

San Antonio, TX
Community Based Outpatient Clinic (CBOC)
VA101-16-R-0071

Question Answer Matrix

No.	Questions	Answer	Clarification Number
1	SFO 1.5 indicates that VA is anticipating award on or before March 30, 2017. Is this to be March 30, 2018?	See Amendment No. 1.	1
2	SFO 1.6 indicates occupancy is required within (24) months. Will VA consider alternative schedules and any resulting lease proposal adjustments? While there is ability to complete the design and construction of the facility within this time duration, there is a premium to accommodate this schedule.	See Amendment No. 2.	1
3	Reference SFO 1.7.1, 4.8.1, 10.8.2: SFO section 4.8.1 states, "...the Lessor shall obtain certification at the Two Green Globes level from the Green Building Initiative's (GBI) Green Globes program..." SFO Section 1.7.1 and 10.8.2 states, "Submit a checklist identifying targeted solutions to meet energy reduction goals and LEED Silver for Healthcare Certification." Please clarify which sustainability program(s) certification(s) are to be utilized for this project.	See Amendment No. 1.	1
4	Reference SFO 4.2.4B(5) which states, "...Employee parking areas shall be controlled by a card-actuated gate. Employee parking areas shall be monitored by ESS." SFO section 5.2.9 states, "Develop sufficient new parking so that the total number of facility spaces will be the greater of [1526] spaces, or as required by code." This section also specifies how many parking spaces to provide for physically disabled people, van accessible spaces and motorcycle spaces. Within the SFO document we could not find an indication of the minimum number of employee spaces to be included. Please indicate the minimum number of employee parking spaces that should be provided.	The projected parking requirement for VA employees is 380 spaces.	1
5	Reference SFO 6.7.8 and 6.7.8D: Per SFO Section 6.7.8 (see page 160 of 233) it states, "The Type 3 Essential Electrical System (EES) shall supply power for the task illumination and limited power service that is related to the safety of life, and that is necessary for the safe, cessation of procedures in progress. The alternate source of power shall be per NFPA 70 and 99." However the heading for SFO 6.7.8-D (see page 162 of 233) says, "Alternate Source of Power (Type 1 EES)." What Type of EES shall be provided?	Type 1 EES system shall be provided.	1
6	SFO 8.1, the cost of utilities is to be included as part of the rental consideration. Given the fluctuations in utility expenses, will VA establish an allowance for offers to carry?	Operating expenses will be adjusted in accordance with Section 3.7 - Operating Expenses. Offerors' are responsible for providing annual operating expenses, to include utilities, as part of their offer.	1
7	SFO 8.1 indicates that the Lessor shall provide separate meters to measure VA usage versus Lessor usage. While it is recognized the differentiation of space between VA net usable space, programmatic space and that of space excluded from net usable square footage, as well as the required calculations for rental rate; the building is a single tenant occupancy for the full benefit of VA. All usage is VA usage.	Offerors are responsible for providing the requirements as stated in the Solicitation.	1
8	SFO 8.8 indicates that "Lessor shall have no cleaning responsibility for the interior of the leased premises. The VA shall have responsibility for the interior janitorial services..." and Schedule A 1.2.1B indicates that Offeror is responsible for "janitorial maintenance associated with services provided by the Lessor..." Looking for confirmation that all interior janitorial services is by VA.	Reference Section 8.8. Offerors are not responsible for interior janitorial. Lessors are responsible for all exterior maintenance.	1
9	SFO 10.7.5 indicates to..."Submit renderings or prints mounted on mat board, foam core, or similar lightweight material..." Renderings will be included digitally as part of the response as well as within the drawing package submittal. Does VA or VA broker truly want min. 15"x20" rendering prints?	See Amendment No. 1. The only hard copy drawings shall be in Volume I binder.	1
10	Will VA consider a 2-4 week extension of the initial offer response date? An extension would allow more time for the technical submittal but more importantly the price proposal which only benefits VA.	See Amendment No. 2	1
11	Reference SFO Section 1.6 – does the 24-month duration include all design and construction work? Similar projects have had a timeline of 31 months, would that be allowable?	See Amendment No. 2	1
12	Reference SFO Section 1.5 – it states that award is anticipated on or after March 30, 2017. What is the correct date?	See Amendment No. 1.	1
13	Reference SFO Section 2.4.2.D - Developer looks to have only one lender. Is it a requirement to have commitments of funds from two lenders?	Yes. Please provide adequate evidence of financial resources as stated in SFO Section 2.4.2.D.	1
14	Will Revit drawings be provided?	A link to a Box File Account was provided, access to Revit drawings can be obtained there. See Amendment No. 1.	1
15	Tele/Data outlets are listed in Schedule B as A101 Telecom Outlet, A1012 Telephone Outlet wall mounted 1 line and A1015 Telephone, Desk, Multiple Line. Outlet, telephone/data, wall-mounted/floor mounted 2V (voice), 2D (data) and Outlet, telephone/data, wall-mounted/floor mounted 1D (data) are listed in Schedule C with quantities. Typically we see teledata outlets in Schedule C; please confirm whether we are to use quantities in Schedule C and disregard Schedule B, or go by Schedule B and disregard Schedule C.	Schedule C lists the quantities of telephone and data outlets that are to be provided by the Lessor. Schedule B lists the quantities of phones that the Medical Center will be providing and utilizing at the new facility.	1
16	There are no lead lined or ballistic level rated partitions, 4" CMU as noted in section 7.17 of the SFO. Will these be added to Schedule C?	Quantities in Schedule C have been revised, refer to Amendment No. 2.	1

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17	Per SFO Section 4.3.3 OCCUPANCY TYPE: Occupancy classifications are defined in NFPA 101 and as follows: Building Occupancy Classification. NFPA 101: Use is a CBOC which is classified as a Business Occupancy. Occupancy Types (for Occupant Load Calculation. Assembly Use. Business Use. Storage Use. Typically surgical and dental clinics are considered ambulatory classification. Please confirm Occupancy Type for this facility.	Based on intended occupancy and use, building is a Business Occupancy.	1
18	SFO Section 4.8.1 indicates Green Globes requirement; other sections reference LEED-HC Silver. Please confirm whether this project will be Green Globes or LEED-HC.	See Amendment No.1.	1
19	SFO Section 4.9 refers to energy star and Energy Star certification within 18 months. An outpatient clinic does not explicitly fall into one of the property types eligible for Energy Star Certification. The closest applicable property types would be hospital or medical office. Please clarify the expectations as to which property type this facility is to apply for Energy Star. In addition, Energy Star certification relies on actual utility usage data for 12 months, which can be highly dependent on user habits related to building usage, for which the Developer has no control. Please clarify the expectations related to Energy Star Certification if certification cannot be achieved either to disallowed property type or excessive energy usage attributed to user habits.	Please reference the requirement as stated in Section 4.9 of the Solicitation.	1
20	Med Gas – there is a 3-gas anesthetic apparatus specified for surgery, anesthesia for dental, and at several areas, central piped vacuum system access. For the most part, the anesthesia appears to be self-contained, but for the other systems, is it intended that the owner will be responsible for the third-party maintenance contract?	Rephrase question, what is meant by "for the other systems"?	1
21	There appears to be no hood for food prep in the cafeteria – correct? Please confirm if there are any hoods which require ongoing maintenance and inspections.	At this time, a kitchen hood is not expected to be utilized in this facility.	1
22	Canteen – there is no grease trap specified. Is it intended that there will be no food prep requiring such?	At this time a grease trap is not expected to be utilized in this facility.	1
23	O&M Plan Schedule A 1.2.1 Will owner be required to manage a Shredding Contract and report destruction documents?	Offerors are not responsible for shredding. VA will be responsible for shredding .	1
24	Is progressive collapse part of the requirements for this 3-story building? The security manual recommends progressive collapse.	Progressive Collapse shall incorporated, pursuant to Section 7 of the VA Physical Security Design Manual for Life-Safety Protected Facilities.	1
25	Schedule C only has quantities listed for Handrails. Please confirm that there will be no wall protection, chair rail, corner guards, or bumpers on this project.	Quantities in Schedule C have been revised, refer to Amendment No. 2.	1
26	In Schedule C there is zero quantity of cubicle curtains, security and vault doors, armor plates, directional signs, and room identification signs. Please confirm that none of these items are included in this project.	Quantities in Schedule C have been revised, refer to Amendment No. 2.	1
27	Schedule C – Sections: wood doors, hollow metal doors, and partitions have abbreviations used with individual line item descriptions, where is the legend that interprets these suffixes / codes? We do not see them in schedule E or the SFO. For example, we cannot tell which walls or doors in schedule C have an STC rating of any type. Please advise.	<p>Copies of the VA's legend for door type, Door Sizes and legend for Door Application Codes is provided in Amendment No. 2.</p> <p>Utilizing the Legends the following codes apply.</p> <p>Sample: 36" x 84" 1 S 2, CR</p> <p>36" x 84" 1 S 2, CR 36" x 84" is door size, 36" x 84" 1 S 2, CR The first number represents the door material: Odds numbers are Wood, and even numbers are steel) 36" x 84" 1 S 2, CR The next letter is a duplication of the door size 36" x 84" 1 S 2, CR The second number is the door type 36" x 84" 1 S 2, CR Last Letter code is Door Application Code</p>	1
28	As a follow up to the VA San Antonio pre bid, we would like to add our request for an extension on the proposal due date. I think a 3 week minimum extension would be warranted - possibly more. Many other VA projects in process and the landowners in San Antonio are not as cooperative as expected. It's going to take much more time to pin then down and perform proper due diligence.	See Amendment No. 2	1