

Myrtle Beach CBOC - SFO Q/A MATRIX		
Updated June 7, 2017		
Date Rec'd	Q #	Questions / Answers - SFO NO. VA-101-17-R-0328
05/30/17	22	The SFO defines the submittal requirements for DD and CD reviews (two DD submissions, 75% CD, 100% CD and Final CD). In order to expedite the schedule, will the VA allow early release packages for items such as site/civil and structure/building envelope during the DD or 75% CD phase? In these instances, the requested early packages would meet the requirements of the final deliverable, they would simply be provided as part of an earlier deliverable.
		No.
05/30/17	23	Referencing Page 85 of 222 of the SFO, the last sentence on this page states "This entire chart needs to be updated with 0730/4 information". This statement is in reference to the Security Requirements for Special Area chart on Page 86. Please advise if an updated chart will be provided or if we should simply follow the information included in the SFO.
		Delete the reference to the sentence " This entire chart needs to be updated with 0730/4 information."
05/30/17	24	On the Security Requirements for Special Areas Chart on Page 86 of the SFO, there are several items tagged as optional. Please confirm these can be included at the option of the Offeror and, if revised to applicable by the VA, the Offeror will be appropriately compensated.
		Optional Items: "Are the responsibility of the Lessor to determine if needed based on the Lessor's design solutions to all of the parameters specified in the SFO and the VA's Physical Security Design Manual. "
05/30/17	25	Section 4.7.1 of the SFO references Green Globes for New Construction Requirements. This section has formatting issues and the requirements of this section cannot be clearly understood. Please re-issue a clean version of this section.
		Reference Addendum No. 2 for clarifications.
05/30/17	26	Section 5.4.4 of the SFO references exterior patio or yard areas for outdoor activities and dining as shown on the conceptual plans. The conceptual site plan does not appear to show any exterior patios or yard areas for outdoor activities and dining. Please confirm to what extent these should be provided.
		"The design concept, the installation, and the maintenance of the outdoor activity areas are at the discretion of the Lessor"
05/30/17	27	Section 7.9.9.B of the SFO references wainscot of rigid PVC protective wall covering (WP) shall be installed on walls in corridors and other locations in accordance with Schedule E. Schedule E makes numerous references to wall covering and chair rail. Items 198 of Schedule C (Wallcovering, PVC, Protective (WP)) and 204 (Chair rail) do not have a quantity included. Please re-issue Schedule C with anticipated quantity of Items 198 and 204.
		A revised schedule C has been issued.
05/30/17	28	Section 7.13.1.B of the SFO indicates that countertops should be Corian or stainless. Throughout Schedule B, countertops are referenced as high-pressure laminate. Please confirm that the countertop requirements in Schedule take precedent over the SFO.
		There currently there are no scheduled stainless steel countertops within the project. Lessors to provide plastic laminate counter tops and solid surfacing countertops. Color/mix for countertops to be selected from manufacturer's standard color palate.
05/30/17	29	There are numerous items in Schedule C where the column labeled 'Total Quantity Included in Proposed Rate' is blank. Does the VA want unit prices for all items included on Schedule C or only those items with quantities specified?
		Correct, only the items with quantities identified need be filled out. However, should the Lessor identify an item that is represented in the design documents, but has not been listed in the Schedule it shall be the responsibility of the Lessor to provide a unit price for said item. "
05/30/17	30	In the Excel file issued for Schedule B as part of Amendment 005, many but not all of the unit prices have been pre-populated. Please confirm that we are to utilize our own unit prices for all items in Schedule B, not the pre-populated values. Please advise if Schedule B will be re-issued to correct this issue and eliminate any confusion.
		Delete all indicated unit prices in Schedule B and replace with Lessor's unit prices for the items. Schedule B has been reissued.
05/30/17	31	Referencing Schedule F issued with Amendment 005, the acquisition/installation column generally lists either C (VA furnished and installed), D (leased or rented equipment) or F (VA furnished and VA vendor installed). However, there are a number of items throughout the Schedule that are not tagged. Please confirm that the Offeror is not responsible to furnish or install any item listed on Schedule F.
		Per the SFO, the equipment items in F are listed as a conveniences to the bidders and are "Not to be provided by the Lessor". Items not already indicated for contractor installation are to be assumed installed by others. Schedule F have been reissued.
06/01/17	32	Referencing Sheet AE001, the Police & Security area is not shaded as NUSF. Please confirm the police/security area will fall under NUSF.
		Yes, Police & Security are to be included in NUSF
06/01/17	33	Referencing Sheet AE001, any required electrical, data and housekeeping closets appear to fall in the NUSF shaded areas. Please confirm rooms that have been designated for electrical, housekeeping and data rooms will not fall in the NUSF calculation per Section 4.2.3 of the SFO (exclusions from Net Usable Space). This appears to be an issue on Level 2 for the Housekeeping closets only.
		Electrical, data and housekeeping closets are not be included in NUSF
06/01/17	34	Referencing Section 4.2.4.D of the SFO (Structural System), it is noted to utilize 32' column spacing. The column spacing on the plans from Leo A Daly is shown at 31'-10" Please confirm the correct bay spacing.
		The 32' column bay spacing indicated in the SFO is the "nominal dimension" required for the suggested PACT design requirements, the 31'-10" is the actual dimension that should be utilized.

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PREVIOUSLY ANSWERED QUESTIONS		
04/06/17	1	Is a CVE Certification status of "pending" acceptable at initial offer? In order for this procurement to be awarded, all SDVOSB/VOSB offers must be verified as the SFO directs. Failure to comply with the conditions of the SFO, as it relates to SDVOSB/VOSB language, may result in elimination of the offer.
04/19/17	2	Does the actual JV need to be certified on the VIP VetBiz website? Yes, any JV will need to be recognized in VetBiz/VIP. The offering entity must be in VIP
04/25/17	3	Are DX Systems cooling units allowed? Use of the DX systems, packaged, or split-system is not permitted except in particular cases (electric rooms, elevator equipment rooms, IT closets etc.) where 24/7 air conditioning is required and chilled water is not available or desirable to use. These must be approved by the VA on a
05/04/17	4	Will electronic signature/initials be authorized and accepted as legal binding of all contract requirements? Electronic signatures and initials are acceptable.
05/04/17	5	Referencing page 29 Sub Factor A (past performance) in past 3 years and page 31 Sub Factor D (contractor qualifications) in past 5 years of SFO. Will the government allow the Offeror to provide Past Performance on relevant projects, currently in progress, or completed in the past 5 years for both Sub Factors? 5 years for both sub factors is correct.
05/04/17	6	Please verify what the Entry Canopy minimum height for bus drop off? The entrance canopy should have a height that allows semi-trucks and ambulances to pass under it; the minimum clear height is 14 feet. (See SFO Amendment #4 for additional clarification on canopy heights)
05/04/17	7	Does the Entry Canopy have to extend for dual entry of vehicles (2 or 3 lanes with staged drop-off)? Two lanes.
05/04/17	8	Will the Loading dock area require a full security fence with automated gate and card reader/camera/voice system pedestal? No.
05/04/17	9	Please confirm that the 8 foot high anti-climb perimeter security fence is not required for the overall site? A perimeter security fence is not required.
05/04/17	10	Can the mechanical and dumpster areas be relocated from their current locations to better support design/operations? Yes.
05/04/17	11	What is the use of the 250 reserved parking spaces of the SFO required total of 567, intended for and how are these to be identified with signage or space asphalt painting? The concept site plan is a guide for how a site plan could be laid out for this facility, it is not a requirement for the lessor's designs to match it exactly. Refer to SFO for the required number of stalls.
05/04/17	12	Section 8.22 B references supply of 40 yard dumpster. Will the VA require a separate system for recycling of waste? Locate waste and recycling containers near the loading dock/service area in accordance with security requirements. The Lessor shall provide and maintain adequate quantity of trash container(s), including compacting equipment as required, based on volume of waste and frequency of collection. As a minimum, provide two 8 cubic yard covered container with weekly collection and removal from site for refuse, trash, and garbage. The Lessor shall provide the covered recycling receptacles, and shall collect and remove recycled materials weekly. The Lessor shall present the VA with dumpster load tickets at the end of each month so the VA is able to report the amount of materials that have been recycled.
05/04/17	13	Does the ambulance drop off entry require a canopy? Yes, refer to SFO.
05/04/17	14	During the pre-proposal conference, reference was made that the offeror must have control of one (1) of the four (4) sites. Is a land lease agreement covering the maximum period of the GSA lease period acceptable? Yes.
05/04/17	15	Please verify specific requirements for the following: a. Cable media-any requirements beyond the basic services? b. Direct/Dish TV? c. Internet services for WiFi? d. Guest Services in waiting area only? e. Black fiber for security? f. Size and redundancy to main VISN access? a. Basic cable, as described in the SFO; b. The SFO does not specify anything about Direct TV/Dish TV; c. Commercial WiFi to be provided by Lessor and VA internal WiFi network will be provided by VA; d. Refer to SFO - guest wireless system throughout entire clinic; e. Question is unclear; f. Question is not specific enough to answer.
05/04/17	16	Section 7.15 of SFO page 201 references requirements for the holding room to be reflected in GSA form 1364. Should this cost be carried as part of Schedule B of C instead? Guidance on this item will be provided in a forthcoming SFO Amendment.
05/04/17	17	Who has been assigned to the project as the VA Resident Engineer and Activation officer? Not determined at this time.
05/04/17	18	Please confirm how often the VA anticipates the offeror design and construction team will need to meet at the Charleston SC offices for coordination meetings so we can calculate the appropriate travel expenses? The majority of the meetings will take place in Charleston, SC, however some meetings may be scheduled in Myrtle Beach, SC.

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05/04/17	19	The SFO requires partnering be included as part of the offering. We are anticipating meetings occurring quarterly with the team over the life of the project (6-7 meetings). Will the VA staff be participating for all partnering sessions and preferred location?
		Yes, VAMC staff will participate on an as-needed basis. The preferred location is Charleston.
05/04/17	20	SFO reflects this project is a SDVOSB/VOSB set aside. Will the VA/GSA proceed with award to single source offeror if only one qualified SDVOSB/BOSB firm submits on the offer?
		This is a SDVOSB/VOSB procurement.
05/04/17	21	Is the USPS shipment of offer with the date/time stamp showing the SFO due date acceptable as confirmation of meeting the submission deadline?
		Please reference SFO Attachment, GSA Form 3516, for submission requirements.