

NO.	Requests for Information Re: RLP	RESPONSE
1	<p>Section 1.04I. states amenities should be 5 miles from the building and 1.05C.2. states that the building entrance should be 2,640 feet from at least 5 amenities. I believe the original ad only had the section 1.04 requirements and directly influenced my site selection. Is the section 1.05 requirement a new/additional standard for this proposal? Site selection is the first critical factor in the proposal process and we cannot proceed with clarity on these conflicting guidelines. Please clarify.</p>	<p>Issued RLP Amendment No. 1 on October 10, 2018, to resolve the ambiguity.</p>
2	<p>Contractor respectfully requests that the offer date be extended. Preparation of this offer requires an extensive amount of work, including: financing, acquiring property, designing building and site for that specific property, performing environmental site assessment, perform cultural resource study, etc. There is not enough time provided to complete all of that.</p>	<p>We will extend the offer due date to November 27, 2018.</p>
	<p>"Past Performance will be considered for the Offeror (inclusive of the offering entity, predecessor companies, and key personnel)." Factor 2, Area of Consideration B requests qualifications of the Design Team and General Contractor. I respectfully request that Area of Consideration A allow the inclusion of Past Performance of the Design Team and General Contractor. As written, the Request for Lease Proposals requests the qualifications of the Design Team and General Contractor, but does not ask for their Past Performance. The Past Performance of the Design Team and General Contractor are very critical on a project such as this. It should also be noted that the example table provided in this section identifies entities other than the offeror submitting PPQs.</p>	<p>VA will be considering the design team and general contractor's experience in the award decision using the forms 330 and 527.</p>
3	<p>Past Performance Questionnaire' is identified as "Form 330." This appears to be referring to the SF 330, which is the 'Architect-Engineer Qualifications' form. The Past Performance Questionnaire is un-numbered, and titled "ORP Past Performance Questionnaire – July 2018." Please confirm.</p>	<p>The SF-330 are the Architect-Engineer Qualifications Forms indicated in the document name: 29 36C10F18R0462 AE Qualifications 330. The Past Performance Questionnaire is unnumbered.</p>
4	<p>The Architect-Engineer Qualifications Form is identified as Form 527. However, the A-E Qualifications Form is actually the SF 330, while the General Contractor's Qualifications and Financial Information is GSA Form 527. Please confirm.</p>	<p>Yes, the Form 527 is for the Contractor's Qualifications and Financial Information as indicated in the document name: 30 36C10F18R0462 Contractor Qualifications 527</p>

5	Teaming Information, 'Joint Venture Eligibility' refers to RLP Section 2.13 for instructions for this submittal. However, Section 2.13 is titled 'Cultural Resources Study'. Please clarify which section Offerors should refer to for the needed information for this part of the submittal.	RLP Paragraph 4.04 AWARD BASED ON BEST VAUE (VA JUL 2018), FACTOR 4 SOCIO-ECONOMIC STATUS, Joint Venture, page 30 (33rd page of the document)
6	Please confirm that subsection T is referencing Green Globes for New Construction (NC)	Yes, the plain language says, "T. For projects 10,000 RSF and above, the Offeror must provide documentation of the proposed GREEN GLOBES® FOR NEW CONSTRUCTION (GG®-NC) credits for Two Green Globes level certification."
7	States the following: "The Offeror must provide a Green Globes® for â Along with the proposed Green Globes® SI checklist, the Offeror shall submit a brief statement outlining how each of the Credits proposed on the scorecard or checklist will be achieved." It appears that a word or phrase is missing which would describe what is to be provided along with the GG SI checklist. Please clarify this requirement. Is this subsection U referring to the Tenant Finish requirement in the Lease agreement?	The RLP will be amended to delete the requirement for Green Globes® SI.
8	Description refers to "the following lists." Where is this list provided? Is it the last sentence with Healthcare, Behavioral Health and Lab?	Yes.
9	Lists STC rating as 37 and Appendix C page 7 lists the STC rating of 45 for specific spaces. Please clarify.	5.09 provides for a minimum of STC-37 rating. Appendix C calls for a higher rating for some rooms: Achieve STC 45 minimum in patient specifics areas, including exam, consult, treatment, procedural, group, conference rooms, and management offices. Others may be reflected in the final design intent drawings. For rooms not named above, the rating will be a minimum of STC-37. All of these partition costs are TI costs. The machinery room need to be a minimum of STC-45, and that is a shell cost.
10	Lists ceilings as hard lids in restrooms and corridors. We understand the restroom requirement, but the corridors typically require access. Please clarify.	The entire building must have a 2 x 2 or 2 x 4 grid with acoustic tile and 2 x 2 or 2 x 4 fluorescent light fixtures that is shell. Anything beyond that is a TI cost. All design guides for individual spaces should be adhered to.
11	Is the entire building planned to be a Business Occupancy or is part of it planned to be Institutional?	Yes, this facility functions as a medical clinic as allowable by Business Occupancy.

12	Will the Procedure rooms, or the HVAC system serving them, be required to be connected to emergency power? They are not specifically called out in the documents?	Procedure rooms will not require emergency power. Emergency power is required for life safety purposes and specific rooms such as IT rooms and closets and refrigerators with Labs and Pharmacies. Per NFPA 70, 99, 101 these areas require both life safety and critical healthcare load power, which indicates a need for emergency power. The final design may indicate other areas to be connected, and those will be TI costs.
13	The last page indicates that "5 pages follow." However, there are no more pages. Please clarify or provide the additional pages that are missing.	The 5 pages are Exhibit I, the wage rate determination.
14	Wage Scale Decision Number MT180064, Refers to Missoula Montana instead of Cape Girardeau, MO. Please provide the wage determination for Cape Girardeau, MO.	The Cape Girardeau County wage rate determination was updated on October 12, 2018, and the RLP will be amended to include the updated document.
15	Any exterior covered walkways required at Mobile MRI slot?	Appendix C addresses this topic.
16	Emergency canopy Porte-Cochere – Is there a need for such at an emergency egress to the building?	Per code, emergency egress lighting is required. A covered drop off is required as part of Appendix C.
17	Front entry covering of walkway leading to public egress?	A canopy may be requested by medical center, and it would be TI.
18	Front entry covered area over parking aisle to allow drop off and pick up covered from elements at the main entry?	See Appendix C. Porte-cochere drop off is not required. All primary public entrances to comply with ATRP.
19	Is there a preferred location of the flag pole on site?	To be determined once building and site plan have been developed.
20	Maximum slope of parking and drives that will be allowed on the property for VA use as the property is sloped and parking on sloped pavement is problematical?	Slope must follow ABAAS and ADA codes. Must meet VA Barrier Free Design Guide.
21	Any surgery or procedure medical equipment needed within the building?	Please refer to Appendices A and C.
22	Any special heating or cooling requirements within the building beyond typical for the area?	Please refer to Appendix C.
23	Any geotechnical thermal systems incorporated into the building?	No geotechnical thermal systems are required.
24	Is a central chiller or individual roof top units desired for heating / cooling?	Individual roof top units are desired. All HVAC/R systems to comply with all ASHRAE standards and specific VA design guides for individual spaces.
25	Does the building need to follow VA guidelines for structural for a collapsible building?	No. Offerors are to follow federal, state, county and city building codes where required. Building must comply with GSA RP8 building code (ICSSC Recommended Practice 8). Geographic area of clinic rated at high seismic risk. See Exhibit O.

26	Does the building need to follow VA guidelines for PSDM completely or partially?	No. Bidders ae to follow federal, state, county and city building codes where required. The building must comply with VA Directive 0730 and ATRP regulation.
27	Any special requirements for clean sterile areas (beyond what is noted in program) for keeping a portion of the building area sterile?	Refer to Appendix D for codes and standards for these areas.
28	Any minor surgery to go on within the building in any way? Wound care? X-Rays?	There are exam and treatment rooms. The Joint Commission and IBC provide the standards for endoscopy procedures and other procedures and services that are allowable within Class B occupancy limits, and VA will only perform procedures that are within those limits.
29	Section 1.03H in the RLP is missing but is referenced in the Compliance matrix. Please confirm	1.03H says, "Space will not be considered where apartment space or other living quarters are located within the same building." The offered design would provide insight as to whether living quarters were planned, and if so, the offer would receive an unfavorable rating for that aspect of the proposal. A further review indicated that other cross-references required updates, and a revised matrix will be incorporated by amendment.
30	Section 4.03C in the RLP is missing but is referenced in the Compliance matrix. Please confirm	The correct reference in the Compliance Matrix is 4.04. See No. 29 above.
31	Parking is referenced in RLP 1.02 C and Lease 1.02A as needing 290 spaces and 8 ADA spaces. Please clarify the meaning behind RLP 1.05 B parking requirements?	1.05B addresses any code-required parking that may require parking spaces in excess of the VA's stated need in 1.02C.
32	Is there any kind of cap on the commission paid to Carpenter/Robbins Commercial Real Estate?	Yes, the cap is \$1M.
33	Will respondents be allowed to submit the required Cultural Resources Study post-response deadline as has been done on several other proposals due to the sometimes lengthy nature of the study?	The cultural resources study is one of the required submittals in Paragraph 3.02. Remember, VA has a goal of awarding based on initial offers. If you are not able to submit the study with the initial offer, be aware that VA may proceed with award to another entity that represents best value and who has submitted all required documentation.

34	Please comment on the the ability of respondents to provide a path to rezoning a property that is inappropriately zoned during the proposal/award process. Will a property being currently rezoned be acceptable to the VA?	Neither the R100 nor L100 contain a paragraph for 3.01C; however, provide a letter from the city showing the zoning request has been scheduled. Remember that the goal is to award based on initial offers. If other highly rated sites are currently zoned appropriately, the VA may move forward with an award, all other things being equal. It must be zoned appropriately prior to lease award.
35	What is the expected usage of the Mobile MRI per day/month/year and what is the expected energy consumption for this specific spec? Please provide the Mobile MRI specs if possible.	800A @ 480V service 6-8 times daily while Mobile MRI is in use.
36	What specific rooms will Medical Gas be required in?	Procedure, Endoscopy, Sterile Compounding, Sterile Processing Clean, Sterile Processing Decontam, BioMed Work Shop,
37	What is the cut-off for questions?	Close of Business (5:00 p.m. EDT) October 24, 2018
38	Will VA share their Fair Market Value for the scoring analysis?	No, that is considered proprietary information for VA.
39	The table indicates that in Volume I, Teaming Information: "Teaming Agreements: Fully-executed Teaming Agreements with Architect/Engineering firm and General Contracting firm" are to be included. In addition, the Submission Requirements for the Design Team and General Contractor (RLP page 50), state "...the Offeror shall provide evidence of a firm commitment of teaming arrangements with the architect firm(s) that are presented in the Lessor's proposal in the form of a letter on each company's letterhead addressed to the Contracting Officer from the principal(s) of each of the respective firms. Should these letters be provided in addition to, and with, the Fully Executed Teaming Agreements?	Yes, these letters are in addition to the actual teaming agreements, and they are addressed to the LCO.
40	The table indicates that in Volume I, Teaming Information, "Joint Venture Eligibility: Provide required information per RLP Section 2.13 if applicable." However, RLP Section 2.13 is information pertaining to the Cultural Studies the offer is to contain. Please confirm that this actually is referring to page 30 of the RLP, Factor 4 Socio Economic Status, Joint Ventures" and if not, please identify the correct reference.	The correct cross-reference is to Paragraph 4.04(D), Joint Venture section on page 30 of the RLP (33rd page). As mentioned above, the matrix has been revised in several areas.
41	(Summarized for inclusion) There is a conflict between design standards in the appendix and in a VA policy letter.	Appendix D will be revised to remove references to VA standards that are not applicable to the project at hand. The change will be reflected in an RLP amendment. An SRE clarified orally during the pre-bid conference that one of the documents is pertinent to hospitals, and not CBOCs.

42	<p>The phase I must be prepared with a focus on the government being the “user” of the Phase I, as the term “user” is defined in E1527-13.</p> <p>As the “user” one must fill out the attached user questionnaire for the Phase I environmental professional. And this needs to be filled out quickly to have enough time to complete the Phase I.</p> <p>Can the VA complete the attached document?</p>	<p>This is all completed by the Offeror. Once the Offeror has produced the Phase I, then VA will review and determine if acceptable. If acceptable we sign at Signature of User.</p>
43	Line 27 - Should this line cost be included in the shell rent?	No, these are annual operating expenses.
44	Line 33 - Should this line cost be included in the shell rent?	Yes
45	<p>Offerors must submit a Financial Resources Plan (or Financial Plan). However, this Plan is not identified in the Proposal Compliance Matrix, nor the Table provided in RLP section 3.02, RECEIPT OF LEASE PROPOSALS (VA JUL 2018), Section, Table provided starting on page 15 which provides minimum submittal requirements. Please specify where we should include the Financial Resources Plan in our proposal submittal.</p>	<p>Provide it as part of the Offering Entity Forms with the Conditional Commitment of Funds. The matrix has been revised to include this reference.</p>
46	<p>During the pre-bid teleconference hosted by the VA on October 24, 2018, the VA contracting officer stated that ALL ITEMS contained in RLP Appendix C - Agency Specific Requirements (ASR) will be paid for through the VA's Tenant Improvement Allowance. This statement is in conflict with language in Sections 4 and 5 of the Lease. Will the VA amend the Lease to clarify the prior statement or issue a clarification to this statement regarding the ASR and VA Tenant Improvement Allowance?</p>	<p>To clarify, Section 4 of the Lease (L100) deals with the construction design and construction activities and refers to no particular shell or TI items, except the cost to generate Design Intent Drawings is a shell cost, and the cost to generate Construction Drawings is paid via the Tenant Improvement Allowance (TIA).</p> <p>Section 3 describes the shell requirements; Section 5 describes standard TI requirements, which are paid via the TIA.</p> <p>The cost differential for any finishes or work described in the Appendices to be performed at a higher degree than required in Section 3 are paid via the TIA.</p>
47	<p>Lease Section 1.04 indicates a 2.0% lease commission for the VA broker. It does not indicate a cap or not-to-exceed nominal amount for this commission. Is there a not-to-exceed nominal amount for the VA lease commission?</p>	<p>The cap for the VA lease commission is \$1,000,000.</p>

48	Lease Section 6.07 indicates that janitorial services are NOT the landlord's responsibility, while Appendix C - Agency Specific Requirements Section 8 states that janitorial services are the responsibility of the landlord. Will the VA clarify who is responsible for the janitorial services for the clinic?	The janitorial responsibilities are split between the Lessor and the Government. Paragraph 6.07 describes the Lessor's responsibilities, which basically concern the exterior of the building and site. Appendix C, Environmental Management Plan has been revised to clarify the division of responsibilities and included in the RLP amendment.
49	Form 1364 Block 27 Line (b) and Lease Section 1.09 provide an input for Lessor's Project Management Fee. Does this fee also include the overhead and profit for the Lessor's general contractor, or is the Lessor's general contractor able to include mark up for overhead and profit in its cost for the Tenant Improvements described in Lease 4.03 Tenant Improvement Price Proposal?	The TICS table and pricing builds as follows: Trade Costs + General Contractor fee as a percentage of Trade Costs + A/E fees. If based on construction costs, it will be a percentage of Trade Costs + Lessor's soft costs + Taxes + Lessor Overhead and Profit (Lessor's Project Management Fee) as a percentage of Trade Costs = Total TI Construction Costs
50	Appendix C - Agency Specific Requirements Section IX contains requirements for 3rd party professional periodic photographic documentation during the construction of the proposed clinic. Will the VA pay for the cost of this through the Tenant Improvement Allowance?	Yes
51	Form 1217 Line 29 provides an input for annual insurance expense. The Lease does not provide for any escalation of this insurance expense over the 15-20 year term of the Lease. Will the VA amend the Lease to provide annual rent escalations to offset increases in insurance premiums over the term of the Lease?	No, you will need to forecast expected insurance increases and levelize it for inclusion in this section and in shell costs.
52	There are references to both conceptual drawings and detailed drawings in the RLP as well as discussed during the Pre-Bid Meeting this morning. Conceptual drawings and detailed drawings are not the same thing. What is the required level of detail of the drawings in the proposal?	VA typically receives conceptual drawings with strong design narratives.

53	Can you please define "Operations and Maintenance Plan" and "Building Operating Plan"? Both are referenced on page 16 of the RLP as well as the Proposal Compliance Matrix as required items in the proposal, but seem to be virtually the same thing.	<p>There are significant differences:</p> <p>6.03 UTILITIES SEPARATE FROM RENTAL/BUILDING OPERATING PLAN (AUG 2011), subparagraph C:</p> <p>C. The Building operating plan shall be in effect as of the Lease Term Commencement Date and shall include a schedule of startup and shutdown times for operation of each Building system, such as lighting, HVAC, and plumbing.</p> <p>4.04 contains a detailed description of the contents for the Operations and Maintenance Plan as opposed to the schedule of operations contained in the Building Operating Plan.</p>
54	What is the anticipated order of the Volume 1 proposal? In accordance with the Proposal Compliance Matrix (and pages 15-17 of the RLP) or in accordance with the Evaluation Factors? Additionally, there appear to be some slight differences between the Proposal Compliance Matrix and pages 15-17 of the RLP. Can you please advise which is correct and/or make any necessary corrections?	Please order the volumes as indicated on the Proposal Compliance Matrix/RLP. We will review the Compliance Matrix and made any necessary changes. In the interim, key word searches should locate the correct reference paragraph.
55	There appear to be some contradictions between the required services that the lessor is to provide during the lease term. Can you please clarify what services the lessor is required to provide during the lease term? (ie: utilities, housekeeping, maintenance, landscaping, snow removal, repainting, etc.)	Generally, with a few exception, the VA will provide interior janitorial services with the Lessor servicing the exterior. This division will be clarified in an amendment.
56	It was stated in the Pre-Bid this morning that the cutoff for questions is 5:00 Eastern today. What happens if we have questions regarding future amendment(s)? There will likely be additional questions arise over the course of the next month.	Direct any questions to our broker, Laura Strohbach. If they are general enough to require an amendment, one will be issued.
57	Volume I; Site information requires zoning documentation from the AHJ providing evidence of current zoning of the property/properties being offered at time of initial proposal submission that the property/properties as zoned meets VA's intended use. If the offeror intends to have a parcel rezoned, there is not enough time for the rezoning process. However, it is possible that the offeror can obtain a letter from the City stating that they would be favorable of rezoning the property to the intended VA usage. Would a letter from the City and a narrative of rezoning plan/process be sufficient for proposal submission?	See No. 34 above.

58	Would a parcel already zoned for the VAs intended usage be reviewed more favorable over a parcel that has to be re-zoned for the VAs intended use? Assume re-zoning won't happen before proposal submission.	On that one issue, yes, it would be viewed more favorably; however current zoning is one of many, many items that will be considered in the overall award decision.
59	The RLP requires the submission of each volume of the proposal on CDs. What should an offeror do if a volume is too large to fit on a single CD?	You would label the first CD something along the lines of "Volume 1, Part 1 of 2" and "Volume 1, Part 2 of 2."
60	I would like to clarify, the GSA Form 12000 for Prelease Fire Protection and Life Safety Evaluation and the Certificate of Building Energy Performance are to be submitted with the proposal for new construction?	Yes, it should reflect what you have planned in the design.
61	What positions and roles are to be included for Key Personnel Resumes in the Past Performance section of the proposal? Will this include the design and build teams?	Per 4.04(B), FACTOR 2: OFFEROR'S QUALIFICATIONS AND PAST PERFORMANCE, at a minimum you will provide the required information for Offeror/Developer, A/E (normally the Lead Designer who has responsibility for design development and documents), and General Contractor.
62	Most teams, such as ours, have a General Contractor who is selected for their prowess and ability to complete similar projects which are then judged based on the TRB, etc. Is it necessary to bring another GC into the mix post-award when the team general contractor has already bid the work, been fully vetted for experience and financial capacity and earned the job? Please confirm that this clause is applicable to this VA pursuit process.	4.03 TENANT IMPROVEMENTS PRICE PROPOSAL (OCT 2016), subparagraph B requires Certified Cost and Pricing Data for a project with this dollar value. In lieu of that, subparagraph D allows for documentation of competition from a minimum of two General Contractors. The choice is yours.
63	Please confirm that ALL items in Appendix C will be covered by TI unless otherwise indicated such as on item III. Mechanical Control Systems (Shell). Is this indicated in the Lease somewhere? Also, with regards to Lighting, the Lease Sect. 3.44 calls out specifics to be included in the Shell costs but the App. C (ASR) calls for items that are similar or overlapped. Please address this inconsistency and others potentially like it.	Section 3 of the L100, Lease document provides the baseline for shell components, including mechanical controls. Generally, the HVAC, lighting, and sprinkler systems planned for an open office are shell costs. See Paragraph 5.19(A) for lighting.
64	With regards to the PPQ's, is there another way to handle these rather than having the proposants continue to go their clients and asking for another one to be submitted? It becomes a burden on that client and strains relationships with non-VA clients.	There is no central repository for PPQs at this time.
65	RLP Exhibit P, Building Operating Plan, is referred to in RLP Section 3.02, RECEIPT OF LEASE PROPOSALS (VA JUL 2018), Table showing minimum submittals, and in RLP Section 1.06, LIST OF RLP DOCUMENTS (OCT 2016). However, in searching FBO I have not been able to locate this Exhibit. Please provide Exhibit P for the RLP.	The Building Operating Plan is developed by Offerors and submitted as part of the technical evaluation. That is why the table in RLP 1.06 shows the page count as TBD.