

Redding, CA
Community Based Outpatient Clinic (CBOC)
VA101-15-R-0187

Question Answer Matrix

No.	Questions	Answer	Clarification Number
1	Respectfully requesting confirmation if permanent perimeter fencing is required for the Redding facility?	Perimeter fencing is not required. See Amendment No. 4.	1
2	Section 3.14.2 requests that Fourteen (14%) be deducted from inside gross area for corridors and circulation. Since this a single tenancy building and the public corridors and entrance lobbies have already been deducted, by definition of NUSF, why are we being requested to deduct an additional 14% for corridors exclusively used by the VA?	Offeelor to review Section 3.14.2, 4.2.3 and conceptual plans. Yes, 3.14.2 requests 14% inside gross area for corridors and circulation. See Section 4.2.3D for NUSF information on Public Corridors and entrance lobbies which are separate from the corridors and circulation noted above. See also the "First Floor NUSF Plan.	1
3	Section 5.4.2 states that smoking shelters must be heated, air conditioned, and equipped with ventilation and an automatic fire sprinkler system. VA clinics in similar climates do not require that the smoking shelters be heated and cooled. Is it a high priority for the smoking shelter to be enclosed, heated, and cooled, or may it be unconditioned and provide alternate means of ventilation and fire suppression?	The smoking shelter requirement has been removed from this SFO. See Amendment No. 4.	1
4	Section 5.4.3 states that the walkway connecting the smoking shelter to the nearest building entry must be covered with a solid roof structure or canopy. The 50'-0" minimum required distance from any entry, along with the requirement to keep out of view from the main roadway, results in a walkway that tends toward something long and indirect that does not adhere easily to the overall VA design aesthetic. Is covering a high priority, or may the walkway remain uncovered?	The smoking shelter requirement has been removed from this SFO. See Amendment No. 4.	1
5	Section 1.1 and Section 5.2.9 require the greater of 520 parking spaces, of which 7% are required to be accessible. According to standards set forth in the 2017 revised version of PG-18-13, accessible parking spaces must be 1% greater than the Architectural Barriers Act Accessibility Standards (ABAAS) requirement of 10 percent. This leads us to believe we are required to provide a minimum of 10% accessible parking stalls to meet ABAAS standards, plus 1% to meet VA standards. Is 11% the correct assumption?	Accessible parking spaces shall be 10%. See Amendment No. 4	1
6	Section 7.15.1 requires the use of vertical blinds or horizontal blinds. Is this the intention instead of roller shades? If so, could this be added to Schedule C, so that a unit cost could be provided? Roller Shades would be particularly beneficial in the Lobby.	See Amendment No. 4.	1
7	Section 6.1.5 Lateral Forces of the SFO says, "VA classifies CBOC's as "essential" or "critical" facilities." It also refers to VA Seismic Design Requirements H-18-8 which classifies CBOC's as ancillary structures in Table 7 which are not essential or critical. Please confirm H-18-8 governs.	Table 7 governs.	1
8	Section 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?	Use surface sliding doors with the best STC rating available. For example: AD systems makes a healthcare barn door, with a STC of 39. See link to website: http://specadsystems.com/	1
9	Per SFO Section 6.7.8 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 NFPA70 and 99." However heading for SFO 6.7.8 –Also refers to Type 1 for Critical or life support. Is the system to be Type 3? What Type of EES shall be provided? Also 6.7.9 has section A Emergency Systems intentionally deleted. Is the intent to not have an essential electrical system and just provide normal power?	See Amendment No. 4.	1
10	General: Since this is a leased facility can we assume that the VA Master Specifications are only required when the SFO or SFO referenced design guide or manual specifically references them? In our opinion they are written for acute care, VA maintained facilities and would add significant cost to the project. (This clarification has been approved on all of the of the VA leased projects we have proposed on.)	Correct. IBC elsewhere.	1
11	General: Are there any Bariatric rated toilets or special door widths required that are not called out in the SFO or conceptual drawings?	Schedule C has been revised. Bariatric toilets should be installed in the ADA accessible toilets. The partitions should be Phenolic Core, ceiling hung. Figure 40 LF per stall. See Amendment No. 4.	1
12	Section 7.14.1 Toilet Partitions, stainless steel is requested. Solid Phenolic has a more appealing look and is not subject to dents. What is the VA preference?	See response to Question #11	1
13	Generator is required. Please confirm.	Generator is not required. See Amendment No. 4.	1
14	If a generator is required, then we will need two transfer switches: life safety branch & emergency standby branch per 6.7.9. Please confirm.	Use of Automatic Transfer Switches (ATS) will be required.	1
15	Will the VA consider a site that IS WITHIN THE DELINEATED AREA, but is not one of the 4 initial sites approved several months ago?	See Amendment No. 2	1
16	I cannot locate the document that specifies the setbacks. Can tell me in which document I can find that information?	Setbacks are prescribed by the AHJ and the IBC. Refer also to section 5.2.3 in the SFO. Please reference VA Physical Security Design Manual – Life-Safety Protected.	1

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17	Page 211, section 8.7 states that the Government will provide security during duty hours...then states that, "The Lessor shall be responsible for providing security to prevent unauthorized entry after normal working hours." Can we please clarify to what degree "providing security" is to be taken? Does this imply a full time security person on site after hours? Or does this imply the IDS, SSTV and other measures in place without the need for security personnel on site?	After hours security means cameras, etc., not a physical security guard manning the premises.	1
18	Will the VA permit an expanded Canteen kitchen and general area, at Offeror's expense, to provide for the possibility of an outside vendor providing food service on a permanent basis for both Staff and Patrons of the facility?	If the Offeror wants to build a dining service in their building at the Lessor's expense, that's their option. The space should not be a component of the NUSF.	1
19	The SFO codes call for compliance with ASHRAE 90.1-2013, page 77 of 222. Page 79 of 222, "Mandatory Provisions for Energy Conservation" calls for "Reduction in Energy Cost Budget by 30% over the Baseline performance rating of ASHRAE 90.1 – 2004.	Both sets or criteria must be met.	1
20	Section 6.4.10 CHILLED WATER SYSTEMS is deleted (page 135 of 222). Achievement of either ASHRAE 90.1 – 2013 or ASHRAE 90.1 – 2004 will most likely require the use of a chilled water system. Please advise if this type of system can be used for this site.	The use of a chilled water system in conjunction with the air distribution outlined in the RFP would be acceptable. The proposed system must include any addition space required for a chilled water system without compromising the existing program and must comply with all VA requirements for a chilled water system.	1
21	Based on VA Directive 7712, will an independent third-party fire protection code reviewer be required from a fire protection engineer who is not associated with the design team? The project will be reviewed for life-safety by the local building department. If so who will select and pay for this third-party reviewer?	Directive 7712 is for delegated construction projects. Not leases managed by CFM. As such, the Directive does not apply to this lease.	1
22	Doors and Hardware: Schedule "E" does not conform to VA Guide PG-18-14, issued April 10, 2017. Does the newer version of PG-18-14 apply, and if so there are many conflicts in door sizes, types and hardware. Unless, the VA is prepared to reissue Schedule "E" in conformance with VA Guide PG-18-14, we suggest allowing the teams to complete pricing based on the current Schedule "E" and the reconciliation could occur post award with a Change Order.	Use the definitions already established in Schedule E. Any discrepancies with the new Guide will be reconciled during post award design.	1
23	Please clarify if all curtainwall is to be in the shell cost or if it is covered under Schedule C?	Curtainwall is a shell cost.	1
24	Schedule C for solicitation VA101-15-R-0187 lists hardware set HW121 and there is no description for that set in Schedule E. Can a description for the set be provided?	HW 121 is not used.	1
25	Vault Door - a) Does the VA Redding not require a vault door and day gate for the narcotics storage (STOR/SECURED ID111)? Schedule C provides the Pharmacy Vault Door (item 38) and Schedule E provides the Pharmacy Vault Door (Door Type 30), however, the SFO deleted the vault door (SFO 7.3.5). If no vault door is being provided, what are the requirements for the door (s) to be provided?	Vault door is required.	1
26	Vault Door - b) Additionally, there is a second location in Schedule E for Door Type 30 at Safe 1C204 (SSS01). If no vault door is being provided, what are the requirements for the door at this location?	Provide vault door.	1
27	Automatic Doors - a) The SFO states that "Single use restrooms indicated on the drawings shall have automatic door operators". There are no single use restrooms indicated on the bridging documents to have automatic door operator. Please provide direction as to which single use restrooms (if any) are to have automatic door operators. Or since no locations were indicated, are they not required?	All single use toilet rooms indicated on drawings shall have automatic door operators.	1
28	Automatic Doors - b) The SFO states that "Automatic doors are required at locations indicated in the conceptual drawings and door schedule. There are no locations indicated on the bridging document floor plan. Schedule E provides (4) hardware groups with automatic door openers (HW 120, HW 124, HW 126, and HW 129). Of these four groups, only one of them is used (HW 129). There is only one location identified in Schedule E for this hardware group, which is at IV Prep ID112 (PHIV3). Are there other locations that require automatic doors? If so, what locations?	Provide as indicated on conceptual drawing. Example: See "Vestibule". Use HW 129.	1
29	Window Sills (SFO 6.2.6.B). The SFO requires that "Window sills/stools shall be a minimum of 18" above finished floor. It is assumed that direction may come from the building code requirement that glazing from 0 to 18" is required to be safety glazing (See 2016 CBC 2406.4.3). Since the glazing is required to meet blast for VA projects, is it acceptable to provide glazing that extends to the floor line?	Refer to the SFO for Window Sill height perscribed.	1
30	Safe 1C204. We have not been able to locate construction requirements for Safe 1C204. Based on Schedule E, this room is to receive VA Door Type 30 (Vault Door). Is this room being used to store weapons? It appears to be similar to what is provided at the VA Chico, which we were informed by the VA that the Safe room was for weapons storage. If this is the case, the Security Requirements for Special Areas Table (See SFO 4.2.4.G) has omitted the Weapon Storage / Armory which would typically require the wall construction of the room to meet the requirements of item 2: Walls in which the interior partitions may be solid 4-inch CMU or metal stud with security mesh. Is the above mentioned function the intent of the room and/or are the walls to be constructed meeting the requirements of SFO 4.2.4.G item 2: Walls?	The conceptaul drawing has been revised. See Amendment No. 4.	1
31	Main Computer Room (MCR). Previous VA project that we have worked on have not required access flooring at the Main Computer Room. SFO 6.8.2.K item 6 requires access flooring (thus also requiring the slab in this room to be depressed). Please confirm that the intent is that VA Redding will have access flooring.	Intent is to have access flooring	1

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32	Partitions – Schedule C. Partition types listed in Schedule C do not necessarily meet the conditions of all the wall types required in the project (i.e. ballistic walls, security walls, full height sound-conditioning (acoustic – STC rated) partitions, fire rated security (full height), fire rated ballistic (full height), fire rated acoustic (full height), lead-lined, lead-lined acoustic (full-height), etc. These are partition types required in the SFO or Physical Securities manuals. Will these partition types be added to Schedule C?	Refer to Schedule C for Partition types.	1
33	Access Control. Card readers are not listed in the Schedule E hardware groups nor on the bridging document drawings. Schedule E 1.3.9 says to “Provide and install card readers where indicated”. Will the VA indicate door locations required to have access control (card readers) and hardware groups where these pertain?	Refer to PG-18-14 for access control and card readers.	1
34	Door Hardware. Both Schedule E and PG-18-14 apply to the project. However, there are conflicts between the two documents. For example: Main Computer Room (COMC1) - Schedule E requires HW 13 (Butts as required and Lock F86 (which is a storeroom lock) - PG-18-14 requires SH3D, which is a security door hardware type. There is no specific information in PG-18-14 as to what SH3D is, however, SH3 requires and electric lockset. Which document takes precedent in determining door hardware? Is there another document that provides further definition of the hardware types (i.e. what is the difference between SH3 and SH3D?	Refer to PG-18-14.	1
35	Sch. C, No. 94 – 0 Qty. is listed for AT(SP) Acoustical Ceiling with Sprayed Plastic Finish. However, AT(SP) is shown of Sch. E. Should a qty. be added to Sch. C?	Refer to PG-18-14	1
36	Sch. C, No. 103 – 0 Qty. is listed for CP- Carpet, without cushion Broadloom. However, CP is shown on Sch. E. Should the abbreviation on Sch. E be CPT?	Abreviaton should be CPT. Updated in Schedule E. See Amendment No. 4.	1
37	Sch. C, No. 104 – Has 8,620 SY listed for CPT- Carpet tile. However, CPT is not on Sch. E. Should CP on Sch. E be CPT?	Abreviaton should be CPT.Updated in Schedule E. See Amendment No. 4.	1
38	Sch. C, No. 105 & 106- 0 Qty. is listed for CT- Ceramic Tile, Wall & Floor. However, CT is shown on Sch. E. Should a qty. be added to Sch. C?	CT Wall and Floor quantity updated in Schedule C. See Amendment No. 4.	1
39	Sch. C, No. 122 & 123 – 0 Qty. is listed for W- Wallcovering, Vinyl Coated Fabric. However, GWB-W is shown on Sch. E. If GWB-W is not the abbreviation for this, what does this (GWB-W) abbreviation stand for? Should a qty. be added to Sch. C for wallcovering? Should Sch. C items No. 122 and 123 both be W- Wallcovering, Vinyl Coated Fabric?	Quantities updated in Schedule C. See Amendment No. 4.	1
40	Sch. C, No. 125- has 250 SY listed for Wallcovering, PVC, Protective (WP). However, WP is not shown on Sch. E. Should this be added the Sch. E?	Delete reference to WP, not in project. See Amendment No. 4.	1
41	Sch. C, No. 130- has 100 LF listed for Chairrail. SFO 7.11.1 –States to provide chair rail at locations indicated on Sch. C. However, chair rail is not shown on Sch. E and locations are not listed on Sch. C. Will chair rail be included in this project?	Quantities updated in Schedule C & E. See Amendment No. 4.	1
42	SFO 7.11.1 – asks for Wall Guards (Crash Rails). However, there is not a line item for this in Sch. C. Should this be added to Sch. C?	Schedule C has been revised. See Amendment No. 4.	1
43	Sch. C, No. 132- Has corner Guards at 8'-0" high. SFO 7.11.2, has corner guards as full height. Should these be priced as full height?	Corner guard should be full height.	1
44	Corner Guards – Please confirm that ‘flush’ mounted corner guards means recessed, not surface mounted?	Flush mounted corner guard means recessed and not surface mounted.	1
45	Toilet Partitions – There is no line item for this on Sch. C. Should this be added to Sch. C?	Schedule C has been revised. See Amendment No. 4.	1
46	Windows. Sch. C lists only aluminum frame windows, but no hollow metal frame windows. Should there be a line item added to Sch. C for hollow metal window frames?	Yes, there should HM window frames, see #51	1
47	Windows. Sch. C lists (1) location for an 8' x 4' copper lined window. CT, General Radiology, and Rad/Fluoro rooms typically only require lead shielding. Copper shielding would typically be required at MRI rooms, but there is not an MRI room in this project. At what location does this pertain to?	Delete reference, not in project.	1
48	Doors. Per SFO 7.16, Holding Room door should “contain a shatterproof observation window in the door”. This would be equivalent to VA door type 37/38. Schedule E indicates this door as type 22. Is this intended to be type 37/38? If so, will this door type be added to Schedule C?	Door per Schedule C and type 22. Schedule C has been revised. See Amendment No. 4.	1
49	Schedule C has no provisions for full lite glass doors. Will this be added to Schedule C?	No full lite glass doors in project.	1
50	Schedule C has no provisions for sidelites. Will this be added to Schedule C?	Yes, updated in Schedule C. See Amendment No. 4.	1
51	Schedule C provides aluminum framed lead lined windows. Typically, we use hollow metal frames at lead lined windows. Will this be added to Schedule C?	Window should be steel, not aluminum. Schedule C has been revised. See Amendment No. 4	1
52	Countertops (SFO 7.13.1). 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.	Confirmed.	1
53	Window Blinds are listed in Sch. C, No. 138 and SFO 7.15. No Cloth Shades are in the project.	Schedule C has been revised. See Amendment No. 4.	1
54	Schedule C for solicitation VA101-15-R-0187 has “Curtainwall” as one of the items to be priced. Please clarify if curtainwall on the exterior of the building is part of the shell cost or to be priced by Schedule C. The quantity of curtainwall is also significantly greater than the amount shown in the VA supplied drawings. Please clarify that the quantity is correct and should be priced in “LF” and not “SF”.	Schedule C has been revised. See Amendment No. 4.	1