

### **36C25022R0218 RFI Responses-dated August 8, 2022**

**1. What are the facility hours of operation?**

- VA Response: Under Exhibit A- Section 6.01; and Exhibit C recitals- facility hours of operation are recited to be Monday through Saturday, 7am – 7pm ET.

**2. Will this facility house patients over night?**

- VA Response: No. This facility will not house any VA patients overnight.

### **36C25022R0218 RFI Responses-dated August 19, 2022**

**1. RLP Section 3.03.C and 3.03.D reference completing the “Security Unit Price List” and “Tenant Improvement Cost Summary Table (TICS)” with initial offer. RLP Section 3.07 states that the TI will be an allowance. Lease Section 4.01.F states that after CDs have been accepted the Lessor is responsible for completing the “Security Unit Price List” and “Tenant Improvement Cost Summary Table (TICS)”. RLP Section 4.07 Factor 6 iii and iv reference evaluating the TICS and FSC II Unit Pricing List exhibit.**

**a. Does the Lessor need to “complete the Security Unit Price List” and “Tenant Improvement Cost Summary Table (TICS)” with the initial offer?**

- VA Response: Factor 6 (iii) and (iv) were deleted on August, 11, 2022. No Security Unit Price List, or TICS table is required to be submitted with an offeror’s initial proposal. As per Exhibit A- Section 4.01 (F): The awarded Lessor, subsequent to the completion of post award DIDs, will complete and submit these items to the VA.

**b. If the Offeror is to complete the TICS and Security Unit Price List with initial offer does it impact the TI allowance listed in RLP Section 3.07?**

- VA Response: Offerors are not required to complete the TICS and Security Unit List with initial proposals. As per Section 3.03(C), all Security Unit Price List items are classified as part of the shell or tenant improvements. Any Security Unit Price List item classified as a tenant improvement, has been accounted for in the TI Allowance figure utilized by the VA.

**c. If the Offeror is to complete the TICS and Security Unit Price List with initial offer should it be completed so it matches the allowance included in RLP Section 3.07?**

- VA Response: Offerors are not required to complete the TICS and Security Unit Price List with initial proposals. As per Exhibit A- Section 4.01 (F): The awarded Lessor, subsequent to the completion of post award DIDs, will complete and submit these items to the VA.

**2. RLP Section 3.06.S and 3.06.T references LEED-NC and LEED-ID+C.**

**a. If the Offeror is proposing a new building does the Offeror need to complete both the LEED-NC and LEED-ID+C requirements or just the LEED-NC requirements?**

- VA Response: If submitting an existing building proposal, LEED ID+C will be utilized. If submitting a new build proposal, LEED-NC will be utilized.

**b. Do the costs for LEED Consultants and LEED registration fall under the Shell, TI, or are they proportionally split between the Shell and TI?**

- VA Response: As per RLP 36C25022R0218- Exhibit A- Section 4.03(F): “Unless specifically designated in this Lease as a TI cost, all construction costs shall be deemed to be included in the Shell Rent. Any costs in the GC’s proposal for Building shell items shall be clearly identified on the TICS Table separately from the TI costs.”

As per RLP 36C25022R0218- Exhibit A- Section 3.49 (C): “Any Building shell modifications necessary for the Space to meet the requirements of LEED.–ID+C certification, shall be noted and incorporated into the construction documents and shall be included as part of the Building shell costs. The Lessor must coordinate TI and shell requirements as necessary to meet the certification.”

**3. Exhibit B – Agency Specific Requirements Item B.9 requires “a covered drop-off canopy at the main entrance of the Space. Canopy to be 14 feet minimum vertical clearance for vehicular traffic. Provide (2) lanes for vehicular traffic under the canopy” Lease Section 3 doesn’t include requirements for a covered drop-off canopy. Should the cost for the covered drop-off canopy be included in the TI costs?**

- VA Response: The canopy would be included in the tenant improvement costs under RLP 36C285022R0218- Exhibit B.

**4. RLP Section 1.04 Items 11 and 12 require “a Loading dock and freight elevator required and Parking lot must be able to accommodate deliveries by trucks with trailers”.**

**a. Does the loading dock need to be a “recessed loading dock” with overhead door?**

- VA Response: Recessed not required. Overhead door not required but door(s) width needs to be large enough to accommodate delivery and of large items such as the imaging equipment (MRI’s CT’s etc...)

**b. Are there any other requirements/sizes for the loading dock?**

- VA Response: No.

**c. Please confirm if the building proposed is a single story building there is no requirement for a freight elevator.**

- VA Response: If building is single story and grade allows for direct vehicle access at floor level, no elevator would be necessary.

- d. **Lease Section 3 doesn't include requirements for a loading dock. Are the costs for the loading dock, including any dock equipment TI costs?**
- VA Response: The loading dock would be included in the tenant improvement costs, under RLP 36C285022R0218- Exhibit B.

**36C25022R0218 RFI Responses-dated August 29, 2022**

**5. G.6.2 Two (2) Guards for the following time frames:**

***i. Monday – Saturday 6:30 am thru 8:30 pm Eastern Time\* (Sunday CLOSED)***

***\*[Fourteen (14) hours of daily guard coverage under a twelve (12) hour VA normal hours of operation schedule as applicable under Lease 36C25022L0013 Section 6.01(A)]***

**Does this requirement mean 2 guards per 7-hour shift 6:30AM-8:30PM or 1 guard per 7-hour shift? This clarification has a significant impact to 1217 costs.**

- VA Response: Guard services under RLP 3625022R0218 must be continuous throughout the hours of operation recited under Exhibit B- Section G.6.2 (6:30am thru 830pm). In order to provide for continuous guard services, a single guard would not suffice during a 7 hour period. At minimum, staffing under this requirement would require two distinct guards be utilized during these hours of operation. A two guard system would allow for each guard to take requisite breaks/ meals; while still providing onsite security via the second guard that is not on break.

**6. Will Tenant Improvements (included Security Unit Price List Items) be amortized or paid in lump sum?**

- VA Response: RLP 36C25022R0218 will not deal in any amortized rates. All Tenant improvements, including Security Unit Price List items not designated as shell items, will be paid in lump sum.