

Solicitation # 36C77621R0033 Construct Outpatient Mental Health Building - Omaha
Phase I - Technical Questions and VA Response Tracking Sheet

ITEM NO.	DATE QUESTION RECEIVED	DATE QUESTION ANSWERED	QUESTION	GOVERNMENT RESPONSE
1.	3-23-21		Do Table of Contents and Cover Page count towards the 28 page maximum count?	Page 10, 2.7 B1 of the RFP clearly states the page limit is inclusive of the title page, table of contents, and preface. Note: that the page limitation has been increased to 35 pages.
2.	3-23-21		Want to confirm that if we (the General Contractor) have DB projects that we do not need to submit any from the A/E, please confirm.	Per the solicitation criteria for factor 2 in Phase I, this only applies if the prime contractor DOES NOT have DB experience.
3.	3-23-21		Factor 3: Key Construction personnel: you are requesting a resume from Electrical Subcontractor – since it is Phase I we cannot commit/select an Electrical Subcontractor; maybe Phase II when we are aware of pricing from Electrical Subs.?	This requirement has been removed. Reference attachment titled “Updated Phase I Eval Factors - Omaha MH”.
4.	3-23-21		Factor 2: Key Construction personnel: you are requesting a resume from Equipment Subcontractor – our plan is to bring some of own equipment; and rent equipment we need but don’t have; we normally do not sub equipment.	This requirement has been removed. Reference attachment titled “Updated Phase I Eval Factors - Omaha MH”.
5.	3-23-21		On page 10 of 67 of the solicitation document, section 2.6 selection procedures, Factor 2 Experience, it instructs us to “Provide a minimum of one (1) and a maximum of three (3) projects completed within the last five years (5) years similar in size, complexity and scope to this project.” We just wanted to confirm this is five (5) years from the issuance of the RFP and not from bid date or award, correct?	5 years from the issuance date of the RFP.
6.	3-25-21		Factor 2: Experience: Can the design build project be 99% complete?	This requirement has been adjusted to 75%. Reference attachment titled “Updated Phase I Eval Factors - Omaha MH”.

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7.	3-25-21		Do all projects have to be DB, or at least 1 of 3; can we prove a VA design-bid-build projects in addition to a DB project?	The requirement is for a minimum of 1 and a maximum of 3 DB projects. The criteria does not exclude listing design-bid-build projects.
8.	3-26-21		Factor 2: Experience “Projects shall have a minimum value of \$3M and be 100% completed for Design-Bid-Build or D-B”. Is it possible to change the percentage completed requirement to 75% complete? Our firm currently has a highly relevant project that is not 100% complete as we are awaiting change order funding to complete with work. Unfortunately, there is no way to predict when the funding and subsequent change order will come through and allow us to complete the project.	This requirement has been adjusted to 75%. Reference attachment titled “Updated Phase I Eval Factors - Omaha MH”.
9.	3-28-21		Factor Two- Experience. Please consider project size of \$2M as the technical difficulty and managerial performance does not change the contractor’s ability to demonstrate performance, management of multiple subcontractors, and timely completion performance.	This requirement has been adjusted to \$2M. Reference attachment titled “Updated Phase I Eval Factors - Omaha MH”.
10.	3-28-21		Factor Two- Experience. As stated “For purposes of this evaluation, a relevant project is further defined as “design-build, design-bid-build, or design projects completed in a clinical, hospital or other medical related use space similar in size and scope to this Outpatient Mental Health Clinical.” Please provide any additional details of significant value to the Source Selection Evaluation Board to ensure we are able to address the government’s definition of similar scope.	There are no other significant details to add. Please review the scope of work and determine what projects your company has completed that are comparable.
11.	3-30-21		Is the SF1442 and Acknowledgment of Amendments included within the page limitation?	These are not required in Phase I. See Phase II instructions for requirements for the Phase II submission.

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12.	3-30-21		On Factor 2, will Design/Build projects be rated higher than Design/Bid/Build projects, even though either can be submitted for this section? The “Evaluation Methodology” paragraph only lists Design/Build contracts.	The methodology states the following: Will be evaluated on relevant and recent experience of design-build contracts and/or contracts of comparable size, complexity, and scope within the last five (5) years. If D-B experience is not applicable, the construction contractor and the A-E firm will be evaluated on relevant and recent projects to the applicable portion of the project, construction or design respectively.
13.	3-30-21		Please provide the requirements for the “Equipment Subcontractor” listed in Factor 3.	This requirement has been removed. Reference attachment titled “Updated Phase I Eval Factors - Omaha MH”.
14.	3-31-21		On some government design-build projects, the offerors that are shortlisted are provided a stipend if they are not awarded the project for the work that the design teams perform during the Phase II design competition. Will the VA provide a stipend for shortlisted firms?	No, there is no stipend concerning this procurement.
15.	4-1-21		Will the DB Contractor be responsible for hiring a 3rd party commissioning agent for the project or will the VA be providing this?	No, VA will engage commissioning under a separate contract. All reference to commissioning agent has been removed from all Phase I Evaluation Factors.
16.	4-1-21		Factor 2: Experience – is it possible to reduce the minimum project value from \$3M to \$2M?	This requirement has been adjusted to \$2M. Reference attachment titled “Updated Phase I Eval Factors - Omaha MH”.
17.	4-2-21		Is the architect and consultants that completed the bridging documents for this project be allowed to be on a design-build team?	Absolutely not!!! This would constitute a Conflict of Interest. Reference RFP to DB page 4.

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18.	4-2-21		2.7 Proposal Requirements Factor 1: Technical approach gives us only 28 pages for the pdf file of our submission. In reviewing the requirements of the project for Factors 1, 2, and 3 of Phase one, this is an extremely limiting page count. Factor 1 only allows for 6 pages which is tight to discuss overviews of Design & construction approach as well as Quality Control during design and construction. Factor 2 asks for max 3 projects for design build firms or max three projects each for contractor and design firm if no design build experience. This could end up being a total of 6 pages for Factor 2 with one page per project. Factor 3 has identified 15 resumes that the VA would like to see for staff and allows 1-2 pages per resume. Just in these three factors if we hold our project data sheets and resumes to 1 page each we will be at 27 pages and then we would have a cover page and table of contents. Would the VA please consider increasing the max page count for our proposal to at least 35 pages to account for this and potential pages listed below?	Several resumes have been removed from the requirement. See updates in the VA responses to questions and in the amendment. Note: that the page limitation has been increased to 35 pages.
19.	4-2-21		There is no mention of PPQ's or CPARS being submitted for our experience factor. Does the VA want us to submit Past Performance Questionnaires and/or CPARS? If so will these pages be excluded from the overall page count?	No. This is not a requirement, please do not submit.
20.	4-2-21		Under Factor 3 submission criteria the VA asks for a resume for QC under the design team, but does not ask for it under construction personnel. However, in spec section 00 45 00, we are directed to have a construction quality control manager on site during construction. Does the VA wish to have us submit a Construction Quality Control Manager resume as part of our proposal? If so this will add an additional page to our page count.	Quality Control Manager has been added to the Factor 3 submission requirement. Reference attachment titled "Updated Phase I Eval Factors - Omaha MH". Note: that the page limitation has been increased to 35 pages.

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21.	4-2-21		Specification Section 00 45 00 is unclear if the VA will allow the CQCM to dual hat as SSHO or Site Superintendent or be a stand alone individual with no other duties. Typically on a job this size we would see the CQCM as a stand alone individual with no other duties. Please Clarify.	Yes, the CQCM can serve as both Site Superintendent and Quality Control Manager.
22.	4-2-21		In Factor 3 the VA asks for a resume for the Commissioning agent under the DOR. In past VA Mental Health facilities we have completed the commissioning agent was by the VA and the awarded contractor was responsible for coordination with the owners commissioning agent. Is it the intent that the commissioning will be under the design-build contractors scope and not the VA's? If it is under the contractors scope this would normally be a 1st tier sub to the general contractor and not under the mechanical subcontractor or the design team. Please clarify.	No, VA will engage commissioning under a separate contract. All reference to commissioning agent has been removed from all Phase I Evaluation Factors. Reference attachment titled "Updated Phase I Eval Factors - Omaha MH".
23.	4-2-21		In Factor 3 under construction personnel the VA asks us to provide a resume for "equipment subcontractor". Can you please clarify which equipment you are looking for? There could be several different companies as "equipment" could be plumbing, mechanical, medical, etc. we assume this may be the mechanical subcontractor as you are asking for the electrical subcontractor resume. Please clarify.	This requirement has been removed. Reference attachment titled "Updated Phase I Eval Factors - Omaha MH".
24.	4-2-21		Would the VA consider leaving the subcontractors resumes for electrical, equipment, etc to phase 2 submission? If short listed we would like the opportunity in phase two to vet out several key subcontractors for the project in lieu of committing to them in phase one when the project award more than likely won't happen until fiscal year end 21.	This requirement has been removed. Reference attachment titled "Updated Phase I Eval Factors - Omaha MH".

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25.	4-2-21		The RFP does not specify where to put the SF 1442 or whether the Representations & Certifications should also be included. Please clarify the requirement for these items and if they would be included in the page count.	These are not required in Phase I. See Phase II instructions for requirements for the Phase II submission.
26.	4-2-21		Will NIST 800-171 be required on this project? If so, please identify which documents will be tagged as CUI (Controlled Unclassified Information)?	NIST 800-171 is not a requirement of this project.
27.	4-2-21		Will the VA require all workers onsite to have received the COVID 19 Vaccine prior to coming onsite?	At this present time, this is not a requirement.
28.	4-2-21		Please confirm whether graphics and header/footer information can be smaller than the designated 11-point font indicated in Section 2.7 Proposal Requirements.	Please adhere to what is listed in Section 2.7.
29.	4-2-21		Section 2.7 Factor 2: Experience indicates the following on page 11: If the Offeror is a Joint Venture (JV), relevant project experience should be submitted for projects completed by each individual entity, in addition to any work performed by the Joint Venture itself. This presents a particular challenge for mentor protege relationships, a special relationship designation from the Small Business Administration designed to foster growth with new, smaller companies. These mentor proteges are trying, as new program members, to gain experience with their more experienced counterpart. Please consider expanding the past performance experience requirement to allow an individual entity to provide the experience on behalf of the JV.	This requirement does not pertain to past performance. It pertains to previous experience. If the Offeror is in a mentor protege relationship, relevant project experience should be submitted for projects completed by each individual entity, in addition to any work performed by the mentor protege relationships itself.
30.	4-2-21		Please confirm that the Government will allow proposers a minimum of seven (7) days to respond to the RFP starting from the date that the Government responds to 100% of the RFIs received.	Amendment has been posted with sufficient time to meet this request.

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31.	4-2-21		<p>Page 11 of 67 in the Solicitation, Factor 3- Technical Qualifications. The list of personnel required at a minimum require 15 people. To provide sufficient information that avoids being rated unqualified for not addressing critical points that the SSEB is looking for jeopardizes the proposal and cause for mis-interpretation. Furthermore, the noted requirement for subcontractors includes personnel and company resumes, again, difficult to provide substantial qualifications with limited pages. To reduce resumes to less than one page places our proposal at risk. Please verify if the total page count will be increased or the list of personnel reduced to allow for sufficient resume performance qualifications.</p>	<p>Several resumes have been removed from the requirement. See updates in the VA responses to questions and in the amendment. Note: that the page limitation has been increased to 35 pages.</p>
32.			<p>In Factor 3 (Technical Qualifications Key Personnel Experience) the VA is requesting a resume from our electrical subcontractor. Due to the early stage of the Phase I process, it is unlikely that an electrical contractor will have been selected until more detailed pricing has been received from these subs. We would typically select the electrical subcontractor in Phase II or later. Can offerors wait until Phase II or later to provide resumes for their electrical subcontractor?</p>	<p>This requirement has been removed. Reference attachment titled "Updated Phase I Eval Factors - Omaha MH".</p>
33.			<p>In Factor 3 (Technical Qualifications Key Personnel Experience) the VA is requesting a resume from our equipment subcontractor. We are unclear of what type of equipment the VA is referring to in this requirement. Can the VA please clarify?</p>	<p>This requirement has been removed. Reference attachment titled "Updated Phase I Eval Factors - Omaha MH".</p>

