

**Request for Information (RFI) Tracking Log**  
**Solicitation: 36C248-18-R0876**  
**Project: 546-132**  
**Title: Design Build Construct 500 Space Expandable Parking Garage– Miami VA**

**Phase I**  
**Dated 7-10-18**

RFI NBR	Question/ Response	Company Submitted By
1.	The Scope of Work is saying the garage is going on the NW side of the West parking lot but the drawing you all included clearly shows the VA wants it in the SE corner of the West parking lot, which was the VA's preference previously. Please advise.	Hernandez Consulting & Construction (HCC)
	<b>VA Response: Vendor can only consider the northwest side of the parking lot near the water tower.</b>	
2.	Reference the "PROPOSAL PREPARATION AND EVALUATION INFORMATION" document, Item 2 – Phase 1 Evaluation Factors and Proposal Requirements. Under Factor 2, Sub-Factor 2(b): Please confirm that this entire section has a total of a 20-page limitation when combined with section (e), the A-E SF330s, and that overall Factor 2 has a page limitation of 30 pages total.	Jarrett Construction Company (JCC)
	<b>VA Response: Yes</b>	
3.	The SF1442 states that a Bid Guarantee is required. Please confirm that a Bid Guarantee is not required until Phase 2 submission.	JCC
	<b>VA Response: Confirmed</b>	
4.	Where in the proposal should we place the EMR information? The Proposal Preparation and Evaluation instructions outlines EMR information as belonging in Tab A. General Information> (10) EMR but also mentions EMR information in Factor 4: Project Planning/Safety (Tab E) – (Narrative 5 pages max) excluding EMR.	JCC
	<b>VA Response: EMR is expected in factor 4-tab E and in addition to project planning/safety.</b>	
5	Please confirm that the proposed location for the new parking garage is the North West corner of the West Parking Lot as noted in scope of work under Project Requirements verses the circled area noted on the Site Plan A-1 as the "Proposed S.C.I.P Location of New Parking Garage" ;(Solicitation Attachment 36C24818R0876-007.pdf). Is the desired location for this solicitation the NW corner of the west parking lot?	JCC
	<b>VA Response: see question 1.</b>	

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6	Please provide the as-built/record drawings for the construction of the new elevated water tank which show the underground utilities (power, controls, grounding, and underground domestic water piping and valves) and the structural drawings for the extent of the footings supporting the elevated tower.	JCC
	VA Response: Drawings provided	
7	Please provide the as-built/record drawings for the underground utility systems located within the NW corner of the West Parking Lot.	JCC
	VA Response: Drawing will be provided if available. Contractor shall still do their own study in addition to drawings provided.	
8	Do we need to design the elevators for Medical Emergency?	JCC
	VA Response: Yes, must be able to hold a stretcher.	
9	The solicitation notes that our design shall incorporate deductive alternates in the amount of 10% of the base bid. Please advise on how you would like us to list the deductive alternates and if you want to standardize (make them the same for all) the deductive alternates?	JCC
	VA Response: The deduct alternates are designed to keep the project on budget. The contractor will provide alternative that equal 10% for the government to choose what not to build if necessary. Standardization is not necessary.	
10	The solicitation notes the requirement for a Network Analysis (CPM) consultant for developing the project schedule with the standard VA precedence diagramming requirements that is normally used for major construction projects which involve numerous phasing restraints with complex construction and complex utility support systems which for a healthcare facility is required. For a parking garage this type of schedule service is expensive, and we find that most general contractors can provide standard (P6) Primavera computer generated schedules with enough details to easily manage and control the overall project schedule. Is it acceptable to provide a detailed <u>contractor generated</u> CPM schedule based on P6 Primavera software?	JCC
	VA Response: It is acceptable to provide the schedule in an off the shelf software format such as MS Project or similar product.	

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11	The solicitation doesn't note the requirement for designing and installing a lightning protection system for the garage. Are we to include the design and installation of a lightning protection system?	JCC
	VA Response: Yes please include.	
12	If a lightning protection system is required, does the existing facility have a current UL Master Labeled System?	JCC
	VA Response: Yes	
13	The solicitation notes that our design shall include "necessary security measures". We understand that the project requires the installation of a security camera system which will provide full coverage of the parking garage along with emergency call phones and suicide prevention measures for the perimeter of the garage. Are there any additional security measures that we are to incorporate into the project?	JCC
	VA Response: No. Security cameras must be tied into Police Service for monitoring.	
14	The solicitation notes that we have to use a consultant for conducting Risk Analysis and to provide any previous Risk Analysis on the A/E. Would it be acceptable to provide information on the A/E's performance on previous VA Parking Garages verses a formal risk analysis?	JCC
	VA Response: A formal risk analysis is still required as stated.	
15	Please provide one of the VA's latest flow test reports for either a fire hydrant located close to the proposed garage site or one for one of the VA's new construction projects, like the Fisher House.	JCC
	VA Response: See attached Annual Hydrant Report.	
16	Please advise if the existing facility fire alarm system is a voice based system or a bell/chime/strobe type system?	JCC
	VA Response: It's a bell chime strobe type system	

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17	The solicitation notes that that our construction drawings shall include “Asbestos abatement drawings including site demolition plans and floor plans indication asbestos abatement method.” Please provide information on any materials or areas within the site or existing buildings where asbestos abatement will be required? In addition, please advise if there are any known site contamination issues that we will need to address with DERM?	JCC
	VA Response: This is a site not in a building. There are no known site contaminations in the project area that we are aware of.	
18	The solicitation notes that our construction schedule shall be based on a Monday-Friday 7am to 3:30pm and no work on Federal Holidays. We have found that working on a parking garage with delivery of materials and lifting and swinging of materials sometimes requires working outside the noted hours to minimize the operational impacts to the facility and access to the construction site with large structural members. Please clarify if it would be acceptable to schedule work related to material deliveries and erection of the garage supersaturate can be scheduled outside the noted working hours and any restriction on the work hours which are outside those that are noted?	JCC
	VA Response: Please propose the hours you are considering and VA will approve or disapprove on a case by case basis.	
19	Please advise if there are any utility easements located along the property lines or through the surface parking lots for the West Parking Lot?	JCC
	VA Response: Yes. Florida Power and Light.	
20	Please advise if the VA requires a monitored Post Indicator Valve (PIV) on the new fire main that will serve the parking garage?	JCC
	VA Response: Yes	

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21	The Statement of Work (SOW) notes that the garage shall be designed for a capacity of 500 spaces with a future expansion up to 750 spaces. Please advise if the number of spaces noted shall incorporate a certain percentage of accessible parking spaces and if we are to incorporate any Van accessible spaces?	JCC
	VA Response: Yes it should follow the guidelines in the VA design manual; see question 35.	
22	If handicap / accessible spaces are required, what percentage of each, or how many of each are we are to incorporate into the design?	JCC
	VA Response: Yes it should follow the guidelines in the VA design manual see question 35	
23	Please confirm that the number of spaces (500 and 750) are NET spaces, 500 and 750 in addition to what is currently existing.	JCC
	VA Response: Yes confirmed	
24	The Project Requirements notes that the design shall include at least two elevators and three stairwells in one area and then notes two stairwells (instead of three) at another item. I am pretty sure that a 500-space parking deck will require 3 stairwells in order to meet code. Please clarify the number of stairwells the VA is requesting for this project?	JCC
	VA Response: Please follow design code.	
25	The Project Requirements notes a requirement for perimeter landscaping. Please clarify the extent of landscaping required since it will decrease the number of parking spaces in the adjacent surface lot.	JCC
	VA Response: Provide minimal landscaping so as not to reduce parking spaces.	
26	If perimeter landscaping is required please advise if an automatic irrigation system is required?	JCC
	VA Response: If the size requires underground sprinklers for maintenance; yes, if not then no.	

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27	The Project Requirements notes that the design shall include suicide fencing on the upper levels of the parking garage. Please clarify the fall height which would require suicide fencing, i.e., areas where the fall height is greater than 8 ft.	JCC
	<b>VA Response: All floors above the ground floor. Once the fall danger is greater than 8 Feet</b>	
28	The Project Requirements notes that the design for the security camera system shall use the latest Pelco cameras with not less than 2 MP and to provide PZT cameras. How many PTZ cameras are we to provide? Are they to ALL be PTZ, or just a select number?	JCC
	<b>VA Response: Just a select number. Provide no less than 2 PTZ Cameras per floor.</b>	
29	Reference the Statement of Work, Section II – Scope of Work, Part 2 – Project Requirements, Bullet Item stating “All Physical Security Guidelines, including building setbacks for blast design, to be incorporated into the design.” Will this apply to the water tower also?	JCC
	<b>VA Response: Yes</b>	
30	The VA parking guidelines <u>recommends</u> 9’-0” wide parking spaces. This is a recommendation and not a requirement. It appears that the existing parking lot spaces are narrower than 9’-0”. Will a space narrower than 9’-0” be allowed in the new parking garage?	JCC
	<b>VA Response: Follow VA standard design guide.</b>	
31	If a parking space narrower than 9’-0” will be allowed, what is the minimum width that will be acceptable to the VA?	JCC
	<b>VA Response: Follow VA standard design guide.</b>	
32	Will storm water retention on site be required for this project?	JCC
	<b>VA Response: Yes</b>	
33	If storm water retention is required, will it be subject to Florida Water Management District permitting?	JCC
	<b>VA Response: Yes</b>	

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34	Will the VA allow us to relocate the primary entrance to the northern entry to the parking lot and close off the center entrance?	JCC																						
	VA Response: Only if necessary. If so, a proposal with details of impact to parking spaces and moving the entrance gate will require approval from the VA.																							
35	<p>During the site visit it was noted that the VA Parking Design Manual outlines specific guidelines for accessible parking spaces that differs from IBC and other design standards for the number of accessible parking spaces and recommends that 3% of the total parking provided should be accessible. The VA Design Manual also provides a detailed chart which outlines the minimum number of accessible spaces which need to be provided. It was recommended that the proposed designs comply with the table in the manual. Below is a cut and paste from the VA’s Design Manual on the minimum number of accessible parking spaces. Please confirm that the design shall incorporate the information noted in the table below.</p> <table><tr><th>Total Number of Parking Spaces Provided in Parking Facility</th><th>Minimum Number of Required Accessible Parking Spaces Excluding SCI Facilities</th></tr><tr><td>1 to 25</td><td>1</td></tr><tr><td>26 to 50</td><td>2</td></tr><tr><td>51 to 75</td><td>3</td></tr><tr><td>76 to 100</td><td>4</td></tr><tr><td>101 to 150</td><td>5</td></tr><tr><td>151 to 200</td><td>6</td></tr><tr><td>201 to 300</td><td>9</td></tr><tr><td>301 to 400</td><td>12</td></tr><tr><td>401 to 500</td><td>15</td></tr><tr><td>501 and over</td><td>3 percent of total</td></tr></table>	Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces Excluding SCI Facilities	1 to 25	1	26 to 50	2	51 to 75	3	76 to 100	4	101 to 150	5	151 to 200	6	201 to 300	9	301 to 400	12	401 to 500	15	501 and over	3 percent of total	JCC
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	VA Response: Yes follow VA design Manual																							

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36	Comments made during the site visit indicated the desired capacity for new garage to be designed for 500 spaces, expandable to 750 spaces, not counting the ground level parking. Please confirm if ground level parking spaces within the garage are to be excluded from the capacity count.	Pointer Construction Group (PCG)
	<b>VA Response: Yes. Provide net gain of 500 spaces.</b>	
37	The Site Plan provided within the “Consolidated Drawing” attachment in the Solicitation identifies the Southeast quadrant of the West parking lot, adjacent to the Fisher House, as the proposed location for the new Parking Garage. During the site visit, comments were made identifying the Southwest quadrant as the location preferred by upper Management, but Contractors were encouraged to propose alternate locations if advantageous to the Government. At the end of the meeting, verbal direction was provided the garage should be located in the Northwest quadrant of the West parking lot to minimize conflicts with existing underground utilities. Please confirm the preferred location for the new parking garage.	PCG
	<b>VA Response: The Northwest near the water tower is the location for the garage.</b>	
38	Please provide any available plans for the Water Tower to specifically include foundation, underground utilities and geo-technical surveys/reports.	PCG
	<b>VA Response: See attached.</b>	
39	Please provide a current copy of the facility Parking Plans identifying the total number of existing parking spaces along with the total number of Accessible spaces.	PCG
	<b>VA Response: See attached.</b>	
40	Please advise if any off-site Traffic Impact Studies have been performed by the VA to date and advise if such studies should be anticipated as a requirement for this solicitation.	PCG
	<b>VA Response: No.</b>	
41	Has the VA performed a Parking Study and if so, will the findings be shared with the potential Design-Build Contractors?	PCG
	<b>VA Response: See attached.</b>	
42	Please define the primary use of the proposed parking garage (i.e. Employee vs. Patient/Visitor).	PCG
	<b>VA Response: For patients and visitor parking.</b>	



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43	Does the Miami VAMC have a Facility Master Plan that should be considered/coordinated with the development of the proposed Parking Garage? If so, please provide.	PCG
	VA Response: No	
44	During the site visit, it was stated that Dedicated SCI/D Parking Requirements are satisfied through existing surface parking. Please confirm if requirements for SCI/D parking should be considered in the new Parking Garage Design	PCG
	VA Response: No.	
45	Please advise if the parking requirements for the facility Community Living Center are currently met through existing surface parking or if these requirements should be considered in the new Parking Garage Design?	PCG
	VA Response: Not necessary to consider CLC parking.	
46	Does the VA anticipate any changes to the current security check point as a result of this project?	PCG
	VA Response: It is possible if necessary to propose detailed changes to the entrance and security checkpoint for VA's approval.	