

**SITE VISIT – 30 April 2007**  
**Question and Answers**

**1) Please confirm our understanding of the requirements regarding the distribution of the RFP documents. We have purchased the DVD from USACE, and we understand that further distribution of the bid documents to subcontractors and suppliers for bidding purposes can be done at our discretion. We will require the execution of the Security Certification on page 67 of the solicitation prior to issuing RFP documents to any subcontractor or supplier. The documents will not be posted on any publicly available website or electronic forum.**

Confirmed. Offerors may require their subcontractors to obtain the DVD from USACE, or they may provide it to them, so long as it is not distributed via email or internet. If Offerors distribute copies to their subcontractors, offerors remain responsible for all copies made and distributed.

**2) Does the Government intend to conduct Value Engineering (VE) studies on this project as the design is developed?**

Yes, the Government will utilize VE whenever appropriate to ensure that maximum value is being obtained by this project, and will encourage the successful offeror to participate actively in such efforts. An independent VE study was recently completed on the project at the current state of design, and the Government is currently reviewing the results of that study. This study and the any resulting changes to the project will be shared with the successful offeror after contract award. All offerors should base their proposals only on the content of the solicitation and any amendments that may be issued during the proposal period, without regard to possible changes that may be made to the project as a result of VE efforts.

**3) Pages 48 and 49 of the solicitation contain a listing of 11 “Bid Items.” Are these intended to be submitted with our proposal? If so, please clarify how these prices relate to the line items on the Price Schedule contained on pages 3 and 4 of the solicitation.**

Please refer to page 35, paragraph 7.1.1, “Submission Requirements.” In support of the offeror’s proposed prices on the Price Schedule, Offerors shall submit sufficient documentation to demonstrate their proposed construction phase target cost is realistic and reasonable. The Government would like the supporting documentation to be broken out as indicated on pages 48 and 49.

**4) Page 54 of the solicitation addresses the Subcontracting Plan and the specific goals for small business subcontracting. Please confirm that subcontracts at all tiers will apply towards these goals. Our experience indicates that lower tier subcontractors must be counted to be able achieve the goals, especially on a project of this magnitude. This method fulfills and encourages the intent of providing actual work opportunities for small businesses on the project.**

A participation plan and a small business subcontracting plan are two different types of plans that can be used during evaluation of a small business subcontracting proposed plan. The small business subcontracting plan is a statutory requirement in accordance with [FAR](#) Part 19.7 and the participation plan is not. Each is designed to meet different requirements. In the participation plan, the contractor may count first, second, and third tier subcontracts in the satisfaction of the DoD target goals. The small business subcontracting plan does not allow counting of lower tier subcontracts.

**5) Reference, Section 00010, Price Schedule, and Section 01010, Construction Integration Services, what is the period of performance for the firm fixed priced construction integration services, bid item 0001?**

The period of performance for the base bid (Construction Integration Services) is 600 calendar days from Notice to Proceed. Upon exercise of the bid option, the contract performance period will be extended by 720 days for a total of 1,320 days. The option may be exercised within 120 days of contract award.

**6) This solicitation is valued at \$1.3B, and includes thousands of pages of documents, does this solicitation merit such a short bid submission period?**

The Government will consider an extension to the proposal due date if such is requested by offerors.

**7) Reference(s), (a) Section 00100, "Bidding Schedule/Instructions to Bidders", pages 46 thru 47, and 90 of 103; (b) Part 2, "Project Summary", page 2-9, paragraph 2.4; (c) Section 01010, page 4, paragraph 1.3.3.1, and page 9, paragraphs 1.4.7.3 and 1.4.8 - there are numerous locations throughout the RFP that list schedules, milestones, and anchor points. Is it possible to have all of the schedules, milestones, and anchor points presented in a single document?**

The Government's intent in the solicitation is to identify schedule goals related to the NGA mission (i.e., pages 46 thru 47 of 103 in the Instructions to Bidders) and the current design approach and anticipated design deliverable dates (e.g., page 2-9, Project Summary, and pages 4 and 9 of Section 01010) without unduly constraining offerors' ability to propose innovative strategies to accomplish

them. Offerors are advised to give the most weight to the anchor points identified in pages 46 thru 47 of the Instructions to Bidders.

**8) Reference, Section 00700, Contract Clauses, FAR Clause 252.232-7007, "Limitation of Government's Obligation", page 84 of 103, do the environmental remediation actions apply to the incremental funding restrictions?**

Environmental remediation is being accomplished by other contracts, and is not part of the scope of this solicitation. The Government's cost to accomplish environmental remediation is funded from other sources and is not part of the incremental funding profile provided in 252.232-7007.

**9) Reference, Part 2, "Project Summary", page 2-4, paragraph 2.2.3. What is the role of the Fort Belvoir New Vision Planners (BNVP) with the construction contractor?**

Belvoir New Vision Planners (BNVP) provides Master Planning and Program Management support to the Garrison Commander, Fort Belvoir. They do not have any direct role with the construction contractor.

**10) Reference, Part 2, "Project Summary", page 2-13, paragraph 2.6, Security Diagrams, what is the significance of the NGA-NCE Program Requirements 11x17 matrix? How should it be considered as part of the construction scope of work? What is the intended value to the Construction Contractors of the NGA-NCE Program Requirements document at Part 2, para 2-6, page 2-13 & 2-14. Was this provided just for information or does this contain information that will impact our bid?**

The Program Requirements document is the basis for the design that is reflected in the drawings and specifications issued in this solicitation. This program information was provided to give offerors insight into the requirements that drive the New Campus East as currently depicted in the solicitation.

**11) Reference, Section 01010, "Construction Integration Services", paragraph 1.4.1, items f. and i., page 5, how do you maintain a fast-track design and construction schedule if you cannot initiate subcontracts and procurement actions until 100% design of a construction package?**

Please refer to section 01010, page 14, paragraph 1.7, which describes the fast-track approach. The fast-track approach is maintained as a result of incremental packages being released for construction in advance of the entire project being developed to 100% design.

The approach envisioned consists of about 10 discrete design packages. Package 1 reaches 100% design before Package 2, and is released for construction. Next, Package 2 reaches 100% design and is released for construction, and so on. When the last package reaches 100% design, the production point referred to in 01010, paragraph 1.6.2.1, has been reached, and the parties will attempt to negotiate a firm fixed price for the entire project.

After contract award, the construction contractor will have significant influence over the structure and number of packages that are implemented. For example, long lead equipment or materials may be released earlier in the process if mutually agreeable.

**12) Reference, Section 01010, "Construction Integration Services," paragraph 1.4.10.2, "Estimating Guidelines," page 11,**

**a. What is the Government's anticipated period of time for reconciliation between the Designer of Record's cost estimate and the Contractor's cost estimate?**

**b. What are some of the criteria that would indicate that the two cost estimates are not properly aligned, and cannot be reconciled, and therefore the Government must perform the reconciliation?**

The amount of time required to reconcile estimates will depend in part on the magnitude of the package to which the estimate applies, and on the level of collaboration that exists between the construction contractor and the designer. Large differences may be indicative that the estimates are not properly aligned or that there is discrepancy or misunderstanding around technical requirements.

**13) Reference, Section 01010, "Construction Integration Services", paragraph 1.6.1, "Contract Type",**

**a. Will there be individual "production points" established for each of the ten (10) construction packages? The "preliminary project schedule", on page 4, Section 01010 is optimistic, and we understand that we are required to submit a schedule upon agreement of the "production point" and the establishment of the firm fixed price.**

**b. What date will liquidated damages be based upon? Will liquidated damages be based on: (a) the final delivery date of 5 April 2011, stated in FAR Clause 52.211-10, Section 00700 or (b) our schedule prepared at "production point" IAW Section 01010, paragraph 1.6.2.2, "Content", item d., "...date of substantial completion..."?**

There is only one “production point” for this contract, and that occurs when the design is 100% definitized. Prior to the production point, the contracting officer may direct the contractor to proceed with portions of the work (packages). Please refer to section 01010, page 14, paragraph 1.7, which describes the fast-track approach.

The contractor is required to work with the Government and the designer to develop a construction schedule as part of the Construction Integration Phase. The first schedule submittal is due 30 days after the initial project orientation. Please refer to section 01010, page 8, paragraph 1.4.7.

Liquidated damages will be based on the contractual completion date as initially agreed upon by the offeror and the Government at the time of contract award, except as modified by any changes to the contract authorized by the Contracting Officer during the execution of the contract.

**14) Reference (s) Section 01010, “Construction Integration Services”, paragraph 1.6.1, “Contract Type” and Section 00700, page 73 of 103, FAR Clause 52.216-17:**

**a. Please clarify the contractual basis for the construction services prior to establishment of the “production point”, and conversion to a firm-fixed price contract?**

**b. Is the contractual basis firm fixed price for the construction services prior to the establishment of the "production point"? Or are the construction services performed as cost reimbursable prior to the "production point"?**

Until conversion to firm fixed price after the production point, the construction services provided under the optional bid item are administered as fixed price incentive with successive targets in accordance with FAR 52.216-17. The fixed price is the Ceiling Price. Payments are administered as described in the above clause in paragraph (h) on page 75 and paragraph (i) on page 76, and in accordance with the other payment provisions described in the solicitation. The “Construction Integration Services” are bid as a fixed price item and will be administered as such. This cost will not be renegotiated as part construction services after the “production point.”

**15) Reference, Section 01050, “Job Conditions”, paragraphs 1.3 for environmental hazards; 1.3.1 for suspected munitions and explosives of concern; 1.3.2, for chemical hazards; and 1.3.3 for asbestos hazards, how will these environmental, explosive, chemical, and asbestos hazards be adjusted in a FFP contract for construction in terms of time extensions?**

The referenced sections of the solicitation provide offerors with information about environmental conditions currently being addressed by the Government through other contracts. The purpose of providing this information is to ensure that offerors are aware of the site conditions, and to make offeror's aware of their responsibility to coordinate the work of this contract with the work of concurrent and ongoing environmental contracts.

Adjustments to the contract to grant time extensions, if necessary, would be addressed under the appropriate contract clause (for example, 52.236-2 Differing Site Conditions, 52.243-4 Changes, or 52.233-1 Disputes).

**16) Who will be responsible for hiring the Construction Testing and Inspection Services, the Owner or the General Contractor?**

The contractor will be responsible for all Contractor Quality Control testing and inspection normally specified in U.S. Army Corps of Engineers' contracts. The Government will also perform independent testing and inspection commensurate with our Quality Assurance program.

**17) Can we get a list of all primes strictly for the subs?**

The only list of primes for the NGA solicitation is under the "interested vendors list" that is located on the FEDBIZOPP webpage.

**18) Will a list of the attendees at the April 30, 2007 Pre-Proposal Conference be made available?**

Yes, see the website listed above in general statement provided at the beginning of the amendment.

**19) Has all of the geotechnical work been done and a geotech design report or study released?**

No, additional geotechnical work is still being done; however, a Preliminary Geotechnical Report dated March 2007 was provided as part of the Integrated Design-Bid-Build solicitation. This report establishes the subsurface conditions and provides geotechnical recommendations on aspects of the foundation and pavement design to bidders such that they can reasonably bid the project. Subsurface explorations contained in this report consisted of 78 drill holes and 3 test pits.

The first set of 50 drill holes was located throughout the entire EPG area east of Accotink Creek. These borings ranged in depth from 15.1 feet to 51.5; split spoon

refusal was encountered in all the drill holes. An approximate minimum of 10-feet of rock was drilled in 3 of the 50 drill holes. The overall average recovery of the 37.1 total feet of cored rock from these borings was 79 percent (or 29.35 feet of recovered rock core).

The next set of 28 drill holes and 3 test pits were located in the proposed footprints of the Central Utility Plant, Garage, Office Building, and Technology Center structures. The depth of the drill holes ranged from 12.2 feet to 59.3. A minimum length of 10 feet of rock was cored in the drill holes located within the proposed buildings' footprint.

Additional borings are currently being completed across the site within structure footprints or utility corridors. The rest of the geotechnical drilling is expected to be completed by the mid to end of May 2007. Offerors should base their proposals on the geotechnical information that was contained in the March 2007 report issued with the solicitation.

**20) Will subcontractors be required to carry separate security clearances or will the subs "ride" on prime contractor security clearance?**

This solicitation does not require either prime contractors or subcontractors to carry security clearances. During the latter phases of the project, it is possible the Government will facilitate selected contractor personnel in obtaining clearances to allow them to enter space turned over to the Government for beneficial occupancy for the purpose of completing punchlist items, etc. The Government and the Contractor will jointly determine which individuals require clearances when the need arises.

**21) Attachment 5 in Volume I outlines your Preferred Phased Occupancy Scenario. Will the Construction Contractor's scope include the physical move coordination of the various NGA occupants into the new buildings as they are completed (i.e. move management services)?**

The Government intends to issue a separate contract for Move Management services. The Construction Contractor will need to coordinate with the Move Management contractor, but will not be responsible for Move Management.

**22) What are the proposed 10 discrete design packages?**

Please refer to Part 2 - Project Summary, page 2-10 in the Solicitation for a description of the 10 design packages.

**23) What is the timeframe for the ITI solicitation/award?**

The Government anticipates that it will issue the solicitation for the ITI contract on or about May 9, 2007, and anticipates award of this contract on or about December 15, 2007.

**24) What is the proposed start date for the beginning of the 600-day period of performance?**

The Government anticipates issuing Notice To Proceed for the 600 day performance period for the base contract on or about August 24, 2007.