

PHOENIX, AZ CBOC
SFO VA 101-15-R-0253
Questions Round 2

1. The conceptual site plan indicates more parking stalls than required in the SFO. Which is the correct number?

Response:

The SFO Part I.

2. The conceptual site plan indicates three types of parking lot; (1) Secure Staff, (2) Patient/Visitor, and (3) Emergency. How should the total required parking count be allotted to these three types?

Response:

Staff and Patient/Visitor. Refer to SFO Part I and SFO Amendment No. 2 item 4.

3. The conceptual site plan indicates fence and gates around the Secure Staff Parking lot – is this required?

Response:

No. Refer to SFO Part I for the requirements for separation of staff and patient/visitor parking. In accordance with SFO 5.7, perimeter fencing is requirement. Refer to SFO 4.2.4 B for minimum requirements related to separation of circulation and parking.

4. Emergency Parking is indicated on the site plan and identified in the SFO however an emergency entrance is not indicated in the conceptual drawings, nor is it clear where emergency visitors go or are received once in the building. Please clarify the Emergency patient flow and required adjacencies.

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“Emergency entrance shall be provided with a small parking area for emergency patients and space for ambulances. Ambulances shall be permitted to approach the building directly and not be subjected to the distance requirements.”

Response:

Emergency response is for pick-up only. The emergency entrance is recommend to be in the current design location shown on the site plan as “Staff/Service Entry/Exit”. The emergency parking for visitor is shown on the North-East corner of the building on the site plan.

5. The conceptual site plan indicates four or five traffic lanes at the “Main Entrance / Drop Off”. Is there a requirement for this many lanes or length of the drop-off curb?

Response:

Refer to SFO Part I for requirements. Site circulation should be designed by the Offerors and should comply with the minimum requirements in the SFO Part I.

6. Is the smoking shelter required?

Response:

Refer to SFO 5.4.2

7. Are fence and gates required around the Visitor Parking as indicated on the conceptual site plan?

Response:

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Refer to Question 3 response.

8. What is the size and quantity of service truck to be accommodated in the service yard?

Response:

One truck of a maximum of 56 feet.

9. The following forms indicate an expiration date in the past.

Pt 08K--GSA 330 A-E Qualifications.pdf

Pt 08N--GSA 24 Bid Bond.pdf

Pt 08O--GSA 25 Performance Bond.pdf

Pt 08P--GSA 25A Payment Bond.pdf

Response:

These forms expired after the issuance of the solicitation. Refer to SFO Amendment No. 2 for the revised forms.

10. The site plan indicates programmatic exterior areas – Healing Gardens and Outdoor Exercise – are there program requirements associated with these spaces? Size and occupant capacity? Is there equipment required for the exercise area or healing garden, and are there requirements for the type of paving/floor finish to support the expected activities?

Response:

The outdoor garden is a concept which is very desirable to VA; however, it is not a programmatic requirement. Any outdoor amenity spaces should be proposed at the discretion of the Offeror and, if proposed, would be considered in VA's technical evaluation.

11. The conceptual site plan indicates structures in the 4 corners of the site which are not labeled - what is the purpose of these?

Response:

The structures are also concepts. Their purpose is to provide protection from the sun and other elements for parkers waiting for transport to the building. These are not required and are at the discretion of the Offeror. If proposed, they would be considered in VA's technical evaluation.

12. Section 4.2.4.B.5 indicates that "Emergency alert systems, such as blue phones, shall be provided at the discretion of the VA Police." When will this be specified and should proposals include a system or not?

Response:

Refer to SFO Questions Round 1 responses issued with SFO Amendment No. 2.

13. The concept design submittal indicates a floor to floor height of 20ft for Level 1 and Level 2 – what is driving this height?

Response:

These are concepts and are not a programmatic requirement. They have been included in the concept plans to serve two purposes:

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- A. Improve the visitor's first impression when entering a higher, expanded volume of the entrance lobby, and "waiting corridors". This first impression will help to lift the visitor's spirit upon arrival inside the building in contrast with the lower/compressed volume at the upper floors.
- B. It helps to achieve the complexity/flexibility of the above ceiling utilities layout for all the variety of departments located on the first two levels vs. the typical last three levels with identical layout.

Ceiling heights proposed by Offerors will be considered in VA's technical evaluation.

14. All toilets are called out to have RES flooring and RESL base. These abbreviations are not listed in the schedule E abbreviation list. Please clarify what flooring and base type is to be used in these rooms.

Response:

In Part 4 Schedule C, RES (resinous flooring) and RESL (Resinous flooring base) are identified in item 122 & 123.

15. Flooring type RT is also listed for a variety of spaces in schedule E. This abbreviation is not listed in the schedule E abbreviation list. Please clarify type of flooring this is.

Response:

In Part 4 Schedule C, RT (resilient tile flooring) is identified in item 141.

16. Flooring type EWM is listed for the entry vestibules in schedule E. This abbreviation is not listed in the schedule E abbreviation list. What type of entry flooring is desired?

Response:

In Part 4 Schedule C, EWM (entry walk-off mat) is identified in item 124.

17. Base type PRB is listed in schedule E. This abbreviation is not listed in the schedule E abbreviation list. Please clarify type of base this is.

Response:

In Part 4 Schedule C, PRB (profiled rubber base) is identified in item 130.

18. Please clarify all ceiling types listed in Schedule E.

Response:

All ceiling types are indicated in Part 4 Schedule C.

19. Flooring type TER is listed for lobby/public spaces. Is this terrazzo flooring? If so what type is desired? Poured, tile, cementitious, resinous?

Response:

Yes. In Part 4 Schedule C, refer to item 127 - terrazzo. Previous VA locations have used this type - a resinous epoxy terrazzo.

20. Canteen on Level 2: The conceptual plans contain the below note. Please clarify the scope, equipment required, and intent of the Level 2 Canteen.

NOTE: CONTRACTOR TO PROVIDE A LUMP SUM COST FOR THE CANTEEN DESIGN LAYOUT, WHICH INCLUDED BUT NOT LIMITED TO ITEMIZED EQUIPMENT LIST, FINISHES & INSTALLATION AS REQUIRED BY OWNER. SEE SFO'S

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SCHEDULE AND COST ESTIMATE DOCUMENT FOR MORE INFORMATION

Response:

The allocated NSF accommodates Café Shop, Customer Area, Office / Storage, Seating for patrons, Food Prep, and or Retail Space. Specific equipment will be determined following final design.

21. The conceptual plans indicate service elevators with doors opening directly to the exterior, what is the purpose of the exterior doors? Are both required to have exterior doors?

Response:

This elevator is designed for emergency and canteen's supply direct access from the emergency pick-up and loading dock to all the floor inside the building. Please provide 2 access doors from both elevators, so one can be designated for emergency access, and the other is for food and other services as needed.

22. To meet the VA parking demand some surface parking may be offsite. How many blocks, or what distance, from the main campus can parking be offered?

Response:

VA will review all solutions provided by Offeror. Acceptable solutions are at VA's sole discretion.

23. SFO Section 4.2.4.A(1) requires a Certified Protection Professional or Physical Security Professional, in addition to a structural blast specialist to implement the physical security standards. Please confirm that both specialists are needed on the team at this time.

Response:

Confirmed.

24. Are card readers required from the public lobby space to access the patient care area?

Response:

Yes, card readers are required at all entries to Patient Care areas from Public Lobby.

25. Please clarify required quantities of CD and Hard Copy.

Volume 2 Price Proposal. Each volume of the offer must be submitted on a separate compact disc (CD), in the following quantities:

- Volume 1 Technical Proposal: ten (10) CDs
- Volume 2 Price Proposal: two (2) CDs

One (1) Volume 1-Technical Proposal CD one (1) Volume 2-Price Proposal CD shall be delivered to VA's Contracting Officer. The balance of the CD's shall be delivered to Savills Studley.

Offerors are required to submit one (1) hard copy of the architectural plans and drawings defined in SECTION 10.7 DRAWINGS AND SPECIFICATIONS – SUBMISSION WITH OFFER to Savills Studley.

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Volume 1 Technical Proposal Plans and Specifications (Hard copy)

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Provide the following prepared in accordance with SFO 10.7:

- Two (2) sets of drawings, plans, and elevations
- Two (2) sets of specifications

Volume 2-Price Proposal (2 discs)

- GSA Form 1364A, Proposal to Lease Space (for each leasing alternative identified in SFO 1.4.

A GSA Form 1364A Attachment for Lump Sum Pricing

Response:

10 Technical CDs

2 Price CDs

Please see SFO Amendment No. 3 which deletes the reference to two sets of drawing, plans, elevations and specifications. Only one hard copy set is required of drawing, plans elevations and specifications.

26. SFO Response Delivery Address, Section 1.7, Page 6: Please confirm mailing/delivery address for Department of Veterans Affairs as "425 Eye St" and whether FedEx can deliver to this address.

Response:

6W210C

425 I Street, NW

Washington, DC 20001

27. Are FedEx deliveries acceptable?

Response:

Yes.

28. Title Report, Section 1.7.1, Page 9: Do we need to provide all underlying documents listed in Title Report?

Response:

Yes.

29. Design Concept Submission with Offer: Section 10.8, Page 232: Does this mean all items listed in Sections 10.8.1 through 10.8.12 are included in a separate hard copy submittal? If so, where should we submit these?

Response:

Refer to Question 25. Hard copy documents should be delivered to Julie Rayfield and Tim Mazzucca at Savills Studley.

30. Calculations: Submission with Offer: Section 10.9, Page 234: Indicates items listed in Sections 10.9.1 through 10.9.3 are to be included on six (6) CDs and in two (2) hard copy sets. Is this six (6) separate CDs and where do these CDs and hard copy sets get submitted?

Response:

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SFO Amendment No. 3 corrects this reference. Refer to response to question 25 for correct quantities.

31. Please provide manufacturer, style, and color desired by the VA for the following flooring and tile products listed in the room finish schedule: Carpet Tile (CPT, CPT-1, CPT-1A, CPT-2, CPT-3, CPT-4), Entry Walk-Off Mat (EWM-0), Porcelain Tile Flooring (PT-FO), Quarry Tile (QT), Resin Flooring (RES-0, RES-1), Rubber Flooring (RF-0, RF-1, RF-2), Resilient Sheet Flooring (RSF-0,RSF-0B, RSF-0E, RSF-1, RSF-2, RSF-3, RSF-3A, RSF-4), Resilient Tile (RT-0, RT-1, RT-2), Static Dissipative Tile (SDT, SDT-0), Terrazzo (TER-0, TER-1, TER-2), Welded Sheet Flooring (WSF-0, WSF-1, WSF-3),and Concrete Sealer (C).

Response:

This an Offeror decision.

32. Schedule E-excel version "Room Finish, Door, and Hardware Schedule" page 45 calls for WSL-2 Floor Finish in the following rooms: TREY1 and EXRG0. What does WSL-2 stand for?

Response:

WSL-2 stands for welded sheet flooring, base as indicated in Part 4 Schedule C and includes a 6" integral coved base.

33. Schedule E-excel version "Room Finish, Door, and Hardware Schedule" page 34 calls for WS-3 Floor Finish in the following room: FSDS1. What does WS-3 stand for?

Response:

WS-3 should have been labeled as WSF-3 as welded sheet flooring for the food service, storage area & the WSL-3 (welded sheet flooring, base) is an integral coved base to contain any spillage & easily cleanable, & convenient maintenance. Please see Amendment No. 3 Schedule E for this correction.

34. Schedule E-excel version "Room Finish, Door, and Hardware Schedule" page 35 calls for RESL-0 Floor Finish in the following room: TLTS1. What does RESL-0 stand for?

Response:

In Part 4 Schedule C, res (resinous flooring) and resl (resinous flooring base) are identified in item 122 & 123.

35. Schedule E-excel version "Room Finish, Door, and Hardware Schedule" page 47 calls for Welded Seam Sheet Flooring and Rubber Base in the following room: XDM00. However, Section 7.8.4.B (page 201) of the SFO states that room to receive Welded Seam Sheet Flooring shall have 6" integral cove base. Please Clarify.

Response:

Please refer to Amendment No. 3 Schedule E which corrects this to show welded sheet flooring w/ integral coved base at 6".

36. Room Finish, Door, and Hardware Schedule calls for Wallcovering "W" at several rooms. Please provide manufacturer, style, and color desired by the VA for the Wallcovering (Vinyl Coated Fabric) listed in the room finish schedule.

Response:

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In Part 4 Schedule C, res (resinous flooring) and resl (resinous flooring base) are identified in item 122 & 123.

37. Room Finish, Door, and Hardware Schedule calls for Porcelain Wall Tile "PT" at several rooms. Please provide manufacturer, style, size, and color desired by the VA for the Porcelain Wall Tile listed in the room finish schedule.

Response:

Because the materials are based on performance specifications, the materials should be equivalent to Acrovyn and/or Corian products. Color & style should be determined after color options are provided to fit the approved theme of the spaces.

38. Room Finish, Door, and Hardware Schedule calls for Porcelain Wall Tile "PT" at several rooms. Schedule C included line items for Porcelain Tile Flooring and Base, but is missing the Porcelain Wall Tile. Please provide a Schedule C that includes the Porcelain Wall Tile, so we can allocate the cost for this item.

Response:

Because the materials are based on performance specifications, the materials should be equivalent to Daltile and/or Crossville products. Color & style should be determined after color options are provided to fit the approved theme of the spaces.

39. Room Finish, Door, and Hardware Schedule calls for Solid Surface Surround "SS" at walls of Surgical Treatment Room and Accessioning Room. Please provide manufacturer, style, and color desired by the VA for the Solid Surface Surround listed in the room finish schedule.

Response:

Refer to response to Question 37.

40. Section 7.9.1.B of the SFO (page 204) is calling for wainscot of rigid PVC protective wall covering (WP) on walls in corridors. However, Section 1.1.3 of Schedule E (page 5) calls for rigid non-PVC sheet wall protection (WP). Please clarify the type of wall covering to be used at these locations: PVC or non-PVC wall covering, and indicate manufacturer, and color desired by the VA.

Response:

Refer to response to Question 37.

41. Room Finish, Door, and Hardware Schedule calls for Acoustical Ceiling Tile "A" at several rooms. Please indicate size of acoustical ceiling tile panels desired by the VA.

Response:

2x2.

42. Schedule C included a line item for Exposed/Open Ceiling (item 117). Do you want us to include the cost for paint/fireproof the exposed structure? Please describe in detail the scope of work that you want us to price for this item in Schedule C.

Response:

Yes, include. The detail is at the offeror's determination and local code.

43. Section 1.2.1 "Doors", page 5 of 48 of Part VI Schedule E (PDF Document) indicate that odd numbers are for wood doors and even numbers are for steel doors. There are

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several rooms listed on Schedule E (excel spreadsheet) calling for door type 19/20. Please clarify the material to be used for the doors at rooms marked with door type 19/20. Wood or steel? There is a similar condition in other rooms where Schedule E is calling for door types 1/2, 11/12, 3/4, etc.

Response:

All based bid shall be wood door (odd number).

44. Section 1.2.1 "Doors", page 5 of Part VI Schedule E (PDF Document) describes that a letter used in the door symbol after a dash (e.g., "A") indicates a modification to a door. Several door types shown on Schedule E (excel spreadsheet) indicate a letter W after a dash, like: 11/12 UU – W, 1/2 V-W, etc. The list of door modifications shown on page 7 of Part VI Schedule E (PDF Document) does not include the definition for the letter W. Please Clarify.

Response:

The bridging document is design based on VA's PG 18-14, version March 2010. Offeror should verify the latest design as required by VA. In general V-W means the door size can varies from V size (min) to W size (max) depend on the design requirement.

45. What is the meaning of PB on the following door types: 11/12 V-W PB, 1/2 S-T PB, 1/2 U PB, 1/2 S PB shown on Schedule E (excel version)? The list of abbreviations shown on pages 3 and 4 of Schedule E (PDF Document) does not include the meaning for PB. Please Clarify.

Response:

Refer to response to Question 37.

46. Schedule E (excel spreadsheet) calls for Door Type 40/42 at several rooms. However, the Schedule E (PDF Document) Section 1.2.2 Door Types (page6) does not include Door Type 40 & 42. Please provide missing information.

Response:

The bridging document is design based on VA's PG 18-14, version March 2010. Offeror verify the latest design as required by VA. All these doors are located at Hallways and Lobbies. The base bid shall be based on door type 3U-F for all door type labeled 40/42. There are a few door with larger size (3X-F), please refer to drawing (Revit model) for more detail.

47. Section 1.3.9 of Schedule E (page 13) calls for card readers where indicated. Please indicate the doors that will be require having card readers.

Response:

Please refer to SFO Part I and PG18-14, and door hardware schedule for card reader requirements. The final location shall be confirmed during the final design meeting post award with VA.

48. Does Pharmacy require depressed floor slab for cushioned flooring?

Response:

No.

49. The description shown on Schedule F for JSN Code A5220 "Wall mounted TV bracket backing" is incorrect. Please revise the description for this item.

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Response:

Please refer SFO Amendment No. 3 for correction to Item Description in schedule F-JSN A5220 with "Wall mounted television bracket backing which provides additional support and strength for the installation of the television bracket."

50. Section 1.2.1 "Doors", page 5 of Part VI Schedule E (PDF Document) describes that a letter used in the door symbol after a dash (e.g., "A") indicates a modification to a door. Several doors listed on Schedule E (excel spreadsheet) indicate a letter S after a dash, like: 19/20 U – S. The list of door modifications shown on page 7 of Part VI Schedule E (PDF Document) does not include the definition for the letter S. Please Clarify.

Response:

Refer to response to Question 44.

51. Schedule E (excel spreadsheet) page 35 calls for Door Type: 1/2 SS-T/ADO at the Bistro/Coffee Bar (Room Code BX000). What does ADO mean?

Response:

Refer to response to Question 44.

52. Schedule E (excel spreadsheet) page 36 calls for Door Type: 19/20 QQ-T/X (ADO) at the Observe (Room Code OOHR1). What does X mean?

Response:

Refer to response to Question 37.

53. Schedule E (excel spreadsheet) page 34 calls for Hardware Set I-4/SH at Stair (Room Code Stair). However Schedule E (PDF Document) does not define Hardware Set I-4/SH. Please provide information for the Hardware to be used at the Stairs.

Response:

Refer to response to Question 37.

54. Schedule E (excel spreadsheet) calls for the following Hardware Sets: 11A/NA, 3D, 5K, SH-10, 5B/11, 2/4U, 2G/4B, 8, 3E/NA, 1, 12H, 4D, 5F, 8D, 2G/4U, 8F, 4G/NA, 5B/11, 2/4U, 4, 11B/5B, 5E, 4V, 4Q, and 10C. Hardware Sets are defined in Schedule E (PDF Document); however the hardware sets mentioned before are not defined in this document. Please provide information for these Hardware Sets.

Response:

Refer to response to Question 37.

55. Schedule E (excel spreadsheet) indicates that the Pre-Fabricated Units go in the Suite Audiometric Exam Rooms (PEHS4). Schedule C included a line item to price the Pre-Fabricated Units (item 167). However, Schedule B (page 10) also included a line item for the Audio Booth Double Wall Suites. Please indicate the Schedule where we need to provide pricing for the Audio Booths, Schedule B or C?

Response:

Use both. The double walls are surround the pre-fab units once it is in place. Refer to Revit model for more information.

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56. Schedule E (excel spreadsheet) calls for Metal Base at Refrigeration/Freezer Area (Room Code SRR01). Please describe in detail the type of metal base that the VA desire at this location.

Response:
6" stainless steel.

57. Equipment general note #2 shown on the VA Conceptual Drawings (pages AE411A thru AE415D) refers to the Equipment Schedules on AE610 & AE611, but these two pages are completely blank. Please provide the missing equipment schedules on AE610 & AE611.

Response:
These notes no longer apply. Please refer to Revit model.

58. VA Conceptual Drawings (pages AE411A thru AE415D) listed the Equipment required for this project, but do not identify the equipment that the VA will be supplying and installing. Please identify the equipment that is going to be supply and install by the VA and the equipment that is going to be supply and install by the Contractor.

Response:
Please refer to Schedule F for equipment list and Acquisition code.

59. Schedule C included a line item for Digital Art Wall Covering = 9,737sf (item 148). Please provide a detailed description of the digital art wall covering desired by the VA in order to price it properly.

Response:
The digital art wall covering is a visual image cue in relation to the wayfinding per floor as a request by the VA. It signifies book ends near the stairwells and provides visual texture and some protection to the wall instead of the use of paint and defines the space.

60. Schedule C included a line item for Vertical Wood Slats = 23,922sf (item 147). Please provide a detailed description of the vertical wood slats desired by the VA in order to price it properly.

Response:
The vertical wood slats being proposed for this project at team work areas are being used as a concept to run power & data vertically and horizontally within the slats to visually conceal the need for power poles. In previous VA CBOC projects, the concern with the teaming concept was that there was no privacy for nurse/doctor/patient phone calls within each workstation. This concept will also help to provide sound absorption or noise containment as well as provide some type of visual boundary within the workstation pods of the slat walls. VA will accept alternative proposals.

61. Wall Finish Plans AI111 thru AI115 call for Solid Resin Panel Dividers at several Reception Rooms. Please provide a detailed description of the solid resin panel dividers desired by the VA in order to price the panels properly.

Response:

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The solid resin panel dividers are being proposed for this project at the reception rooms to provide sound absorption for patient privacy and confidentiality while integrating a visual aspect within the reception area.

62. The Solid Resin Panel Dividers shown on AI111 thru AI115 are not included in Schedule C, please indicate where to assign the cost for the solid resin panel dividers or add them to Schedule C.

Response:

The assignment is indicated in the cost for plastic glazing.

63. Wall Finish Plans AI111 thru AI115 call for Featured Wall System 1 (Translucent Glazing) and Featured Wall System 2 (Plastic Resin Glazing) at several locations. Please provide a detailed description of Featured Wall System 1 and 2 desired by the VA in order to price these wall systems properly.

Response:

The translucent glazing & plastic resin glazing will provide options for visual image cues in relation to wayfinding within a space. The translucent glazing is dual purpose in that it can provide a support space with a design feature - marker board and magnetic board while providing a visual texture and protection on the wall

64. The Featured Wall System 1 and 2 shown on AI111 thru AI115 are not included in Schedule C, please indicate where to assign the cost for the featured wall systems 1 and 2 or add them to Schedule C.

Response:

This is a concept, not a programmatic requirement.

65. Section 7.15 of the SFO Document states that all exterior and interior windows shall be equipped with roll up window shades. Please provide a detailed description of the window shades desired by the VA in order to price them properly.

Response:

Refer to SFO Amendment No. 3, which changes this clause to refer to exterior windows only. The specific shades are Offeror's decision.

66. Section 7.15 of the SFO Document states that all exterior and interior windows shall be equipped with roll up window shades, but Schedule C is calling for window blinds. Please Clarify.

Response:

Refer to SFO Amendment No. 3, which modified 7.15 (see response to Question 65) and SFO Amendment No. 3 Schedule C, which modifies the requirement for exterior windows to shades, the count and cost to be provided by Offeror on the schedule.

67. Schedule C (Item 168) is showing a quantity of 2 window blinds only. Is this correct?

Response:

Yes, this is required in the Mental Health Department for staff training purposes.

68. Schedule C included a line item for Window Blinds (item 168). Please provide a detailed description of the window blinds desired by the VA in order to price them properly.

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Response:

Yes. This is required for the Mental Health department for staff training purposes.

69. Schedule C included a line item for the Surface mounted cubicle track curtains (Item 159). Schedule B also included the surface mounted cubicle track curtains in several pages. Do you want us to price the surface mounted cubicle track curtains in both schedules? Please Clarify.

Response:

Surface mounted cubicle tracks are contained in Schedule C. They have been removed in SFO Amendment No. 3 Schedule B. VA will provide and install the curtains.

70. The Wall Finish Legend shown on A1111 thru A1115 included the following items: Featured Wall Panel System (wood-like wall panel system), Freestanding Decorative Structures, and Wall Covering (WC-2). However, these items are not identified on these drawings and they are not included in Schedule C either. Please confirm that these items are not required for this project.

Response:

Refer to the response to Question 64.

71. The Wall Finish Legend shown on A1111 thru A1115 included a line item for Daylight Shading Shelf at all clerestories. The conceptual plans provided by the VA are not showing any clerestories. Please Clarify.

Response:

Refer to the response to Question 64.

72. The Wall Finish Legend shown on A1111 thru A1115 included a line item for Demountable Glass Partition System at Break Rooms. The conceptual plans provided by the VA are not showing any Demountable Glass Partition System at Break Rooms. Are these required? If this is the case, then identify the walls that will be demountable glass partitions on the drawings.

Response:

These notes no longer apply.

73. The Wall Finish Plans A1111 thru A1115 are showing Moveable Partitions at several rooms. Please provide a detailed description of the moveable partitions desired by the VA in order to price them properly.

Response:

Refer to the response to Question 64. These are mostly occur in Education department and a few larger conference room. Offeror to provide final proposal per department's room layout as shown in bridging document.

74. Schedule C included a line item for Prefab Panels (item 109); please indicate the locations where the prefab panels are going to be required and provide a description for the type of prefab panels desired by the VA.

Response:

The suggested panels are shown in PACT team area layout. See drawing.

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75. Schedule C included a line item for Pre-fabricated Ceilings for Units (item 150); please indicate the locations where the pre-fabricated ceilings are going to be required and provide a description for the type of pre-fabricated ceilings desired by the VA.

Response:

This is a total for ceiling design feature (clouds) throughout the building. The final design and quantity to be determine in the final design.

76. Section 7.11.1 "Handrails and Wall Guards" page 207 of the SFO calls for chair rail at locations indicated in Schedule C. However, Schedule C did not include a quantity for the Chair rail (Item 156). Please confirm that chair rails are not required for this project or indicate the locations where the chair rails are going to be installed and provide quantity for the chair rail in Schedule C.

Response:

Chair rails are not required in this project.

77. Section 7.11.2 "Corner Guards" page 207 & 208 of the SFO calls for Resilient Corner Guards, Stainless Steel Corner Guards, and Structural Steel Angle Guards. Schedule C included a line item for Corner Guard (Item 158); please indicate the material to be used for the corner guard listed in Schedule C in order to price it properly.

Response:

Stainless Steel Corner Guards.

78. Schedule C included a line item for Handrail (Item 157); please indicate the material to be used for the handrail listed in Schedule C in order to price it properly.

Response:

This is the Offeror's decision; however, it must meet VA and local code requirements.

79. Schedule C included a line item for Accordion Glass Door at Education Area (Item 160). Please provide size, type of frame, thickness of glass for the accordion glass door desired by the VA and indicate the room where the accordion glass door is going to be installed.

Response:

This is the Offeror's decision.

80. Schedule C included a line item for Overhead Coiling Door (Item 161). Please provide size and indicate type of overhead coiling door desired by the VA and indicate the room where the overhead coiling door is going to be installed.

Response:

Refer to response to Question 78.

81. Schedule C included a line item for Accordion Doors (Item 162) and a line item for Moveable Partitions (Item 166). Please indicate the locations where the accordion doors are going to be installed and the locations where the moveable partitions are required.

Response:

These doors/Moveable Partitions are located in Education department and a few other large conference rooms. Please reference drawing for locations.

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82. Schedule C did not provide quantities for the Directional Signs (Item 163) and the Room Identification Signs (Item 164). Please provide quantities for these two items.

Response:

Refer to response to Question 78.

83. Schedule C included 3 Security Windows at Pharmacy (Item 165). Please provide the size of these windows.

Response:

Refer to response to Question 78.

84. Please confirm that the VA Phoenix is to be LEED Silver project.

Response:

No. In accordance with SFO 4.8.1, the sustainability requirement is for Two Green Globes. Residual to LEED that remain in the SFO Part I have been removed in SFO Amendment No 3.

85. Please confirm that Radon detection is only temporary shortly after construction is complete and is not required to be permanent.

Response:

Confirmed.

86. Are any redundant MEP systems required besides the boiler circulating pumps?

Response:

Refer to SFO Part I for requirements.

87. Please confirm that the mobile MRI will have a self-contained, independent HVAC system and does not require any connection to chilled water, air moving equipment, etc. that is part of the main building.

Response:

Confirmed, the mobile MRI is expected to have a self-contained, independent HVAC system and does not require any connection to chilled water, air moving equipment that is part of the main building.

88. Does the smoking shelter require any HVAC systems? If so, what are the requirements?

Response:

All smoking shelter requirements are identified in 5.4.2. Confirmed. The shelter is not conditioned.

89. Please confirm that only an industrial stair to the roof is required and not an elevator to the roof.

Response:

Confirmed. VA prefers a design with a built-in stair for service.

90. Are carbon filters or provisions for carbon filters in the future desired to absorb pollutants in the valley?

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Response:

May be required based on the areas environmental condition.

91. Is one air handler for multiple surgical/procedure rooms acceptable or is each surgical/procedure to have its own air handler?

Response

At this time, each multiple surgical/procedure room does not require its own air handling unit.

92. Are chilled water flow meters required at each air handler per 6.4.6 G (2)?

Response:

Please refer to AHU control diagram from VA's design Manual and control details.

93. Is only one chilled water flow meter on the main leaving the central plant acceptable per 6.4.10 C? Is a flow meter desired for the heating water system?

Response:

In addition to the main flow meter VA typical coil detail requires flow element for each coil. Flow meter on main hot water system will be desirable and required if used for control sequence based on the system design

94. Section 6.4.10 D refers to corrosion resistant cooling towers. Does this infer a 100% stainless steel constructed tower or is other construction desired?

Response:

This is an Offeror decision.

95. Is mechanical filtration of cooling towers desired?

Response:

This is an Offeror decision based on site environmental conditions.

96. Will chemotherapy hoods be installed in the pharmacy?

Response:

No. Not at this time.

97. Is a pony chiller to handle low load chilled water conditions during shoulder seasons acceptable?

Response:

It depends on the selected type of the chiller and whether it can handle smaller load and will not shut down on low cooling load.

98. Are variable speed condenser water pumps acceptable in addition to variable speed cooling tower fans?

Response:

It depends on the design. Most chillers require full condenser water flow.

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99. Due to size, anticipated programming and future maintenance needs; an air cooled chiller would be a possible system type. Is it possible to get a variance on this project to have chillers larger than 200 tons?

Response:

The selected system shall meet the energy savings and life cost cycle analyses requirements. Air cooled chillers will most likely will not meet the requirements. This requirement will not be waived based on our experience with VA.

100. Is one VFD per fan wall array acceptable or is multiple VFDs desired?

Response:

This is the Offeror's decision.

101. Can fixed plate, heat pipe or run around coils be used to reclaim heat from contaminated exhaust systems?

Response:

The Offeror is required to select the most efficient, reliable and safe system for the building per VA design standards and requirements.

102. Is only one chilled water flow meter on the main leaving the central plant acceptable per 6.4.10 C? Is a flow meter desired for the heating water system?

Response:

Refer to 79. Must prove to work efficiently.

103. Is a separate, independent, direct expansion only, computer room system required for CT and computer rooms? Is chilled water back up desired?

Response:

Yes. It will be desirable for redundancy. Please refer to the SFO Part I.

104. Is there any desire for future expansion of the building or MEP systems?

Response:

No.

105. Is only a 20% reduction in indoor water use desired or is it 40%?

Response:

Please follow the latest requirements.

106. Section 6.5.3 states that fire protection systems shall meet requirements of NFPA 13 (sprinklers, NFPA 14 (standpipes) and NFPA 20 (fire pumps). If building design is such that standpipes are required is a manual wet standpipe system acceptable or would standpipe system have to be automatic (in manual standpipe systems the fire pump is sized for sprinkler flow / pressure needs and standpipe flow and pressure comes from fire department pumper truck and the FDC, in an automatic system the fire pump is sized to meet standpipe flow and pressure requirements)?

Response:

It depends on the on the design. Manual wet standby system will not be acceptable. Local fire code shall be followed too.

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107. Section 6.5.3 discourages the use of dry pipe and anti-freeze sprinkler systems for areas subject to freezing. If we were to have sprinklered areas that are subject to freezing would dry pipe, anti-freeze or electrically heat traced systems be acceptable?

Response:

VA will accept and review any solutions offered.

108. Section 6.6.4 reads that if design requires the use of a domestic water pressure booster pump said pump is to be a tri-plex design and employ a bladder tank. Would a tri-plex pumping system that employs variable frequency drives in lieu of a bladder tank be acceptable? Pumping systems with VFD controllers have been shown to be better at controlling flow and pressure and are more energy efficient as well. Additionally, we have been told that the bladder tanks rarely flow all of the water contained in the tank back into the system and thereby allow for a dead leg where legionella can develop.

Response:

It will be acceptable if it works for the application.

109. Section 6.6.5 C reads "Provide wall hung self-contained, electric wheelchair accessible water coolers". Code will require that the water coolers be bi-level type, would integrated sports bottle water fillers be desired as well?

Response:

Yes.

110. Section 6.6.4 I Dental Gas and Oral Evacuation Systems, will dental gas and oral evacuation source equipment be vendor furnished or provided or will the engineer be responsible for specifying this equipment?

Response:

Refer to SFO Amendment No. 3 which deletes 6.6.4.I.

111. Section 4.4.4 Radon in Water, are any other methods of Radon abatement besides aeration required. Are valved and capped ports required?

Response:

Yes. It is required.

112. Section 6.8.2(C)(5) mention UPS backup, but it is unclear what type of UPS is required. Will this be point-of-use (rack mounted) or a central system?

Response:

Rack mounted UPS for IT and MDF rooms. VA/users to decide the type of UPS for other equipment.

113. Section 6.8.2(K) mentions an optional main computer room. Will this be provided? If so, please provide the required Tier level per subsection (1).

Response:

Refer to SFO Amendment No. 3 which deletes 6.8.2 (K).

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114. Section 6.7.2 mentions coordination and arc-flash studies. These are manufacturer dependent. Is it acceptable for the gear manufacturer to provide the coordination and arc-flash study?

Response:

Yes. If it meets the requirements.

115. Section 6.7.8 mentions a Type 3 Essential Electrical system (ESS), but subsection D mentions a Type 1 ESS. Please clarify ESS type.

Response:

ESS Type 1 is correct. Please refer to SFO Amendment No. 3 which eliminates the reference to Type 3.

116. Is the VA going to accept performance specifications for the lightning protection system?

Response:

VA is expecting a full functional lighting protection system any way it is done.

117. Conceptual drawing AE102 included the following note: Contractor to provide a lump sum cost for the Canteen design layout, which included but not limited to itemized equipment list, finishes & installation as required by owner. Please indicate the document where we need to allocate the cost for the canteen design layout.

Response:

Lump sum quote is not required. Refer to response to Question 20 for scope under this solicitation.

118. Drawing AE302 refers to "Roof Garden". Is this a requirement?

Response:

Refer to response to Question 10.

119. Wall Finish Note #4 shown on AI111 thru AI115 calls for full height corner guards, but Schedule C (item 158) is calling for 8' height corner guards. Please Clarify.

Response:

Full height corner guards is correct. Refer to SFO Amendment No. 3 Schedule C for the correction.

120. Wall Finish Note #5 shown on AI111 thru AI115 calls for Acrovyn Wood Doors & Wood Frames for all doors. Is this correct? Please confirm that the VA wants Acrovyn Wood Door & Wood Frames for all doors.

Response:

This is conceptual design. VA will consider all alternatives presented.

121. Schedule E "Room Finish, Door & Hardware Schedule" (excel spreadsheet) page 32 calls for Gypsum Board Ceiling at Issue Vestibule, but the Room Finish Schedule shown on AI121 is calling for Acoustical Ceiling Tile at this location. Please indicate if Schedule E (excel spreadsheet) governs over the Room Finish Schedule shown on the plans.

Response:

Acoustical ceiling tile.

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122. Detail 4/AE411B is calling for General Supply Locker (Item E0906). This item is not listed in Schedule B and is not listed in Schedule F either. Please clarify if this item will be supplied and installed by the VA. If this is not the case, then please add this item to Schedule B.

Response:

Yes.

123. Detail 3/AE411B is calling for RIM China Sink (Item P6350). This item is not listed in Schedule B and is not listed in Schedule F either. Please clarify if this item will be supplied and installed by the VA. If this is not the case, then please add this item to Schedule B.

Response:

Yes.

124. Schedule C included a line item for Lead Lined Partition (Item 105) and a line item for Lead Shield (Item 125). Please provide a detailed description for the Lead Shield in order to price it properly.

Response:

Refer to response to Question 78.

125. The equipment shown on the Engineer Room is not labeled, refer to page AE411C. Please identify the equipment shown on this room.

Response:

Please refer to the provided Revit model for further detail.

126. The equipment shown on the EMS Waste Room is not labeled, refer to page AE411B. Please identify the equipment shown on this room.

Response:

Please refer to the provided Revit model for further detail.

127. The equipment shown on the Mental Health Medication Room is not labeled, refer to page AE412A. Please identify the equipment shown on this room.

Response:

Please refer to the provided Revit model for further detail.

128. Section 6.6.5.B calls for electronic hands-free plumbing fixtures. Hard wired or battery operated?

Response:

Hard wired.

129. Section 5.6 of the SFO Document – Exterior Signage. Please verify that only (1) ground mounted monument sign is required in the size indicated.

Response:

Offerors should prepare a complete exterior signage for VA's evaluation.

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130. Will the VA accept blast proof polycarbonate glazing for the skylight assemblies instead of glass?

Response:

Refer to response to Question 78.

131. Will the VA accept Electrochromic Glass in lieu of Low-e glass for this project?

Response:

Refer to response to Question 78.

132. 4.2.4 (B)(4) Vehicle Barriers. Passive barriers are required at the building entrance and "other areas requiring additional protection of vehicles". Based on the conceptual first floor plan, and maintaining curbs for vehicles drives and parking over 25 feet from the building, what are these "other areas" that need additional protection? The conceptual site plan Sheet AS101 shows bollards at the main entrance and staff entrance but also north of the building approximately 75 ft. from the building at sidewalks.

Response:

Refer to VA's Physical Design Manual 2015 (or latest version) for requirement.

133. 4.2.4.(B)(5) Parking. The SFO states that "Emergency alert systems, such as blue phones, shall be provided at the discretion of the VA police". Are they required for this project and if so, how many?

Response:

Refer to Questions Round 1.

134. 4.2.4 (B)(6) Trash Collection. Assuming once a week trash pick-up and a 3 Cubic Yard dumpster size, will two dumpsters be adequate?

Response:

Per SFO Part I.

135. Bridging Documents. Building Section Sheet AE301 indicates a 20 ft floor to floor height at Levels 1 & 2. Is this required at Level 2?

Response:

Refer to response to Question 13.

136. Bridging Documents. On Drawing Sheet AE11C, the service elevators appear to be 2 sided with doors to the exterior. Is this a requirement?

Response:

Refer to response to Questions 21.

137. Bridging Documents. On Drawing Sheet AE411C 7 AE411D there appears to be either an alcove or counters in the corridors at each Audio Suite PEHS4. There does not appear to be an enlarged plan for the Audio Suite although most other rooms in this department have one. Could one be added for this space and include the alcove or counter in the corridor?

Response:

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Please refer to the provided Revit model for further dimensioning. This layout may vary depending on the final design layout, but it is a preferred feature by VA for storing file cabinets. You can obtain the model from VA representative, Julie Rayfield.

138. Bridging Documents. On Drawing Sheet AE411D, Mail Room MRPS1. Is the size of this room adequate for a clinic of this size? Also, it appears to be located within 50 ft. of the Flammable Storage room and Med Gas rooms in violation of Physical Security Requirements and SFO Section 4.2.4 (H) Mailroom. Also mailroom is required to be separated from adjacent spaces with a CMU wall, but neither this nor doors, interior or exterior seem to be indicated. Could a ¼ inch plan of this room be provided?

Response:

Final location and size to be determine after post award, but shall need to meet the Physical Security Design manual 2015 (or latest version).

139. 4.2.4 (H) Physical Security (Police Operations Room and Holding Room). This section requires this space to be on the first floor. Will this requirement be waived to allow this on the second floor in the rear of the building?

Response:

Refer to response to question 138.

140. 6.2.5 Canopies or Covered Walks. Canopies or covered walks are to be in locations indicated on the Conceptual Site Plan. Is the only covered walkway for this project between the Clinic and the Smoke Shelter?

Response:

Yes.

141. Bridging Documents. Roof Plan Drawing Sheet AE116. The roof plan indicates doors to each of the 4 stairwells to the roof. Is this a requirement or may only one stairwell serve the roof for maintenance? Also, is it a requirement for the service elevator to serve the roof, it is unclear based on the roof plan.

Response:

Only one stairwell serve the roof for maintenance.

142. 6.6.4 (K) Acid Waste and Vent Systems Will chemical-resistant pipe for waste and vent be required? If so, for the entire outpatient lab or just portions?

Response:

Only the area using acid waste and chemicals.

143. 6.9 Elevators. If a parking structure is required, will the passenger elevator minimum requirements of 4,000 pound and 8'-0" wide by 6'-2" be adequate. Other than the requirement for 2 elevator groups can we assume that as a leased clinic that the VA Elevator Design Guidelines and master specifications would not apply? Understanding the requirement to have a vertical transportation engineer on the project and meeting all local codes, can we assume that since this is a leased project that the VA Elevator Design Guidelines and VA Master Elevator Specifications do not apply?

Response:

The design requirement is depend on local AHJ requirement.

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144. 7.4 Noise Transmissions. Is there any STC reduction allowed at surface sliding door locations, since door STC ratings to match walls are not available?

Response:

Meet all STC requirement in the SFO.

145. Can we assume that the VA Master Specifications are only required when the SFO or SFO referenced design guide or manual specifically reference's them? In our opinion they are written for acute care, VA maintained facilities and would add significant cost to the project.

Response:

Yes.

146. Will the VA sheet numbering system be required or may development teams apply their own proprietary systems?

Response:

This is a requirement.

147. Are there any Bariatric rated toilets or special door widths required that are not called out in the SFO or conceptual drawings?

Response:

Not at this time.

148. 4.2.4 (H) Security Requirements for Special Requirements Table on page 98. Can we assume the "X" means applicable? What does the "O" mean? Do we need to be concerned with them or can we disregard them?

Response:

"O" is "Optional". This is a summary from the VA's Physical Security Design Manual. Offeror is still required to provide the design to meet the VA's Physical Security Design Manual version 2015, or latest version.

149. Section 1.1 and Section 5.2.9 The SFO requires the greater of 1370 spaces, or as required by local code, which includes 137 spaces for physically disabled people, and 1 motorcycle space for every 60 auto spaces. City of Phoenix parking requirements identified in section 702 (C) stipulate 1 space per 200 S.F. gross floor area between exterior walls for Clinics. The bridging documents display the BGSF designed as 275,729 S.F. which would equate to 1,379. , The City of Phoenix requirements do not reference a requirement for motorcycle spaces. Would the overall parking count be increased to 1,402 in this circumstance (providing the 1,379 auto spaces and 23 motorcycle spaces)? Also is the disabled parking space count to increase from 10% to 11% based on the standards set forth in the 2017 revised version of PG-18-13 (1% greater than ABAS requirements of 10% for site), and based on the overall parking count including the motorcycle spaces (155 accessible parking spaces for people with disabilities)?

Response:

Motorcycle count is not included in the total count identified in the SFO Part I. Building gross identified in concept plans is concept only. The SFO defines requirement only for NUSF.

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150. 2.2.2 (2). Does the physical security plan listed under the Quality of Site Development, only pertain to the site? Can we assume that this is exclusively to the site, and not the interior of the building? During the Pre-Proposal Conference, it was stated that the physical security plan only pertains to the site, and that the VA would provide security within the building.

Response:

Offerors must meet VA's Physical Design Manual v.2015 (or latest) for all Physical Security Design requirements.

151. Section 4.2.2 (A), (B) & section 6.4.16 (A). The SFO identifies Isolation Exam Room Requirements and Certification to be provided by the Lessor. These rooms do not appear in the bridging documents, are they required? Can the floor plans be modified to indicate them, and the Ante Rooms?

Response:

Refer to SFO Amendment No. 3 which removes the reference to Isolation Exam Rooms. There are none planned for this facility.

152. 4.2.4 (H) Physical Security of Special Areas. SFO identifies security requirements of Emergency Department not shown on bridging documents. Is an Emergency Department required?

Response:

Refer to SFO Amendment No. 3 which removes the reference to Emergency Department. There is not one planned for this facility.

153. Section 6.4.16 (N). SFO identifies mechanical requirements for Operating Rooms not shown in the bridging documents. Are Operating Rooms required?

Response:

Refer to SFO Amendment No. 3 which removes the reference to Operating Rooms. There are none planned for this facility at this time.

154. Department of Veterans Affairs Announcement of Accepted Sites for the Phoenix, Arizona Outpatient Clinic. Item #5 417 N. 16th Street (Variation #3) indicates parcel information of lots adjacent to item #7. In the slide during the Pre-Proposal Conference held on June 13, 2017 in Phoenix, Arizona, Variation 3 indicated parcels adjacent to the main parcel in Item #3 (Variation 1) for 417 N. 16th Street. Please verify the proper parcel information and Owner contact for Item #5 417 N. 16th Street (Variation 3)?

Response:

417 N. 16th Street (Variation #3)

City Parcels: 116-17-157, -141; 116-17-160, -161; 116-17-162, -163; 116-17-002, -003A, -004, -006, -008, -010; 116-17-018, -019, -021A, -024, -025, -026, -027, -028, -023; and 116-17-036,

-037, -038, -039, -040, -041, 043, -044, -045, -046, -047, -048, -049

Acreage: 13.5 acres

Representatives: Werner Meyer of 16th & Polk LLC

(602) 741-2557, meyerlaw@qwestoffice.net

William Stokes of IASIS Healthcare LLC

(615) 844-2747, bstokes@iasishealthcare.com

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155. SFO Section 4.8.2 (D) Daylighting. Please provide drawings and/or calculations identifying the designed daylight factor per bridging documents.

Response:

Offeror to provide this requirement in proposal.

156. I am just not sure they are going to meet the 75% even with the light wells – I'd like Leo Daly to share whether or not their own design meets the requirement before attempting the time consuming calculations. If it doesn't, it would be a good idea that this requirement be voided or limited to specific spaces.

Response:

Assuming the question is referring to the exterior's opening requirement, Offeror to is required to provide this requirement design calculation in the final document per local code and other requirements.

157. SFO Section 7.13.1. SFO Section 7.13.1 Countertops – Please confirm all countertops to be of Solid Surface Material per section 7.13.1 (B) and Schedule B, not Plastic Laminate per section 7.13.1

Response:

Per the SFO, all countertops should be Solid Surface Material.

158. SFO Section 7.11.1 Handrails SFO Section 7.11.1 Handrails - Please clarify the intended locations of handrails throughout the clinic. Section 7.11.1 requires them at all corridors aside from executive corridors. Are all public, patient and non-executive staff corridors, to have handrails on both sides, even where sliding doors may create conflicts?

Response:

Please refer to the provided Revit model for further detail.

159. SFO Section 6.2.6 Enclosure Systems SFO Section 6.2.6 Enclosure Systems – (B) Fenestration – Please confirm that all window sills / stools to be a minimum of 18" above finish floor. Also how is this requirement to be interpreted with regard to multi-story curtain wall systems.

Response:

Per the SFO and local AHL's requirement.

160. SFO Section 6.2.3 Ambulance Entrances. SFO Section 6.2.3 Ambulance Entrances – Please confirm the requirement for an exterior patient lift at the public patient drop-off.

Response:

Yes, this is required per the SFO.

161. 6.6.4 (J) Plumbing Design Scope. Please identify Lab and shop areas requiring compressed air.

Response:

Not required. Refer to SFO Amendment No. 3 which eliminates SFO Part I 6.6.4.J.

162. Schedule B and Floor Plans. All typical exam rooms are calling for wall hung lavatories with no casework – is this a design intent we want to confirm or suggest improving on?

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Response:

Yes, this is the concept. VA will consider all alternatives presented by Offerors.

163. What size trucks (length) is the VA anticipating to access the site for delivery?

Response:

Refer to response to Question 8.

164. 1.7.1, Page 9 & 4.8.1, Page 109. The SFO contains multiple references to LEED Silver for Healthcare while SFO Section 4.8.1 refers to Green Building Rating Certification for New Construction. (Two Globes). Please clarify which sustainable design certification system should be utilized. During the Pre-Proposal Conference, it was stated that Two Globes would be the Standard Used.

Response:

Green Globes. Refer to SFO Amendment No. 3 which removes the residual references to LEED.

165. 10.7 (2) Specifications. It is difficult to tab specifications by discipline because some sections apply to multiple disciplines. Can the tabs be the more conventional Construction Specification Institute (CSI) Divisions that the VA Master Specification utilizes?

Response:

Please follow VA's requirement.

166. Schedule B does not allow for data entry from line 1256 "Medication Prep Station MEDP1" through Line 2312 "Waiting WRC01". Please provide an unlocked Schedule B.

Response:

A revised Schedule B was published with SFO Amendment No. 2 which resolved the problem. Please refer now to SFO Amendment No. 3 Schedule B.

167. Schedule B. Please provide JSN code or description of C.W.S "Casework System" listed for PEHS4 Aud Suite Audiometric Exam.

Response:

Refer to SFO Amendment No. 3 Schedule B which removes these items as they are VA provided/VA installed.

168. Schedule B, Please provide JSN code or description of CSWK-U "Upper Cabinet" for room EXRG8 Ob/Gyn Exam.

Response:

Refer to SFO Amendment No. 3 Schedule B, which corrects this reference to CE030.

169. Schedule B. Please provide JSN code or description of HD.S "High Density Shelving" for room SSC02 High Density Shelving.

Response:

Refer to SFO Amendment No. 3 Schedule B which removes these items as they are VA provided/VA installed.

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170. Schedule B. Please provide JSN code or description of M.R. "Mail Rack" for room RECP1 Reception.

Response:

Refer to SFO Amendment No. 3 Schedule B which removes these items as they are VA provided/VA installed.

171. Schedule B. Please provide JSN code or description of R.C. "Rotational Chair" for room EXVE1 Aud. Vestibulography Room.

Response:

Refer to SFO Amendment No. 3 Schedule B which removes these items as they are VA provided/VA installed.

172. Schedule B. Please provide JSN code or description of S.E. "Smart Equitest" for room OPAP1 Aud Posturography Room

Response:

Refer to SFO Amendment No. 3 Schedule B which removes these items as they are VA provided/VA installed.

173. Schedule B Please provide JSN code or description of SHV "Open Shelving" for room PHOD2 Prescription Dispensing Window.

Response:

There is no JSN available. Offerors are to provide an option for VA's review.

174. Physical Security / Blast SFO 4.2.4-A-(1) SFO Section 4.2.4-A-(1) requires a Certified Protection Professional or Physical Security Professional, in addition to a structural blast specialist to implement the physical security standards. Please confirm that both specialists are needed on the team at this time.

Response:

Refer to Question 23 response.

175. Mechanical SFO 4.2.1 and 4.2.1-B-(1) Per SFO section 4.2.1 Codes and Standards (chart) states ASHRAE 90.1-2004 baseline is to be used for energy bench marking of the project. Additionally, SFO Section 4.2.1-B-(1) Mandatory Provisions for Energy Conservation states ASHRAE 90.1-2010 shall be used as a base line for energy benchmarking. Please provide direction as to what baseline is to be utilized for the VAs 30% energy reduction requirement

Response:

Please use the latest standards.

176. 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 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) is/are to be utilized for this project.

Response:

Green Globes.

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177. SFO Section 4.2.4-B-(5) 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 [1370] 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.

Response:

Refer to SFO Amendment No. 2 item 4.

178. For this project we have received two Revit models [the VA's architectural Revit model and the VA's Site Revit model.] Do the "Bridging Documents" drawing sheets found within these Revit models constitute the complete set of "Bridging Documents"? Are any other drawings forthcoming to complete the set of bridging documents (i.e. drawings for other disciplines or with additional information)? Please advise.

Response:

There are no other Revit bridging documents forthcoming.

179. Per SFO section 6.4.6-B the capacity of a single air handling unit shall not exceed 50,000 cfm. Though this sizing limitation is understandable for a number of different building configurations, we would suggest that it may not be efficient for a building based on the bridging documents for this CBOC facility in Phoenix. Can the minimum air handler size limitation be increased to 90,000 cfm?

Response:

No. All AHU shall follow SFO requirements.

180. Per SFO Section 6.7.8 (see page 161 of 235) 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 163 of 235) says, "Alternate Source of Power (Type 1 EES)." What Type of EES shall be provided?

Response:

Provide Type 1. Refer to SFO Amendment No. 3 which removes the reference to Type 3.

181. Section 1.5 Offer Due. Will VA extend the Offer Due Date to August 17, 2017 to enable offerors sufficient time to develop proposals for this project?

Response:

Refer to SFO Amendment No. 3.

182. Section 8.1 Utilities. Will VA consider paying its electric utility cost directly to the utility company and removing electricity from the rent consideration?

Response:

Not at this time.

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183. Section 4.2.4, Sub-Section “F” Building Systems: Mentions locating major mechanical equipment above the ground floor in an area not subject to flooding. Can we assume that boilers, pumps as well as generators can be located on the ground floor since the program documents have first floor mechanical space and generators shown along with a separate mechanical yard structure on the exterior? What is the intent behind having a mechanical yard away from the structure?

Response:

Mechanical yards are for equipment that are normally installed outside the building. Cooling tower is one example.

184. SFO states in 1.7.1 to provide a proposed sustainable checklist identifying targeted solutions to meet LEED Silver for Healthcare Certification. 3.20.3 E also states LEED Silver checklist. Section 10.8.2 talks about submitting a LEED Silver for Healthcare checklist with the proposal documents however, Section 4.8.1 talks about Green Globes NC program and following their practices. Can the VA confirm which direction the project/proposal needs to following?

Response:

Refer to Question 164 response.

185. Section 4.2.4, Sub-Section “E” Wall Protection: Mentions protection of “critical equipment” as needing CMU or concrete. Does this “critical equipment” need to be in a separate structure or a penthouse on roof with CMU exterior walls?

Response:

Follow VA's Physical Security Design manual, version 2015 (or latest).

186. Section 4.2.4F states that major mechanical systems are to be located above ground floor. Should this apply to the electrical generator that is identified in the remote mechanical yard?

Response:

Yes. It should be located above ground floor.

187. Section 5.2.9 indicates 137 parking spaces for disabled people based on 10% of total provided spaces. VA Accessibility Standards from PG-18-13, 4.1.1 (5) (e) (i) indicates 3% of the total parking spaces. What is the correct percentage of accessible spaces?

Response:

10%. Refer to SFO Amendment No. 3 which corrects the table.

188. The cover sheet GI001 indicates NFPA 2012. 4.2.1 VA Adopted Codes, Standards and Executive Orders indicates NFPA 101-2015. Is NFPA 2012 is correct?

Response:

It depends on the latest code requirement during the design phase.

189. Section 6.1.4 indicates that Loading Docks shall be 4 feet above the roadway with a minimum platform depth of 8 feet. Conceptual drawings do not indicate this. Is an elevated loading dock required?

Response:

This is an Offeror decision.

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190. Section 6.2.6 E Roofs indicates that the VA may require rooftop mounted satellite system of other roof top antennas for the building. Will VA indicate the numbers and types of antennas it plans to install for design purposes?

Response:

Quantity and type will be determined post award during final design.

191. Physical Security / Blast SFO 4.2.4-A-(1) SFO Section 4.2.4-A-(1) requires a Certified Protection Professional or Physical Security Professional, in addition to a structural blast specialist to implement the physical security standards. Please confirm that both are required.

Response:

Confirmed.

192. Occupancy is shown to be required by May 2020. Can you please advise of the critical nature of this date? Would early acceptance of building be agreeable if completed prior to May 2020?

Response:

Any discussion regarding an accelerated project schedule and occupancy earlier than May 2020 would be with the successful Offeror post award.

193. Please confirm that award can happen by November 2017 to accommodate this requirement.

Response:

Award is anticipated in accordance with SFO Part I.

194. Please advise if set allowance for real estate taxes, insurance and utilities will be considered to level the 1217 review and validation? (Previous asked at Pre-Proposal Meeting)

Response:

Not at this time.

195. With respect to additional rent (i.e., operating expenses), is the 2nd year of the lease the second full year of the lease or the 2nd anniversary of the lease commencement? This makes a difference in operating expense, tax and insurance increases. For instance, if the lease starts May 1st, 2020 is the 2nd lease year the calendar year 2022 or is it the period of May 1, 2022-April 30, 2023? The 2nd option is more difficult for us to calculate tenant's share of increases or decreases, because the budget is typically based on a calendar year.

Response:

In accordance with the SFO Part I.

196. Does a Women Owned Small Business (WOSB) get the Social Economic credit although not listed in the SFO? What level of credit will this entity receive if applicable?

Response:

A WOSB with documentation provided in accordance with the SFO, would receive credit as a small business.

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197. Need clarification on the mail room; the USPS has not allowed interior mail rooms they deliver to since 9/11. Are we providing one or more CBU's for their mail, and they will then use the internal mail room to sort their mail for distribution? Or is the VA exempt from that ruling since they are GSA?

Response:

Physical security is required per VA's Physical Security Design Guide v.2015 (or latest). There will be no mail sorting on site.

198. Cleaning per the SFO (pg 217) is from 6:30am-11pm Mon-Fri. Some stuff is done during the day and some at night, with very specific timelines of what can be done when. Noisy equipment cannot be used from 7:30am- 5pm. However, per page 225, the building is operational from 6am-8pm, Mon thru Sat. I don't see any provision on whether services (R&M) or cleaning is to be provided on Saturday. Section 8.8 states LL has the responsibility to clean everything, but only per the SFO (Mon-Fri). Is offeror required to clean on the weekend and what is expected?

Response:

All cleaning services identified in the SFO Part I are required Monday through Saturday. Refer to SFO Amendment No.3 which corrects the references in 8.2.3

199. Is an EnergyStar rating required within 1 year (4.8.3)?

Response:

Refer to SFO 4.8.3 (3).

200. Are there any isolation exam rooms (4.2.2.(A)(B))?

Response:

Refer to response to Question 151.

201. Is the mobile MRI/CT to have 150 amp service (5.2.10) or 200 amp service (6.7.14)?

Response:

200 amp. Refer to SFO Amendment No. 3 which corrects the reference in 5.2.10.

202. Are the first-floor electrical rooms to be stacked with the other floors (6.7.10)?

Response:

This would be the ideal design solution.

203. Will the spatial program be expanded to allow additional electrical rooms to be installed since the 150'-0" requirement (6.7.10) doesn't presently cover the building footprint?

Response:

Design to meet the 150'-0" requirement.

204. Does the UPS require a 4-hour battery run time (6.8.2(J)(6))?

Response:

UPS is to be provided and installed by VA, with the exception of the IT closet.

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205. Will the spatial program be expanded to allow for the UPS system and required battery cabinets (6.8.2(J)(6))?

Response:

There are currently no plans to expand the spatial program for this project.

206. Will the spatial program be expanded to allow for the main electrical service entrance equipment?

Response:

Refer to response to Question 206.

207. The SFO indicates multiple versions of ASHRAE 90.1 (2004, 2007, 2010) to be used as the baseline case for energy conservation – which is correct?

Response:

2010.

208. The 5th floor OI&T closet appears to be undersized on the West side. The Functional area floor plan does call for both closets to be 8' X 10', but the actual floor plan shows the west side OI&T room as 5' X 10'. VA does require both to be a minimum of 8' X 10'. Will the 8' X 10' room be designed into the 5th floor?

Response:

8'x10'.

209. The VA requires two separate closets for OI&T on every floor, both to be a minimum of 8' X 10', one is for the voice and data service (OI&T) and the other is for security, fire alarm, nurse call, paging, etc. (FMS). The floor plans in the SFO Drawings have conflicting call outs on the OI&T closet spaces. The block diagram does show the two 8'X10' rooms, but the room names show one room as electrical and one as OI&T.

Response:

This item will be deferred until the post award design activity.

210. Will the VA provide to each developer allowance amounts to include in their proposals for property taxes, property insurance and facility utility costs? If the developers have to estimate these costs to include in the rent, they take on a significant amount of risk and will be inclined to greatly pad these costs to differ that risk. These padded costs for taxes, insurance and utilities make the developer's price proposals less competitive and can vary widely from developer to developer. If each developer carried the same allowance for taxes, insurance and utilities from the VA, all of the proposals to the VA could be compared on a more level basis.

Response:

Not at this time.