

Department of Veterans Affairs

RLP No. VA101-17-R-0348

Mental Health and Recovery Facility

Ponce, Puerto Rico

RLP Questions June 22, 2018

#	Interest Party Question:	Response
1	Can the offer due date be extended?	The offer due date was extended to July 27, 2018.
2	Section 1.04 Unique Requirements has several provisions for items that fall under the two categories, the TI and Shell spaces. Does the VA has a specific list for these requirements?	Shell requirements are defined/detailed in Section 3 of the lease (Exhibit A); Tenant Improvements in Section 5 of the Lease. Unless an item is specified as TI it should be considered shell.
3	Will the VA provide the FF&E? We will have an Interior Designer with experience in Behavioral/ Healthcare projects. We wish to know if the VA will procure FF&E? FF&E will require storage? Please be aware that the FF&E for this type of facility is very unique and requires special knowledge.	VA will provide furniture for the facility. Most fixtures will be provided in the tenant improvement allowance and installed by the contractor.
4	Who will be responsible for any FF&E installation and the coordination of same?	See Q/A #3 above.
5	Who will be responsible for Audio Visual Equipment installation and the coordination of same?	Installation and coordination of the Audio/Visual equipment will be the responsibility of the Lessor. Specifications and location of the system will be established during the design meetings following award.
6	Do We need to include Specialty Interior Lighting Consultant to the team?	That is not a requirement and at the discretion of each offeror. Design team minimum qualifications are outlined in Section 4.05 B.3.
7	Do we need to include a Signage Consultant. Interior and Exterior of the building	That is not a requirement and at the discretion of each offeror. Design team minimum qualifications are outlined in Section 4.05 B.3.
8	Are plumbing fixtures, power outlets, door and door hardware required to be "anti-ligature"	This will be determined during design and will be part of the tenant improvement allowance.
9	Do we need a Kitchen Equipment and Laundry Consultant?	That is not a requirement and at the discretion of each offeror. Design team minimum qualifications are outlined in Section 4.05 B.3.
10	What is the proposed schedule to deliver 100% Construction Documents once the project is awarded?	See Section 4.01 of the Lease (Exhibit A) for submittal deliverables.
11	Is this a mission-critical VA facility?	No, Life-Safety,
12	FGI guidelines to follow: 2014 FGI - Hospitals & Outpatient Facilities or 2014 FGI - Outpatient Psychiatric Center See Attached expanded clarification	
13	Is this facility required to meet "anti-ligature" guidelines	See Q/A #8 above.
14	Seclusion room is not in program. Is the VA opposed to having a Seclusion Suite.	Please follow the Program of Requirements in the RFP package.
15	Why do they require 20 Exam/Treatment rooms? See page 7. we are used to seeing only 1 per unit.	Please follow the Program of Requirements in the RFP package.
16	Page 4 shows 4 Data/Telecomm rooms. Is the VA opposed to turning 2 of those into Electrical closets?	Please follow the Program of Requirements in the RFP package.
17	The solicitation states that the GSA August 2012 risk management process should be used. This manual refers back to the VA's security standards. Will this facility be considered to be Mission Critical or Life-Safety in terms of security requirements?	Life-Safety.
18	What truck size shall be used for the design?	
19	The RLP calls for a generator system with enough fuel capacity to power up the building for 72 consecutive hours plus must be able to accommodate additional fueling in the event of a prolonged power outage. How much is this additional fuel capacity?	The requirement is for enough fuel to power the building for 72 hours, any additional capacity would be considered during the technical evaluation process.
20	Please provide the copy of the approved Prospectus for this RLP	The document is attached to the Q/A.
21	Please clarify section 3.06 Additional Submittals, paragraph T. Do we need to submit the "Green Globes for Sustainable Interiors Pre-Assessment Checklist", the Green Globes for Sustainable Interiors Survey" or "Green Globes for Sustainable Interiors Project Checklist"?	Please submit the Green Globes for Sustainable Interiors Pre-Assessment Checklist.
22	Is there Construction Level 4 or 5 in this project, as defined in section4.3.3 of the VA Mental Health Design Guide? If so, to which areas?	No, construction Level 4 and 5 are not required.
23	Is there a glazing requirement for exterior windows?	Please refer to FSL II requirements document.
24	Which Physical Security Standard applies for this facility?	The facility shall meet FSL II requirements which are further outlined in Appendix D.1
25	The RLP requires that a 10 day water supply reserve be provided for the facility and the documents state a quantity of 25,000 gallons of water. A normal installation like this will require approximately 150 gallons per bed per day which will add up to a lot more than the 25,000 plus the cooling towers consumption for the same ten days. Please clarify what is the final requirement.	The requirement is for a 25,000 gallon water cistern.
26	The project requires a "Green Globes for New Construction" certification, but the required checklist as per paragraph 3.06 of the RLP is for the "Green Globes Sustainable Interiors" certification. Can you please clarify which certification and/or checklist we shall use?	For submittals that plan on meeting the requirement with new construction, Green Globes for New Construction must be provided.
27	When is the pre-bid conference? It was supposed to within 3 weeks of the issuance of the RLP.	Held on June 14, 2018.
28	Because the Pre-Bid conference has not been scheduled, can the question period be extended?	No. Questions due on 6/22/18
29	Because the Pre-Bid conference has not been scheduled, can the offer due date be extended?	See response #1
30	Please clarify section 3.06 Additional Submittals, paragraph T. Do we need to submit the "Green Globes for Sustainable Interiors Pre-Assessment Checklist", the Green Globes for Sustainable Interiors Survey" or "Green Globes for Sustainable Interiors Project Checklist"?	See Q/A #21 above.
31	The project requires a "Green Globes for New Construction" certification, but the required checklist is for the "Green Globes Sustainable Interiors" certification. Can you please clarify which certification and/or checklist we shall use?	See Q/A #26 above.
32	Please define site location and time of the pre-bid conference that will be held regarding this solicitation so that we can notify Public Properties as required in the RLP.	Pre-bid will be conducted virtually on June 14, 2018
33	Time Schedule for delivery of the facility is not clearly specified in the RLP. Please clarify process with a flow chart or other graphical means.	The estimated occupancy date is summer of 2020.

34	The RLP says that there are seven sites that have been qualified by the market study conducted by VA. The following questions are presented: a. Please indicate the site preferred by VA, if such a preference has been made. b. Can any proposer submit proposals at any of the sites included in the RLP. If so, how can we obtain detailed information on the sites location, survey and topographic data for these sites? c. What are the costs for these other sites to determine proposed project cost.	Each of the seven sites is acceptable to VA; no preference. Yes. Contact the site owners directly for additional information. Site costs are to be negotiated by the developer directly with property owners Bid Bond shall be for \$100,000.00.
35	What is the amount for the Bid Bond?	The rentable square footage will differ based on the offered buildings design and efficiency. The government pays rent based on the ABOA square footage which should be 52,000.
36	The ABOA that the Government will pay for is 52,000 square feet and the common area factor will be 1.35, so the building should be 70,200 square feet?	Yes
37	If efficiencies can be found with the building design can the common area factor be less than 1.35 or is 1.35 the minimum?	No, exterior space is not a part of the square footage calculation.
38	Does INTERIOR courtyards count as common area factor square footage if they are used for meditation and treatment of patients: I did not see any specific reference to minimum parking and roadway standoff from the building. Can you specify if it is 20, 25? And where can I find that number in the documents if it is included?	Please refer to the VA design guide that is part of the RFP.
39	Is there a project program?	See Appendix A of the RLP
40	Can you provide room square feet with all space requirements?	See Appendix A of the RLP
41	Are we're going to receive any conceptual program and floor plan layout?	See Appendix B4
42	Any render requirements?	As part of the offer renderings shall be submitted.
43	Gross area showed in the program sheets is 50,456sf or 68,116sf?	Please refer to the Program for Design document.
44	How many Courtyards are required?	There is not a set number of courtyards, VA leaves that up to each individual offeror.
45	Reference to the provided program we notice there is no living & dining space room required for each room. Confirm if correct	Correct, those are shared spaces.
46	Are we going to provide any dormitory furniture or clinic furniture?	No, all furniture will be provided by the government.
47	Will this be LEED Certified? If yes, what level? Will there be Commissioning Agent Requirement?	LEED is not required for this project; Green Globes for New Construction. System Commissioning Agent details are outlined in Section 3.09 E of the Lease (Exhibit A)
48	Is there a Design Manual for Facility Security Level II (FSL II)?	See Appendix D.1
49	Which guidelines should we follow: a. Physical Security Design Manual for VA Life-Safety Protected Facilities or; b. Physical Security Design Manual for VA Mission Critical Facilities	Yes. No.
50	Given the short time table, would the government consider extending the submittal date?	See Response #1
51	Is there a date and location set for the pre-bid conference?	See Response #32
52	Is there going to be another period of questions and answers if we get a floor plan layout or specific space program for this project?	There is no plan to allow a second round of questions at this stage.
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