity.
91	Pharmacy: Same as Telephone/Data Room, Same as main computer room, refer to 6.8.2.K. 1- Does pharmacy require N+1 on the AC system with a separate DX System? 2- If so, will it be provided to the entire pharmacy area?	Pharamcy does not required N+1, nor is it required to be a DX system. It shall be a dedicated syatem.
92	Provide “heating” for pump rooms? (6.4.16)	Do not provide heating if it is shown in the HVAC load calculations that heating is not required.
93	Provide independent heating device to entrances? (6.4.16)	Do not provide heating if it is shown in the HVAC load calculations that heating is not required.
94	Provide dedicated terminal heating unit to heat vestibules? (6.4.16)	Do not provide heating if it is shown in the HVAC load calculations that heating is not required.



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95	External stairs, provide a thermostatically controlled heating terminal unit? (6.4.16)	Do not provide heating if it is shown in the HVAC load calculations that heating is not required.
96	Radiology, subsection air distribution. “ensure supply of minimum ventilation “room” for spaces cooled by 100% recirculating A/C unit. Please clarify. This seems to be a typo. (6.4.16.I)	If a dedicated unit is provided to cool an equipment/control room that is 100% re-circulated, then ensure outdoor air ventilation is provided to the space.
97	Document requires ER, Radiology and Urgent Care waiting rooms to be under negative pressure, these are part of the main lobby which in turn is required to be positive towards the building exterior. Please clarify? (6.4.16.N)	Ensure airflow is inward towards the waiting areas. (return from the waiting areas and supply to the remainder of the space).
98	Document calls for electric motor driven fire pump, can it be diesel driven? (6.5.3.B)	Provide per the SFO.
99	Potable water treatment systems (includes softening, de-alkalizing, de-ionization and reagent grade water production), are all these required if we do not require boilers? Subsoil drainage system, is it required? (6.6.4)	A water softener is required for the entire facility. Additional water treatment (RO, DI, DE alkalizing System, Reagent Grade) will be required depending on the usage of the space, e.g. dialyses. The designer shall review the plans for space usage and determine the requirements of water quality based on the VA design guidelines. Boiler feed water quality shall be coordinated with designer and equipment provided. The SFO provides for all options, it is the designers responsibility to determine the needs of the system that gets installed.
100	“Insulate roof leaders” it’s not required in Puerto Rico climate, is it required? (6.6.4)	Not required
101	Project’s plans provided by Toland-Mizela VA 101-16-R-0028-059-Schematic Plans, call for roof top air handling units, VA HVAC design manual section 3.2.1.4 does not permit rooftop units on high humidity areas nor on hurricane areas. Puerto Rico qualifies on both. Please indicate how to proceed.	See Question #20.
102	Which of the Codes applies to VA Ponce project, IBC 2009 (ASCE 7-05, AISC 2005) or VA H-18-8? There is a conflict between the Codes since VA H-18-8 references IBC 2015, ASCE 7-10 And AISC 341 (2010).	As a local private sector construction project facility design must meet local codes but also any more stringent requirement called for in the SFO
103	Can the exterior precast wall panels be used to resist seismic forces?	Precast walls are not specified
104	What is the security level applied to the project?	Facility is Life Safety protected but has full back-up power
105	What are the W0, W1, and GP1 blast parameters?	These are threat level parameters that would be familiar to those who have been involved iPhysical Security design that would be familiar
106	Is a Blast Specialist needed on this project or is this requirement going to be waived	Design team is responsible for Physical security design requirements. Selection of consultnat is up to proposer
107	Please clarify what hierarchy of failure will be required for the precast wall panels? Currently, design is being assumed for connection reactions based on SBEDS SDOF analysis. Panels are not being assumed to mobilize maximum probable strength of windows, mullions, and cladding connections and precast connections not being detailed to mobilize maximum probable panel strength	Precast walls are not specified
108	What drifts do slotted insert connections at roof level need to accommodate?	Proposer is responsible for drift criteria based on serviceability and exterior sytems of building.
109	Is there a specific number of spaces required for staff parking?	See Question #50.
110	The Architectural Site Plan (sheet AS101) included on SFO document VA101-16-R-0028-059 does not show guardhouses. The Physical Security Design Manual, January 2015 (Life-Safety Protected Facilities) on section 1.3.1.1 indicates: <i>The first point of control, or the outermost level, should be at the perimeter of the property consisting of fences and other barriers with one or two points of entry through gates controlled by police or other guard personnel. Confirm that police or other guard personnel will be required without guardhouses on Main and Service Entry points.</i>	See Question #34.
111	Can the Lawn Irrigation System Requirements be replaced by a Landscaping Design that do not require irrigation after the initial 2 years for the establishment of the vegetation? This requirement is detrimental to the compliance of the mandatory credit about Water Efficient Landscaping (LEEDv3) as stated on Part I of the Basic Solicitation Requirements in Section 4.7.1 Sustainable Design and Energy Efficiency - Healthcare LEED Silver Equivalency (page 95/225 of SFO NO. VA101-16-R-0028, V5-3-9-2017), and current LEEDv4 prerequisite and credit about Outdoor Water Use Reduction. In addition and most importantly, since 2014 the Natural Resources Department of Puerto Rico has declared Ponce under the Critical Area Designation due to overexploitation of the South Aquifers, and has requested a special management to reduce or eliminate the problems of saline intrusion in order to prevent the permanent and irreparable damage that could compromise the only water source for some parts of the local population. Other than putting at risk the health and safety of some residents of local municipalities, the requirement of a deep well to irrigate green areas could also result in complication to obtain the necessary permits for use.	Methodology to achieve required sustainability level is up to individual proposer. AChecklist and outline are provide as information only
112	Document Submissions after Award: Section 3.19, Page 50 of the VA101-16-R-0028-020 requires four (4) construction document period submissions but Table at page 52 and list at Section 3.21.3 requires five (5). Please clarify.	The more stringent requirement shall govern.



Department of Veterans Affairs
SFO No. VA101-16-R-0028
Community Based Outpatient Clinic
Ponce, PR
Questions Answers - Issued 5/19/17

113	Submit Canteen Scope of Work (layout, utility requirements, who will provide and install equipment, and any other critical information for Offer price).	See Question #31.
114	Part III, El, Schedule B calls for specific quantities for each system. Some of these differ from the instructions on the specifications. Confirm that Schedule B takes precedence at this time, and any required adjustments caused by specs, will be quantified and added to the base proposal.	Schedule B takes precedence at this time; discrepancies will be addressed through the reconciliation process.
115	There are Systems mentioned in the specifications, but not included in Scheduled B. As an example, Patient Monitoring System. Are these to be proposed at a later time? If it is to be included, where should it be considered?	See Question #114.
116	Confirm if the following VA must be follow for the VA Ponce Clinic: VA Sustainable Design Manual (Effective Date May 6,2014), HVAC Design Manual for New, Replacement, Addition, and Renovation of Existing VA Facilities (March 2011); Amendment A – April 2011 and Amendment B – October 2011.	Yes subject to requirement to meet lists sustainability rating
117	HVAC Manual for outpatient clinics indicates that roof tops cannot be installed on areas vulnerable to hurricanes. Should this requirement apply to CBOC Ponce? If yes, could roof tops be fasted to roof elements with covered stainless steel tension cables?	See Question #20.
118	Section 3.1 calls for equivalent equipment approval. We will be submitting Silent Knight for fire alarm, and Axis and Hikvision for SSTV.	This is not a question.
119	Will you accept a Performance and Payment bond from the General Contractor, including the Offeror, VA and The United States of America, acting through the Secretary of the Department of Veterans Affairs as obliges?	The bond must be in the name of the Offering entity.
120	For how long, after the project is completed, do you require the maintenance guarantee to be valid?	See Section 8.3 of the SFO.
121	Could you provide with the insurance requirements?	Insurance shall be provided as required by the lender, local code, and standard practices.
122	Could you provide us with a copy of the indemnification clause of the contract?	The contract does not contain a specific clause as referenced.
123	Please indicate location and quantities of data rooms;	As indicated on plan and not to exceed 250' horizontally.
124	Please indicate location of HEC room for security and PACS systems	SEC MON 1H-217
125	Please clarify number of total parking spaces to be provided.	772 parking spaces shall be provided.
126	Can the project schedule be submitted in Primavera format?	No, please use Microsoft Excel or Microsoft Schedule.
127	NFPA 780 does no include Puerto Rico in its lightning protection map. Please provide alternate methods to define risk.	Use a Lightning Flash Density of 12 and perform calculations in accordance with NFPA 780
128	Please define capacity of potable water cistern for emergency use.	Please provide specific reference in the SFO. No "potable water cistern for emergency use" could be found.
129	We have not received the complete set of AutoCAD drawings prepared by Toland-Mizell Architects, Inc., for the project. Please provide all architectural drawings in AutoCAD format.	These were provided as part of Amendment #3.
130	Please provide an extension of at least 30 to submit the technical and economical proposal.	An additional extension is not being considered at this time.
131	Please confirm that final construction documents (100%) shall be on BIM format.	Drawings are not required to be submitted using a BIM version. Standard CAD files are acceptable.