

## EUL Support for Prospective Projects – Technical Questions – 4-12-2018

1. **Evaluation of Offers (Page 3 of 9):** Would VA consider accepting past performance contracts/orders completed within the past 8 years?

**Answer:** The past performance submitted should only include projects completed during the timeframe specified in the solicitation. Anything outside of that is not relevant.

2. **Quantities:** Please confirm the Quantities listed in this schedule as they are inconsistent with those listed in the PWS pages 2-5 and Attachment A.

**Answer:** The quantity stated in the attachment A is associated with individual task order/site required for the final deliverable vs the Task 2 is associated with the total quantity of the task (how many sites that were identified that need the study).

3. **Units:** What does “JB” in the Unit column of the Pricing Schedule mean?

**Answer:** JB simply refers to “Job”.

4. **Period of Performance:** Please confirm the period of performance for this task is one year, as Attachment A Quantity column references “per year” in several places.

**Answer:** The Period of Performance is 1 year, or 365 calendar days.

5. **Scope:** On page 1 of the PWS, it says “Potential projects to be identified and provided by VA”. How many projects will be provided by VA for review?

**Answer:** At the current time quantity is unknown. The purpose of this contract is to assist in due diligence process after the sites/projects are determined by VA.

6. **Specific Mandatory Tasks and Associated Deliverables, Description of Tasks and Associated Deliverables:** Paragraph 2 of this section says, “The deliverables described below are typical requirements; however, each task may have requirements in addition to or instead of those listed below.” If tasks may be expanded or changed, how should contractor approach pricing for this PWS?

**Answer:** If additional tasks are outside of the listed scope, if needed, modification will be completed to add the additional tasks.

7. **Task Two (Optional): Property Studies**

- a. How many of the properties that require Property Studies are:
  - i. Buildings (GSF, age, prior use, etc.)?
  - ii. Vacant land parcels (location on campus, acreage, etc.)?
  - iii. Combination of various asset classes?

This information is required to provide the most accurate possible pricing.

**Answer:** The actual quantity is unknown at this time; however, under the current tasks, the task for each property will not exceed 10 sites.

- b. Is VA able to provide sample scopes of work for each of the Optional Property Studies requested?

Answer: Yes.

- c. What prices for the Optional Property Studies should be included in the Proposal:
  - i. Option A: Estimates for third-party Property Studies that will be adjusted to actual third-party costs once assets and scopes of work are further defined by VA?  
OR
  - ii. Option B: Estimates for third-party Property Studies that will not be adjusted once assets and scopes of work are further defined by VA and instead will include a risk factor for scope of work changes and asset unknowns?

Answer: Option A.

- iii.
- d. Please confirm how many property studies should be included in the contractor's pricing. (Note: The Pricing Schedule says Quantity of "1" throughout, but the Specific Mandatory Tasks and Associated Deliverables Paragraph 2b says "Not more than 10 for each items", and "approx. 5" in other places.)

Answer: The quantity stated in the attachment A is associated with individual task order/site required for the final deliverable vs the Task 2 is associated with the total quantity of the task (how many sites that were identified that need the study).

**8. Task Three: Strategic Technical Support for new prospect projects up to addition to the Departmental List:**

- a. Task Three, Paragraph C.1. (page 4 of 13) states that contractor will "Review VA's underutilized buildings and land to determine EUL potential opportunities as it is identified". However, the Scope paragraph on Page 1, notes that "Potential projects to be identified and provided by VA." Will VA provide projects for review?
  - i. If yes, how many?
  - ii. If no, is contractor expected to review VA's entire inventory to identify potential EUL opportunities?

Answer: The VA will provide the identified project(s), the quantity is unknown.

- b. What does "develop primary and secondary market areas (where applicable) for analysis" mean? Is this a reference to establishing a study area for each site?

Answer: Primary market area consist of target population in the area services by the specific VAMC and the secondary market area consist of VAMC surrounding area.

**9. Task Four: Communications Activities:** Please confirm how many Project Work Plans will be required. Note: Page 5 of the PWS says "maximum of 12", Attachment A says "~12 per EUL site per year" and the Pricing Schedule says "1".

Answer: The quantity stated in the attachment A is associated with individual task order/site required for the final deliverable vs the Task 2 is associated with the total quantity of the task (how many sites that were identified that need the study).

- 10. Conflict of Interest Clause:** Page 6 of 13, Conflict of Interest Clause states: “The Contractor (to include principles, agents, and employees) is prohibited from performing services in any capacity on future commercial development or redevelopment of VA real property, subject to task (or tasks) issued under this contract. This restriction is for a period of five years and shall expire at the end of the 5th year following expiration or termination of this contract.” Please confirm this clause is in reference to any work with a developer on the subject sites, consistent with the preceding Conflict of Interest Provision, and does not relate to providing future services to VA related to the subject sites.

Answer: Yes, this Conflict of Interest clause refers to any work with a developer on the subject sites, consistent with the preceding Conflict of Interest Provision, and does not relate to providing future services to VA related to the subject sites.

- 11. Attachment A Schedule of Deliverables:** Please confirm the quantities listed in this table as they conflict with the remainder of the PWS and Pricing Schedule in several places.

Answer: The quantity stated in the attachment A is associated with individual task order/site required for the final deliverable vs the Task 2 is associated with the total quantity of the task (how many sites that were identified that need the study).

- 12.** Has a contractor performed similar work to this for the government in the past?

Answer: This is a new contract with no incumbent.

- 13.** Is this project being done under the RFP procedures for contracts under \$250K?

Answer: No.