

**New Port Richey, FL
Community Based Outpatient Clinic (CBOC)
VA101-16-R-0012 - Question Answer Matrix**

No.	Questions	Answer
1	If the Offeror elects to utilize an MEP engineer on the team for the design of the MEP disciplines, and does not elect to proceed on a Design Build basis for the MEP disciplines (electing to bid out the MEP per the basis of design by the MEP design engineer on the team after potential award), thereby not including a Mechanical or Electrical Contractor in the initial submission to VA, could this approach have a negative impact on the technical evaluation?	Technical Evaluation Factors are identified in Section 2.2.3 TECHNICAL EVALUATION, of the SFO. Please refer to this section for guidance.
2	Will VA consider waiving the requirement for access gates for the Staff parking?	No. Va will not consider waiving the requirement for access gates for staff parking.
3	Since Offeror will be responsible for the maintenance of the Mechanical equipment, and assuming the basis for design meets the 30% energy savings criteria, confirming that VA will allow rooftop mechanical equipment per the concept roof plan provided in the SFO package?	Please follow requirements provided in the SFO. Rooftop is allowed as long as primary system is not DX
4	Assuming the basis for design meets the 30% energy savings criteria, will VA allow electric heat in lieu of hydronic heat?	Yes, but Please follow requirements provided in the SFO.
5	Since this is a Leased facility and not a VA owned facility, will VA consider, on a case by case or site specific basis where it is in the interest of the VA, relaxing some of the VA Physical Design Manual requirements?	Need to bid per SFO. After award, during design meeting with VAMC, some minor issue could be reviewed.
6	Is VA going to provide drawings for the 2-story option?	No. VA prefers one story. Two story is option for developer.
7	There is perimeter fence shows on the conceptual site plan. Are perimeter fence and gate required?	Yes, please follow requirements provided in the SFO..
8	Is bus shelter required? If so how many do we need to provide? Are they going to be enclosed?	Follow SFO and conceptual plans.
9	On the conceptual site plan, there are gates separate staff and visitor parking. Is gate required?	Please follow requirements provided in the SFO.
10	How many staff parking we should provide? Is there any required number of ADA and motorcycle parking dedicated to staff only?	SFO provides ratios for ADA and motorcycle quantities. Comply with staff quantity on site plan.
11	Section 4.2.4 B (1) Standoff Distance. If vehicles are screened by gate or booth, vehicles are allowed within 5' of building? Does this include Staff Parking or just Emergency Vehicles, Delivery Trucks?	No. Please follow requirements provided in the SFO.
12	Will VA provide a Revit model?	No. VA will not provide a Revit Model.
13	Will VA provide a diagram indicates the calculation of the NUSF?	Please follow requirements provided in the SFO.
14	Please clarify the size and number of the service truck(s) that will be used.	Please follow requirements provided in the SFO with semi-trailer calculated.
15	Section 5.2.2 states the drop-off shall have canopy cover designed to accommodate public bus and shuttle services. Please clarify if we need to accommodate for a city bus inside the property?	City bus may be a possibility within proposed Lease term time frame. Lessor shall work with Pasco County Public Transportation to ensure new lease has County provided bus stop and shelter.
16	What model of the mobile MRI will be used for this facility? Please provide information regarding the detention of the mobile MRI.	None specifically selected at this time.
17	What flags will be used for the flag plaza?	US, VA, and state flag normally provided.
18	Where is the minimum scale for elevations and sections?	No minimum requirement, but documents must be legible.
19	The Codes/Standards requirements in section 4.2.1 requires all VA Design Guides to be followed. There are numerous conflicts between these Guides and the requirements in the body of the SFO. When conflicts occur which should be followed?	In conflicts, the most stringent is always used.
20	Please clarify requirement for HVAC equipment to be served by the generator. Section 6.7.8.B.B (2) Equipment Branch merely lists 'Heating, Ventilating, and air-conditioning (HVAC) systems. Is this ALL systems? If not, which ones?	Please follow requirements provide in the SFO, all electrical system are on emergency generator. 6.7.8 B.(2) a. Systems and Equipment. The entire CBOC shall be provided with standby power providing power to all electrically powered systems and equipment. A single transfer switch shall provide power to the building main with the exception of Life Safety electrical loads.
21	Are penthouses required to house roof-mounted mechanical equipment?	Yes.
22	Section 6.7.B – 'UPS shall be sized to support all critical loads which cannot have power disruption. Please define which loads cannot have power disruption.	Data, life safety, security, and requirements provided in the SFO.
23	If there is a geotech report available of the site or any adjacent sites?	None know at this time.
24	Section 4.2.4.D of the SFO states that the tie force method is required to mitigate progressive collapse. Please confirm that single story structures are exempt from progressive collapse requirements per Section 7.2 of the VA Physical Security Design Manual. Only structures with two stories or more require progressive collapse mitigation.	Please follow requirements provided in the SFO. Blast requirements apply.

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25	Please confirm that mailroom location (within 50-ft of prohibited adjacencies such as the main electrical room per 4.2.4G of the SFO) is acceptable per the SFO conceptual plan	Conceptual plan is just that, conceptual. Follow SFO requirements.
26	City of New Port Richey; development code chapter 27 has requirement for half of 1% of construction budget to be dedicated for Public Art. Does VA criteria preclude compliance from this City requirement?	Local code requirements are not exempt and will be complied with at this location.
27	Please provide the annual quantity of patients that the facility expects to see and the number of full-time and/or part-time employees expected.	Please be advised, the following information is based on projections from information currently available to VA. The approximate number of patients VA expects to visit the New Port Richey CBOC is 16,670. The estimated number of VA employees is 350.
28	The SFO does not require separated employee parking, whereas, the bridging plans show them. Questions: Do employee parking spaces have to be provided in separate lots? If employee lots are separated do they have to be gated? If separate employee lots are required how many parking spaces would need to be in the employee lots?	Read the SFO in whole, including all guide references. Follow SFO and the Conceptual plan. SFO will prevail over conceptual plan in conflicts like mailroom in wrong location. In conflict, the more stringent will prevail. Separation of employee parking with gates is required.
29	Laboratory questions: Will any flammable or combustible liquids be used as noted in 4.3.5.C?	Yes.
30	Pharmacy question: Will compounding be performed in the pharmacy?	No.
31	Bus Shelters are shown on the concept site plan, but are not listed in the SFO. Are they required, and if so how will they be used?	Yes, VA to shuttle patients using golf carts.
32	The smoking shelter is removed from 5.4 Site Amenities but is called out in Mechanical 6.4.16 G. Are smoking shelters required?	No. Smoking Shelters are not required.
33	Noise Transmission Control question: SFO 7.4 indicates several types of rooms in the clinic that are to be Sound Transmission Control (STC) rated. Schedule-C includes STC wall assemblies, but Schedule-C does not include STC rated doors & frames. Will the VA clarify this conflict by either adding STC rated doors & frames to Schedule-C or deleting the requirements for noise transmission control in SFO 7.4?	Please follow requirements provided in the SFO and price accordingly. STC ratings must be met per SFO requirements.
34	Can the Ambulance Drive be relocated as long as the travel distance to Triage or other procedure rooms remains the same overall distance?	Yes.
35	The Canteen is very small, will cooking be performed on this site? (This is important for setting a grease interceptor, domestic hot water, and food related exhaust).	An Amendment to the SFO will be issued providing additional information on the Canteen.
36	The SFO requires medical gas for this facility. Based on the Bridging Documents, it appears that the only gas needs are for the Dental suite which are expected to be Dental Air, Dental Vacuum, and Oxygen. Please confirm that there are no other gas needs.	Please follow requirements provided in the SFO. Other gas requirements will be provide by local canister
37	The SFO in section 6.4.6.B requires dedicated air handling for specialized areas including Supply Process Distribution, Police, Lab, Dental, Radiology, Canteen, Lobby, etc. The areas listed are not major or large spaces in the Bridging documents. It is assumed this requirement will not apply as it would require very small air handlers for each of these areas. It would be expected that these occupancies have dedicated VAV boxes or terminal units. Please confirm?	Please follow requirements provided in the SFO..
38	The SFO in section 6.4.4 requires compliance with the VA HVAC Design Manual. Will the VA consider alternates in the Offering base bid? DX units versus Central Energy plant?	No. Please follow requirements provided in the SFO.
39	The SFO in section 4.2.1 requires compliance with the VA HVAC design manual, VA plumbing design manual, etc. Will the VA consider alternates in the Offering base bid?	Please follow requirements provided in the SFO.
40	The SFO required the use of USP 797 and calls out duct requirements for biological safety cabinets, yet in reviewing the Bridging Documents there did not appear to be any sterile compounding ante, clean or hazardous drug rooms in the Pharmacy area. Can these functions and intent be confirmed?	Please follow requirements provided in the SFO. There is no area designated for compounding.
41	The SFO required that the laboratory be designed with 100% exhaust. Is this requirement necessary? What are the functions of the Laboratory?	Yes, please follow requirements provided in the SFO.
42	The SFO required a minimum domestic water pipe size of 3/4", can this be reduced to 1/2"?	No, please follow requirements provided in the SFO.
43	Can the VA issue the bridging documents as a Revit plan rather than just an AutoCAD plan? A Revit model with defined spaces helps us compile loads in a quick fashion.	No. Revit files will not be provided by VA.

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44	Section 6.7.8 Essential Electrical System for Clinics- Lists a type 3 essential electrical system (EES) per NFPA 99. Please confirm type 1 EES is not required due to dental operatory.	Follow code requirements in meeting SFO. More stringent prevails.
45	Will "Black Fiber" be required to any existing VA or VISN operations for security purposes and redundancy operations?	Previously answered.
46	We understand the VA will handle all utility expenses for the project. Often utility providers will include Utility Connection and/or impact fees to be paid by user and passed on as part of the utilities service fees? Please advise how you wish to handle for this project?	Follow SFO. Connection and impact fees are paid by Lessor. And, VA pays all utilities connected to VA usage. Lessor shall have meters paying for their usage. EX. Parking lot lights and lessor areas and lawn sprinkler pumps and water usage for lawn sprinklers. Lessor pays for their phone lines required for elevators, fire alarm, building manager or etc.
47	Will the VA consider extending the Offer Due date to June 21st or later to allow design questions and site determinations to be fully responded to by offerors?	The Contracting Officer has already granted an extension to June 21, 2017 for offer submissions.
48	Asphalt not noted in SFO for roadways or parking areas. Does truck and fire truck routes need medium grade asphalt? Confirm parking area is light grade. Should it be one lift at end of project or two lifts with one early on and one near acceptance?	Yes. Medium and light duty asphalt for parking lots and medium duty asphalt for roadway around building and to front entrance concrete drive. Install in two lifts as noted.