



Department of Veterans Affairs
RLP No. 36C10F18R0570
Community Based Outpatient Clinic
Terre Haute, Indiana

Interested Party Questions		Department of Veterans Affairs Response
1	RLP 3.02 and 4.03.C.1 reference Appendix F – Janitorial Services. Please provide as it does not appear to be included in the RLP document package unless page 16-22 of Appendix C.1 ASR applies.	This typo was corrected in RLP Amendment No. 2.
2	Is the concept plan available electronically (ie: CAD)?	A CAD file is available upon request. Requests should be submitted to mtyler@ppwashdc.com.
3	Appendix A.2 Room Contents List: Please confirm that items listed for Contractor to provide and install is to be part of the shell pricing.	Lease Sec. 3 outlines the lease's construction standards and shell components.
4	We understand NO HARD COPIES of Volumes 1 and 2. Do you want to receive a HARD COPY of a Full Set of Drawings and a few mounted Renderings (IE: Exterior Rendering, Interior Rendering, etc) ?	Hard copy drawings and renderings will be considered but are not required. If submitted, they should be sent to Public Properties, C/O Mark Tyler, 1010 Wisconsin Ave. NW, Suite 650, Washington, DC 20007.
5	Under 1.04: O. Offered space must meet Federal and Local Government requirements for fire safety, physical security, accessibility, seismic, and sustainability standards per the terms of the solicitation for offers or request for proposals. Should the VA Physical Security standards for Mission Critical or Life Safety protected building be applied to the facility? If so which one applies?	Re: security, please refer to Appendix C.2 for Facility Security Level II security requirements.
6	Will exterior elevations and/or renderings depicting the proposed building/design/architectural concept, with specific emphasis on shell-related considerations be required?	Yes -- please refer to the RLP section on Technical Evaluation Factor (A.1.).
7	In Appendix C.1 under NFPA99 is unclear. Is a separate portable generator is required for the pharmacy or will the building generator need to provide emergency power for refrigerated storage?	VA does not need a building emergency generator. Emergency power is required for safe building evacuation, and the Pharmacy requires a portable generator and UPS's.
8	Appendix C.1 states Consider ADA vs. ABA Accessibility. Will the VA Barrier Free Design guide need to be followed?	The VA Barrier Free Design Guide does not need to be followed, but should be considered where there is not a cost implication, as mentioned in C.1 ("Consider ADA vs. ABA Accessibility and where cost implication refer to VA for guidance"). For one example, VA has increased their turning radius to 66". This rule should be followed as there is not a cost implication. Small changing rooms and toilets were designed with a 66" turning radius. However, 60" radius is ADA compliant. Should there be an instance where it would cost more to move walls or plumbing, the 60" would then be accepted.
9	Will ADA parking space layout follow VA parking standards or ADA parking standards?	Parking will be ADA compliant and not follow VA standards other than the count given in Appendix C.1 for accessible spaces and van spaces.
10	Appendix C.1 states There shall not be Blast resistance as this facility will follow FSL II Security. Does this mean that the exterior shell does not need to meet the requirements of the Physical Security manual? Specifically for blast design, standoff or progressive collapse (if more than one story)?	The Physical Security manual does not apply. Please refer to Appendix C.2 for Facility Security Level II security requirements.
11	Appendix C.1 states Include sloped down ramp (semi access) and Include level access with lift capability. Will a sloped down ramp with level access meet this requirement or will a ramp and lift equipment be required?	VA requires each type of dock (sloped ramp AND level access with lift capability) rather than one dock with both capabilities.
12	Indiana does not have a "state-adopted Facility Guidelines Institute Guidelines for Design and Construction of Health Care Facilities". Indiana follows the AIA Healthcare Guidelines 2001 Ed. Should the design follow the 2018 FGI as this is in the process of being adopted by the State of Indiana?	The design must meet the most current codes at time of permitting. The design may exceed code, and if FGI 2018 is adopted by Indiana before permitting, then this should be followed and used.
13	Will the VA consider a time extension?	No -- the procurement is proceeding according to a schedule, and VA allowed more time than usual between RLP issuance and the deadline for initial offers.
14	Can you provide more detail on what should be included as common space	Lease Sec. 3.08(b) lists common areas. Lease Sec. 2.01(r) lists the appropriate measurement standard for this lease.
15	For MEP systems can you provide additional information to separate tenant improvements from shell	Lease Sec. 3 outlines shell build-out requirements in detail.
16	Is the cultural resource study described in RLP 2.13 required for an existing building?	A cultural resources study is a required submittal for all offers, including offers of existing buildings.