

Birmingham, AL – MHC Requirement (10.15.2018)  
 RLP No. – 36C10F18R0531  
 Questions and Answers Matrix

	Question	Answer
1	If we have a site that is tangent to the delineated area line but on the other side of the line, will it be considered in the delineated area?	As per the RLP, buildings that have frontage on the boundary streets are deemed to be within the delineated Area of Consideration.
2	If a property has frontage on a boundary of the delineated area and that boundary is elevated – is it considered within the delineated area?	Buildings that have frontage on the boundary streets are deemed to be within the delineated area. This still holds if the boundary street is elevated. When offers are received, VA verifies that the sites meet the delineated area requirement in the RLP.
3	On the request for a Phase 1 and cultural resources study – these are normally associated with a NEPA submission but are not required in instances where the government leases space in an existing building where there is 0 SF of land disturbance. Does VA actually want these reports for an existing building?	Phase I ESA and/or CRS are required for an existing building.
4	The RLP allows for an adjustment for operating expenses and real estate taxes; however, it is silent on an adjustment for insurance (i.e. the offeror provides an insurance cost in year one that is captured in the shell rate and there is no language that allows for adjustments in subsequent years). Would VA include an additional clause which allows for insurance adjustments after year 1?	At this time, VA does not intend to add language to the lease allowing for adjustments in insurance.
5	When does VA make the determination as to what amount of the Tenant Improvement Allowance (TIA) will be paid in lump sum and what amount will be amortized over the firm term of the lease?	At lease award, VA will make the determination as to what amount of the Tenant Improvement Allowance (TIA) will be paid in lump sum and what amount will be amortized over the firm term of the lease.  Furthermore, at any time after occupancy and during the Firm Term of the Lease, VA, at its sole discretion may elect to pay lump sum for any or all of the remaining unpaid amortized balance of the TIA.
6	Are there any building support spaces in the program that should be deducted from the rentable/ABOA area? For example, the Program for Design in Amendment 2 zeroed out the area required for a vestibule and public restrooms.	ABOA standards/definitions determine what is included in the ABOA measurement. A developer's proposed space/building determines the rentable area. The program includes VA space requirements.

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7	How much of the lobby space is to be included in the Shell? Conceptual plans intertwine lobby with waiting areas. Are waiting area finishes, ceilings, lighting, etc. part of Shell or TI?	The actual building proposed will determine whether a lobby space is ABOA or RSF. Follow ABOA standards in determining what is ABOA and what is Rentable SF. VA space requirements are listed in the Program for Design. TI covers ABOA spaces only.
8	How much of the under-slab plumbing is to be included in the Shell? Section 3.36 (of the Lease) states risers installed and ready for connections required for TIs shall be included in the shell rent. Are we to assume all rough-ins locations per the conceptual drawings or just main lines with branch sanitary lines to be part of TI?	The plumbing needed for spaces required in the Shell (i.e. drinking fountains, public restrooms, mechanical/plumbing equipment rooms, etc.) and that supports the total completed building system are Shell Costs. The costs to extend this plumbing system to support the VA required plumbing fixtures are TI (Tenant Improvements). All costs associated with increasing the line sizes of the Shell Plumbing Infrastructure to accommodate TI plumbing fixtures are considered Shell Cost and not an upcharge to TI.
9	How much of the overhead plumbing infrastructure is to be included in the Shell? Is the VA intending that one (1) main line be included in the Shell and all branch lines above ceiling and in-wall rough-ins to be part of TI?	The plumbing needed for spaces required in the Shell (i.e. drinking fountains, public restrooms, mechanical/plumbing equipment rooms, etc.) and that supports the total completed building system are Shell Costs. The costs to extend this plumbing system to support the VA required plumbing fixtures are TI (Tenant Improvements). All costs associated with increasing the line sizes of the Shell Plumbing Infrastructure to accommodate TI plumbing fixtures are considered Shell Cost and not an upcharge to TI.
10	How much of the overhead HVAC infrastructure is to be included in the Shell? Section 3.41A (of the Lease) says to provide conditioned air at rate of .75 cubic feet per minute per ABOA SF. Is the design to include only the VAV's for the Shell or are we to include the VAV's and diffusers for the conceptual plan?	All HVAC costs are part of the shell.
11	How much of the light fixtures are to be included in the Shell? Section 3.44 (of the Lease) states 1 fixture per 80 ABOA SF and Section 3.44B (of the Lease) states 10 average foot-candles. Are we only required to meet the minimal foot candles for a shell space and the balance of lighting will be part of the TI allowance?	Meeting the minimal fixture count and foot candle requirements are part of the shell, the balance of the lighting will be TI.
12	Lease Section 3.14 says fire alarm is required by codes. Section 3.48 says voice alarm is required in two story buildings and buildings with 300 plus occupants – which exceeds code. Please confirm we are to provide the voice alarm, which exceeds code since our occupant load is 324 occupants.	A voice alarm is required to meet the requirements of 3.48.

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13	Lease section 3.26 describes a Class A wall finish requirement, while code would allow a Class C finish. Please confirm we are to exceed code. Please also clarify the permanent partitions that are "necessary to surround the Space" and "corridors."	A Class A wall finish is required to meet the requirements of 3.26. "Necessary to surround the space" refers to the possibility of the proposed premises to be a multi occupancy building. Permanent Partitions are required where separation between ABOA and RSF occurs in the building.
14	Please clarify "drive-under" canopy specified in Appendix C.1 Section 2.5.2. Does the canopy need to cover two lanes of traffic or just provide cover for the passenger exit side of a vehicle?	Drive-under canopies shall extend completely over vehicular traffic lanes.
15	In Appendix C.2 it states employee parking is to be separate and controlled from the visitor parking areas. Is there a requirement for the number of total staff parking to be provided?	150
16	Is it truly the intent of Appendix C.1 Section 2.3 that all accessible parking spaces be van accessible?	Yes