

TECHNICAL QUESTIONS – 11-08-2017
SOLICITATION VA701-17-Q-0256

1. Is there a record of **square footage per building** and **physical address** that can be provided as a part of the Q&A?

ANSWER: **Yes. A revised Appendix “A” includes this information.**

2. Is there a central record of National Historic Register status for the buildings or does the applicable VAMC campus have that information which can be accessed during the assessment?

ANSWER: **Both.**

3. Can we assume that if the facility is not marked “Vacant” that it is currently in use?

ANSWER: **No. All buildings on the list are vacant, meaning they are less than 50% occupied therefore it may be partially in use or completely unoccupied.**

4. Regarding Sec 106 Consultation – will the contractor have the responsibility to coordinate with each state SHPO in putting together the Consultation Letter draft?

ANSWER: **Yes. Very little to no ‘coordination with SHPO’ should be required to prepare a draft consultation letter for VA to send – perhaps checking state files for nearby archeological surveys but even that is unlikely given the proposed actions (lack of any sub surface disturbance outside of the actual building foundation/footprint).**

5. PHASE I: The solicitation states a Phase I will be required for each “Station” – should that be each asset since the Appendix A references Station as the VAMC?

ANSWER: **No. Assets are defined as buildings and Phase I Environmental Site Assessments are site related by definition. The term “Station” refers to the VA Medical Center which is operationally responsible for a particular building or buildings.**

6. LEAD and ASBESTOS SURVEY: Can you define the 316 referenced in the RFQ?

ANSWER: **The “316” refers to the number of vacant buildings out of the total 329 buildings that require lead and asbestos surveys. There are some vacant buildings on the list which already have lead and asbestos survey reports available and therefore a new lead and asbestos report would not be required.**

7. CULTURAL: There is no line item pricing for CULTURAL detailed study yet many assets will require such reports or existing report updates. How should we account for that study in our pricing or is this an additional scope item?

ANSWER: **Refer to CLIN 05.**

8. BOUNDARY SURVEY: Should we assume that a Boundary and Improvements Survey is an additional scope item?

ANSWER: **“Boundary and Improvements Survey” is not part of the Performance Work Statement.**

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9. VA REVIEW and APPROVAL DELIVERABLES: Is there a maximum time that can be noted for VA comments and approvals of deliverables?

ANSWER: Please refer to Section B2 in the Performance Work Statement.

10. BILLING: Will invoicing be on a completed project (Asset) basis or per deliverable approval?

ANSWER: Invoicing will be done per deliverable with VA approval.

11. What is the SDVOSB self-performance threshold for this: 50% for Service, or 25% for Specialty Contracts, or 15% for Construction Contracts?

ANSWER: The threshold is 50 % for Service contracts.

12. Appendix A does not provide the level of detail to prepare any fees. Please identify the square footage of each building, and which of the buildings require: Phase 1 ESA, ACM/Pb surveys, Prelim cultural Resource Surveys, and NEPA assessments;

ANSWER: A list of building square footages, building ages and number of stories will be provided.

13. The figure represents four (40 distinct zones) each with two subzones for a possible 8 zones. Since a contractor will only be awarded 1 zone, will there be 4 or 8 zones/contracts being considered?

ANSWER: There are 4 zones. Zone 1 is made up of 1A & 1B, and so forth. There will be a Task Order awarded to one (1) contractor per zone.

14. Appendix A - Deliverable Item I. Does the “comprehensive survey” include destructive sampling or will there be limitations to sampling such as “in discrete areas?”

ANSWER: The former.

15. Appendix A - Deliverable Item II. The SOW for the asbestos-related inspections mentions EPA AHERA and OSHA; however, the demolition requires compliance with the EPA (or local jurisdiction) NESHAP regulation.

ANSWER: Not a question therefore unable to respond. Note that this work is not exclusively related to the actual demolition, but to provide due diligence services supporting a variety of disposal methods including reuse as well as demolition in order for VA to comply with various statutory requirements in advance of what may be a demolition action.

16. Appendix A - Deliverable Item II. The AHERA physical condition assessment is not typically utilized for demolition inspections. Is this physical condition assessment required for buildings slated for demolition?

ANSWER: Yes.

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17. Appendix A - Deliverable Item IV. The SOW states “field inspection and sampling shall be performed by a Lead Inspector licensed in the State of New York, and who has at least 10 years of experience.” Can we clarify if the New York requirement is for states other than New York? Is the 10-year experience required? Or will a properly licensed lead inspector in each respective state be sufficient? Will experience less than 10-years be acceptable?

ANSWER: **A properly licensed lead inspector with at least 10 years of experience in each respective state with at least 10 years of experience is required.**

18. Appendix A - Deliverable Item IV. Regarding the lead survey, we are to assume a maximum of 5 paint chip samples from a building survey to be sufficient for demolition purposes? Please clarify if this number is true? If there are more than 5 painting combinations, which combinations should the inspector ignore?

ANSWER: **Assuming you mean Appendix “C” and not “A”, yes.**

19. Appendix A - Deliverable Item VII. Will the detailed cost estimate assume the complete removal of lead-containing materials prior to demolition? Or will the lead-containing items be identified in the report to relay information to contractors whether OSHA compliance is required under the lead-in-construction standard?

ANSWER: **Assuming you mean Appendix “C” and not “A”, the former.**

20. Can the government explain what the \$12,500 travel allowance in CLIN 10 represents?

ANSWER: **The \$12,500 identified in the travel allowance is a maximum allowance for each zone. This is a fixed value for the purpose of the proposal. Please DO NOT change this value.**

21. What wage rate will the contractor be working under?

ANSWER: **There will be multiple Wage Rates based upon respective areas within each zone.**

22. This contract requires a multi-discipline approach. Very few SDVOSB’s have every discipline in-house. Will the VA accept the responses to the technical approach (personnel/experience) from the team, to include subcontracted team members?

ANSWER: **Yes.**

23. Can a key subcontractor be on multiple teams under different prime contractors? If a prime contractor wins a zone with the named subcontractor, will other teams using the same subcontractor be excluded from awards in the remaining zones?

ANSWER: **Yes.**

24. Can the VA provide the square footage for each building prior to proposal submission?

ANSWER: **See Response to Question 12.**

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25. Are map drawings available for each building?

ANSWER: **No.**

26. With little available information available on square footage, age, etc. of each building requiring Lead and Asbestos evaluations prior to project award, it is difficult to accurately determine the level of effort required. Would the VA consider revising CLIN 04 to show unit pricing based upon a range of square footage of buildings?

ANSWER: **See response to Question 12.**

27. Are we correct in assuming that Clins used in the B.3 Pricing Schedule correlate directly with the task delineations in the Performance Work Statement?

ANSWER: **Yes, the Pricing Schedule at B.3 correlates directly with the tasks identified in the PWS.**

28. The B.3 Pricing Schedule for Clin 05 requires the submission of a Cultural Windshield Survey Report (Building Level) Tier 1. Is this report the same as the Appendix D Preliminary Cultural Resources Report defined under Task Five of the Performance Work Statement?

ANSWER: **Yes.**

29. Appendix D suggests that Preliminary Cultural Resources Reports will be required for Tier 1, Tier 2, and Tier 3 buildings. The Pricing Schedule for Clin 05 suggests that reports will only be required for Tier 1 buildings. Please clarify.

ANSWER: **Reports will only be required for those Buildings in Tier 1 – by definition non-historic in the event that non-historic status is called into question. Buildings in Tiers 2 and 3 are already, at a minimum, eligible for inclusion on the National Register of Historic Places.**

30. Are we correct is assuming that the tasks outlined in the Performance Work Statement will be executed sequentially?

ANSWER: **No. Tasks should be performed concurrently where possible to ensure timely completion of performance.**

31. Appendix E presupposes that adequate data will be available remotely for the offeror to support Section 106 consultation without extensive on-site investigation. Is this correct?

ANSWER: **Yes.**

32. Section A.2 of Appendices D and E requires the results of past or ongoing NHPA consultation. Will this data be available at the individual VA stations or in the VA offices in Washington, D.C.?

ANSWER: **Yes. This information will be provided to the successful Offeror(s).**

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33. Section B.e of Appendix E suggests that the contractor will provide architectural-related planning services for property reuse including historic structures reports, facility preservation plans, conditions assessment, alternatives analysis. How many of these types of reports should be assumed for costing under CLIN 06?

ANSWER: Assume 5% of the Tier 2 buildings will require at least one of each report.

34. Are costs associated with the two meetings per Section 106 consultation, such as meeting rooms, outreach, etc., to be included in cost estimates for CLIN 06 or will these be additional direct costs be billed separately?

ANSWER: We expect the local VA Medical Center will provide any required meeting space so that cost should not be included in cost estimates. "Outreach" we are expecting to be limited to telephone calls and written correspondence.

35. Will VA pay fees and travel to support Native American participation in Section 106 consultation?

ANSWER: Travel will be authorized on a case-by-case basis for this project by the Contracting Officer over and above the \$12,500 threshold as determined by VA. VA expects most consultation will be done remotely through written correspondence and telephone calls.

36. Would a programmatic approach to Section 106 be considered by VA, when possible?

ANSWER: Yes.

37. B.3 Pricing Schedule, caps travel costs at \$12,500 in both the unit price and the total price. Is \$12,500 the ceiling for all travel associated with required administration within a zone for the duration of the project?

ANSWER: Yes, this is the maximum amount allowed for travel reimbursement per zone.

38. The SOW for the Lead Survey (Appendix C, item IV) requires the lead inspector to be licensed in the State of New York and to have at least 10 years of experience. Would it be acceptable to have the inspection be performed by an accredited person meeting the requirements of EPA, HUD, and the State where the work is performed (Appendix C, item III)?

ANSWER: Yes. Refer to Response to Question 17.

39. A firm fixed fee is requested for the Phase II ESAs. However, the SOW for the Phase II ESAs, if necessary, will not be known until the Phase I ESAs are completed and could be highly variable (number and depth of soil borings, analytical requirements, etc.). Would VA accept a typical average Phase II ESA price that would be subject to adjustment once the Phase I ESAs have been completed and the Phase II ESA SOW has been developed?

ANSWER: Yes.

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40. Should the QTY for CLIN 02 be assumed to be 18 for 18 months which is approximately 545 days and should CLIN 2 include the bi-weekly status meetings per the PWS Section F.3?

ANSWER: Yes. Plan for 18 monthly meetings – progress reports and meeting minutes required - plus 18 bi-weekly meetings, in between the monthly meetings to track of project –only meeting minutes required to be reflected in the pricing of CLIN 02.

41. Please confirm CLIN 04 is per building vs. Station Level.

ANSWER: Building level.

42. Please confirm CLIN 06 is per building vs. Station Level.

ANSWER: Building level.

43. Please confirm CLIN 07 is per building vs. Station Level.

ANSWER: Building level.

44. The NTE travel funding equates to approximately \$152/building which seems very low given the PWS, geographic reach and depth of expertise required.

ANSWER: See Response to Question 20.

45. The quantity for CLINS 08 and 09 cannot be estimated based on the information provided. Should a unit price only be provided or will OAEM provide an estimated QTY for these CLINS by Zone?

ANSWER: Unit pricing is acceptable and you can assume that 10% of the stations will require CLIN 08 and CLIN 09 in a given zone.

46. Appendix A has 329 buildings listed and the Solicitation state approximately 316 buildings need a lead and asbestos survey. Which buildings do not require a lead and asbestos survey?

ANSWER: Some buildings have already had lead and asbestos surveys completed. Note that additional buildings have been added to the revised Appendix "A" – a net gain of 13 buildings.

47. The Solicitation states "The vendor's signed copy of their GSA Schedule contract with all modifications will not be counted in the page limit". Is this procurement on the GSA 899 Schedule?

ANSWER: No, please disregard any references to the GSA Schedule.

48. Please clarify what is needed in the Draft Project Plan to be included in the proposal. Is this the Project Management Plan Task 1 or Project Work Plan Task 2 referenced in the PWS or something different?

ANSWER: See Section E1 in Solicitation which references Draft Project Plan.

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49. Deliverables IV. a) Please clarify Lead Licensing requirement. Section states "...sampling shall be performed by a Lead Inspector licensed in the state of New York." State licensing of lead inspectors and HUD guidelines are typically applied to housing. b) Will 10-year lead inspection experience meet the requirement for performing lead surveys and sampling? c) Also, are XRF readings in lieu of paint chip samples acceptable?

ANSWER: 49 a) See Response to Question 17.

49 b) Yes. The requirement is at least 10 years and state licensure.

49 c) No.

50. Deliverables VIII. Are CADD plans showing locations of identified asbestos and lead paint and sample locations required as part of the report?

ANSWER: No.

51. Deliverables VIII. Are photographs of positive homogenous asbestos and lead paint identified materials required in the report?

ANSWER: Yes.

52. Are roofing materials to be surveyed even if any roof warranties would be voided?

ANSWER: Yes.

53. Please provide additional clarification on the differences between the Project Management Plan (PMP) (Task 1) and Project Work Plan (PWP) (Task 2).

ANSWER: Please refer to the Solicitation B3 "Pricing Schedule" Notes on Page 6. In general terms, a Project Management Plan (PMP) should detail the contractor's plan for completing the task order and should include key personnel information as well as defining roles and responsibilities for contractor's team. A Project Work Plan (PWP) is typically expressed using resources, tasks and dependencies and includes key milestones and deadlines such as one might see in a MS Project GANTT chart.

54. The Attachment A Schedule of Deliverables indicates that all deliverables need to be completed within 12 months vs. the 545 days for Performance Period on Page 1 and SF 1449. Please confirm Performance Period.

ANSWER: Use the 545 days as the Performance Period.

55. Please confirm that a contractor providing due diligence services to VA under this ID/IQ would not be precluded from providing transaction or advisory services to VA under a different contract for the buildings identified in Appendix A?

ANSWER: Award of this solicitation does not create any dependencies with future VA solicitations beyond Past Performance evaluations.

56. Under Appendix F – Scope of Work for Environmental Assessment, the SOW states that "the contractor will be required to identify/discuss alternatives other than the No-Action and Preferred

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Alternative.” Please specify how many other alternatives should be assumed for cost estimating purposes.

ANSWER: **Two.**

57. Do NEPA EA documents require 508 compliance?

ANSWER: **Yes.**

58. Regarding Travel--\$12,500. This appears to be a very low estimate for the breadth of assessments, based on the number of locations and volume of facilities. Are we to assume that the amount being provided is for proposal evaluation purposes and that this amount will be adjusted according to actual requirements after award?

ANSWER: **The \$12,500 identified in the travel allowance is a maximum allowance for each zone. This is a fixed value for the purpose of the proposal. Please DO NOT change this value.**

59. Regarding Key Personnel—referenced in the Solicitation and the PWS but key personnel are not identified. Is it the intent of the Government that the contractor will identify who the key personnel and positions will be and provide the supporting resumes?

ANSWER: **Yes.**

60. Reference PWS Appendix A—329 buildings are listed. Will the government provide the size of the facilities or at least the GSF by facility and location for planning purposes prior to submitting our proposal?

ANSWER: **Appendix “A” is revised to include addresses, building square footages, building ages and number of stories for each building is provided in addition to the information previously provided. In addition, there are 13 additional buildings**

61. Reference Solicitation, page 6—Notes that Lead and Asbestos abatement surveys will be required on approximately 316 facilities but does not identify which facilities.

ANSWER: **Some of the facilities have lead and asbestos reports available already however, please provide pricing for the full number of the 342 vacant buildings as part of the bid proposal per the revised Appendix “A” schedule. Should the existing lead and asbestos reports be out of date, VA requires flexibility to be able to secure additional or replacement reports that are current through unit cost pricing.**

62. Solicitation, page 7—“Environmental Assessments will be required on those buildings which are not “categorically excluded” in order to assess the impact under NEPA. The result will either be a Finding of No Significant Impact (FONSI) - likely for most candidates - or an Environmental Impact Statement (EIS) - beyond the scope of this contract.” Does this mean the government expects the contractor to provide a list of facilities that will require an assessment and EIS to be performed under a separate contract?

ANSWER: **VA expects the contractor to notify VA of all buildings for which an EIS is deemed necessary.**

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63. We are assuming that asbestos surveys (baseline surveys, non-intrusive) will be performed in accordance with ASTM Standard E2356 Section 6. Would you please confirm?

ANSWER: **Yes.**

64. Please clarify that the IDIQ is for the complete Due Diligence Support, and that the PWS provided as Attachment 1 is for Task Order 1.

ANSWER: **Yes. There will be 4 contractors selected (1 for each zone) for the IDIQ, and the PWS and all related documents included in this solicitation (attachments) will be the basis of 4 Task Orders (1 for each zone).**

66. Page 37 of RFQ in section Volume II - Price Requirement (2) indicates "Any costs associated with Reports/Deliverables/Travel shall be included in the price of the labor and not separately priced." Can the government please clarify how travel should be priced, given that Pricing Schedule in Section B.3. includes a Not to Exceed CLIN for Travel?

ANSWER: **The referenced statement on page 37 is incorrect. Travel is being priced separately for this project. Please see #20 and #37 for Travel Cost information as well.**

67. Page 37 of RFQ in section Volume II - Price Requirement (2) indicates "Any costs associated with Reports/Deliverables/Travel shall be included in the price of the labor and not separately priced." Does the Government anticipate that there will be any other direct costs (ODCs) for materials and supplies or equipment? And can the government please confirm that other direct costs (ODCs) should be included in the price of labor and not separately priced?

ANSWER: **No additional direct costs. Note that travel is budgeted out separately.**

68. Page 39-40 of the RFQ, Section 2.2 Factors to be Evaluated indicates Factor 3. Price appears to indicate instructions for the Price Volume. Can the government please clarify how Price will be evaluated (i.e. Will the government evaluate Price based on Total Price, for that Zone)?

ANSWER: **ANSWER: The technical approach factor is significantly more important than past performance, and past performance is significantly more important than price. All technical factors when combined are significantly more important than price. The Price Volume shall be organized in such a manner to address and/or provide sufficient details in price breakdown of the quotation. The offeror shall clearly identify the zone (1-4) on each Pricing Schedule they are submitting. Documentation shall also explain any description of any assumption of terms and conditions as well as a specific description of any pricing and technical assumptions that the response is predicated on. Please refer to the Notes section under the Pricing Schedule in B.3 as well. The Government will evaluate Price based on Total Price per Zone. Price all those CLINS that are known to be required as a lump sum in the zone, and then use a benchmark of 25% of the total buildings in that zone to price all those deliverables where the quantities are unknown.**

69. Given that not all Deliverables are required for 100% of the Sites in Appendix A, to ensure best comparison/evaluation of Price between Offerors for any single zone, would the government consider providing the evaluated Quantity for each CLIN, for EACH separate Zone?

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ANSWER: Provide pricing for 100% of deliverables for each Zone for all 342 locations with unit pricing to adjust for minor variations in quantity.

70. If Offeror-proposed unit (or Total) pricing is required for CLIN09, can the Government provide further clarification and/or information on the scope of Task 9 related to performing sampling? Given that specific scope criteria for a Phase II ESA can vary greatly which affects proposed pricing, can the government please identify what should be used as single unit assumptions (for a standard single unit priced Phase II ESA) as it relates to:

- a. the quantify/number of buildings for inclusion in a single unit-priced Phase II ESA;
- b. the number of samples and media to be collected in a single unit-priced Phase II ESA;
- c. the laboratory analysis to be performed for each sample and the quality of the resulting laboratory report (Level I vs. Level 4).
- d. Government preference for documentation of d1) how the sample approach and objectives will be documented (i.e., Sample Plan) and the d2) desired complexity of the Phase II ESA report deliverable (i.e., basic summary report limited to relevant results OR robust report comparing all sample results to data quality objectives and Phase I data gaps).

ANSWER: The contractor should follow the current ASTM standard for Phase II ESA reports.

71. Given the need to enter buildings in order to successfully meet the technical requirements of Task 3 and Task 9 of the RFP, among others, for which (if any) sites in Appendix A will specialized safety equipment or Personal Protective Equipment (PPE) beyond level D or modified level D (hard hat, steel toes, protective eye wear, long-sleeves/pants, and nitrile gloves) be necessary to enter any of the vacant buildings or structures? Example: air purifying respirator for mold or chemical vapors.

ANSWER: Assume that 10% of the vacant buildings might require level B PPE.

72. NEPA REPORT: A quick review of the Stations show some assets are minimal (i.e. such as Pump House). Do you require a NEPA report for each of such small assets?

ANSWER: No.