



METROPOLITAN WASHINGTON AIRPORTS AUTHORITY

RFP-18-34425 Relocation of Transformer Vault (TV-900) at DCA

April 16, 2019

Questions and Answers

Notice: Questions may have been edited for clarity and relevance.

- 1. Question:** We understand that there is no geotechnical report available for this exact location. However, is there any geo-technical report which is at least near the building location that we can use for our initial foundation support and footing design?

Answer: See attached Boring sample and laboratory test results approximately 150 feet north of new site location.
- 2. Question:** Can you please provide us a tie-in point location for the new utilities such as storm, sanitary, water and electrical duct bank.

Answer: See attached Utility drawing information to be confirmed during design development.
- 3. Question:** Can MWAA hold another site visit? This is critical with the design-build element.

Answer: Yes. Email Contracting Officer to request.
- 4. Question:** Due to the design-build nature of this project we are requesting an additional 2 weeks to construct our offers. This would move the bid date to 4/24/19.

Answer: See Amendment 002.
- 5. Question:** Is a Bid Bond required with the submission due on April 10th? If so, what are the requirements?

Answer: Yes. See Amendment 002.
- 6. Question:** On Attachment 02: Evaluation Criteria and Proposal Submission Requirements, page 3, the second paragraph under Criterion 1 – Technical Approach states, “The technical approach is comprised of five items: (a) Schedule, (b) Management Plan, (d) Quality Control Plan, and (e) Safety Plan which responds to the unique requirements of this project.” It appears that item (c) is missing. However, later in Attachment 02 it appears that section 1.3 Organization is the missing third item. Please provide the requirements, if any, for item (c).

Answer: See Amendment 002.

7. **Question:** On Attachment 02: Evaluation Criteria and Proposal Submission Requirements, page 4, the second paragraph under section 1.2 Management Plan states, “Offerors shall complete Personnel Reference sheets in the solicitation for all key personnel (e.g., corporate personnel who will have decision making responsibilities over the term of the contract).” However, we could not find any document labeled “Personnel Reference Sheet” in the solicitation. Please provide the Personnel Reference Sheet.

Answer: See Amendment 002.

8. **Question:** On Attachment 02: Evaluation Criteria and Proposal Submission Requirements, page 4, the second paragraph under section 1.5 Safety Plan states, “The technical approach narrative shall be limited to five (5) single-sided 8-1/2” x 11” pages using times new roman 12 font type.” Are these formatting guidelines applicable to all proposal volumes or only the technical approach narrative?

Answer: Yes.

9. **Question:** On Attachment 02: Evaluation Criteria and Proposal Submission Requirements, page 4, the second paragraph under section 1.5 Safety Plan states, “The technical approach narrative shall be limited to five (5) single-sided 8-1/2” x 11” pages using times new roman 12 font type.” Does this five-page limit for the technical approach narrative include the following sections: 1.2 Management Plan, 1.3 Organization, 1.4 Quality Control, and 1.5 Safety Plan? If so, due to the amount of information requested in these sections, will MWAA please extend the page limit to 10 pages for this section and 75 pages for the overall technical proposal?

Answer: See Amendment 002.

10. **Question:** Please confirm that the organizational chart does not count toward the page limit for the technical approach narrative.

Answer: Organizational chart is included in the technical narrative page limit. See Amendment 002.

11. **Question:** On Attachment 02: Evaluation Criteria and Proposal Submission Requirements, page 5, the second paragraph on the page states, “NOTE: If the proposal is being submitted as a Joint Venture, the letter from the bonding company must state that the bonds will be issued in the name of the Joint Venture.” Does MWAA require a letter from a bonding company if we are NOT submitting our proposal as Joint Venture?

Answer: Bid Bond is required on this solicitation. See Amendment 002.

12. **Question:** On Attachment 02: Evaluation Criteria and Proposal Submission Requirements, page 6, paragraph 2.2.5 states, “Offerors shall submit a resume for each of the Key Personnel, not to exceed three (3) single sided 8-1/2” x 11” pages per person. Resumes should include information on relevant experiences, licenses, degrees, certifications and awards.” MWAA requires at least ten resumes (per section 2.2.2), meaning this section can be a maximum of 30 pages, which is almost half of the 65-page overall limit. Will MWAA please extend the overall page limit for the technical proposal?

Answer: See Amendment 002.

13. **Question:** On Attachment 02: Evaluation Criteria and Proposal Submission Requirements, page 6, paragraph 2.3.5 states, "Offerors shall not incorporate by reference into their proposal PPQs previously submitted for other RFPs. However, this does not preclude the Airports Authority from utilizing previously submitted PPQ information in the past performance evaluation." Will MWAA accept previously completed PPQs that are in the same format as the PPQs required for this submission?
- Answer:** Yes. As long as they are the same format and within the requirements of paragraph 2.3.5.
14. **Question:** Please confirm that the PPQ forms do not count toward the 65-page limit for the overall technical proposal?
- Answer:** Past Performance Questionnaires (PPQ) is included in the page limit for the overall technical proposal.
15. **Question:** During the pre-proposal conference, slide 13 stated that our proposals must be double-spaced. However, there is no requirement for double-spaced proposals in the solicitation. Please confirm our proposals are not required to be double-spaced.
- Answer:** Everything shall be single-spaced.
16. **Question:** RFP section V page 6 "Payments and Performance Bonding" requires the project to have a 100% P&P bond, however the Pricing Schedule attached to the RFP states the P&P bonds are not required. Please confirm the P&P bonds are not required per the Pricing Schedule provided. Does this project include wage determination rates, and if so please provide a list of the rates.
- Answer:** P&P Bond is required for this project. Bond premium shall not be included in the price schedule as Authority will reimburse the actual premium cost.
17. **Question:** On Attachment 02: Evaluation Criteria and Proposal Submission Requirements, page 6, paragraph 2.3.4 states that, "Projects submitted by the Offeror shall be completed within the past ten (10) years of the date of issuance of this RFP." For this section, can the A/E firm submit a project where 100% of the design is completed but construction is still in progress?
- Answer:** No.
18. **Question:** Reference MWAA Design Manual, Chapter 3 Environmental Requirements, 3.4.2.4 Contaminated Soils/Groundwater. To further understand the possible contaminants that could be encountered during construct, Grunley Construction would like to request copies of the MSDS for all possible contaminants found on site.
- Answer:** Since the project site is located adjacent the South Investigation Site (SIS) (A Federal Aviation Administration (FAA) controlled remedial investigation listed under the EPA's Federal Agency Hazardous Waste Compliance Docket), the geotechnical investigation to be performed during site development should include environmental sampling for the contaminants encountered during the FAA's investigation and include metals, semi-volatile organic compounds (SVOC's), polycyclic aromatic hydrocarbons (PAH's) volatile organic compounds (VOC's), polychlorinated biphenyls (PCB's) and dioxin/furans.

The geotechnical contractor shall be OSHA Hazwoper trained to perform this work. Depending on the results of the geotechnical investigation, the Contractor may be required to have additional health and safety training for their employees. Excess excavated soil material and unsuitable soil material generated as part of this project are assumed to be contaminated with low-level non-hazardous constituents, and shall be disposed of and treated/recycled at an approved treatment/recycling facility.

19. **Question:** Reference Design Build Statement of Work, 3.3 Structural, 7 Foundations. The verbiage in under the foundation statement refers to the an assumption that the building is founded on piles. Is it the intent of MWAA that the cost estimate will include a cost to furnish and install a deep foundation scheme consisting of piles? If so please provide a Geotech report and /or addition design direction.

Answer: A Geotechnical Survey/Report and Site Survey to be performed during Design Development. The Foundation design shall be dependent on the Geotechnical Survey/Report as stated on Statement of Work section 3.3.7.

20. **Question:** Reference Design Build Statement of Work, 3.6 Plumbing. The plumbing design descriptive refers to connecting to the domestic water line and the main sanitary line located adjacent to the vault. The existing line locations have not been provided. Please provide the location and /or provide design direction for the domestic water line and sanitary main line.

Answer: See response on Question no. 2.

21. **Question:** Reference MWAA Design Manual, Chapter 12 Plumbing, 12.9 Oil Separator. Under the general paragraph it states that all storm or sanitary drains with the potential of oily fluids, hydraulic fluids, and flammable liquid wastes shall be discharged into an oil separator. Please advise if the an oil separator is required for this project.

Answer: Design shall be in compliance with the Authority's Design Manual. Need of oil separator shall be determined during design development.

22. **Question:** Referencing Design Build Statement of Work appendix A, 3.7 Electrical. The electrical narrative describes pulling service from an existing 4160V feeder from the manhole closest to the proposed site. Please provide the location of the nearest manhole with such feeder for the electrical primary/secondary services.

Answer: See response on Question no. 2.

23. **Question:** Reference MWAA Design Manual, Chapter 5 Civil, 5.8 Sanitary Sewer. Under the sanitary sewer section it states that a sanitary lift station shall be used for all sanitary sewage work. Please clarify if a sanitary lift station is required or will the projects sanitary lines connect in an existing lift station.

Answer: Design shall be in compliance with the Authority's Design Manual. In addition, see response on question no. 2.

24. **Question:** Reference MWAA Design Manual, Chapter 15 Fire Protection, 15.4.1 Fire Hydrants. Under the fire hydrant section it states that a hydrant shall be located within 50' of every fire department connection for buildings with in the AOA. Please clarify if a new fire hydrant is required or if there is a fire hydrant with in the 50' proximity of the new Vault 900 building.

Answer: Design shall be in compliance with the Authority's Design Manual. In addition, see response on question no. 2.

25. **Question:** Reference MWAA Design Manual, Chapter 26 Security, 26.1.1 General. Under the general section it states that a budgetary line item shall be carried in the project budget but will not be carried within the solicitation construction budget. Please clarify if a line item for security will be required in the construction budget and if it is required what is the security budget value.

Answer: Design shall be in compliance with Authority's Design Manual. Security equipment, devices, cabling, etc., to be carried within construction budget, final configuration with the security systems head-end by the Authority's security system contractor.

26. **Question:** Please confirm if there will be any STC requirements on the doors.

Answer: To be determined during Design Development.

27. **Question:** Please confirm if there will be any STC requirements on the windows.

Answer: To be determined during Design Development.

28. **Question:** Is the electrical system required to be designed as a Critical Operations Power System (COPS), as defined in 2014 NEC Article 708?

Answer: No.

29. **Question:** Is a temporary generator connection required?

Answer: To be determined during Design Development.

30. **Question:** The SOW indicates the South Boathouse, Gate A Guardhouse, beacon, cameras, and TV-800 are currently fed from TV-900, and "will have to be reconnected to other sources." Please clarify the intent of refeeding from other sources. Should we assume these other sources have spare capacity and breaker space to accommodate these added loads? What is the approximate distance of the other sources to the loads they will be refeeding? What is the voltage and circuit ampacity required for these refeeds?

Answer: See response on Question no. 2.

31. **Question:** Please confirm an arc flash hazard analysis, with arc flash labels, is required for the project.

Answer: Yes.

32. **Question:** Is a Lightning Protection System required for the building?

Answer: To be determined during Design Development.

33. **Question:** The SOW is largely silent regarding the requirements related to the lighting control system design. It states "The Design Build contractor shall finalize CCR control system during the design phase with MWAA." The MWAA Design Manual, Chapter 24, provides generic guidance, but nothing of sufficient detail to price the scope of work for TV-900. During the pre-bid site visit, we observed a transducer cabinet and PLC cabinet. Please provide additional information regarding the design requirements for the CCR control system. If drawings of the existing controls are available, please provide.

- Answer:** See attached documents – MWAA Reagan National ALCS PLC & HMI Upgrade.
34. **Question:** Please confirm metering and SCADA interface is not required, per MWAA Design Manual 20.6.3.2.
- Answer:** Design shall be in compliance with Authority’s Design Manual.
35. **Question:** Please confirm the 5kW dead-front switch shall be provided with manual transfer only, not automatic.
- Answer:** To be determined during Design Development.
36. **Question:** Will the MWAA CADD Design Standards be in effect for this project?
- Answer:** Yes.
37. **Question:** Section 2.1 Past Team Experience requires three (3) relevant design-build projects completed in the last 10 years. Given that this work is not often completed as a design-build effort, will MWAA consider changing the requirement to include three (3) relevant projects in the last 10 years where at least one (1), or alternately two (2) projects are design-build?
- Answer:** No.
38. **Question:** Reference Specification 007300 Supplementary Conditions. Please provide the height limit for all demolition and construction equipment.
- Answer:** To be determined during Design Development. Must comply with FAA 14 CFR Part 77 and may require the contractor to submit FAA form 7460-1 – Notice of Proposed Construction or Alteration.
39. **Question:** Please confirm if hazardous material exists while performing selective demolition inside the existing TV-900 Facility. If so, please provide a hazardous material report identifying such hazards as these documents from prior work should exist.
- Answer:** The contractor is responsible for conducting the hazardous materials survey/report prior to conducting any construction to include site work, building and demolition work.
40. **Question:** Please confirm if there will be any grass seeding or sod placed after demoing and clearing the existing TV-900 Facility.
- Answer:** See SOW, Item I.B – Scope of Work “Site cleared with gravel finish”.
41. **Question:** Would the Authority please provide a drawing showing the locations of the existing TV-900 circuits listed to be reconnected to other services? The RFP calls these out as the South Boathouse, Gate A guardhouse, beacon, cameras and TV-800.
- Answer:** To be determined during Design Development. See response to question no. 2.
42. **Question:** Is the adjacent FAA shelter powered from TV 900? Are there any other FAA points that need to be connected to per 3.7.H and if so can a quantity and location of these points be provided?
- Answer:** Yes, see SOW, 3.7.1. To be determined during Design Development.

43. **Question:** What the Airfield Lighting Control System (ACLS)'s age and manufacturer/system model are and how many spare parts are available?
Answer: To be determined during Design Development. See response to question no. 32.
44. **Question:** Does Existing Vault need to be inspected for HAZMAT?
Answer: See response to question no. 38.
45. **Question:** Are there working hour restrictions within the Runway Safety Area? If so what are they?
Answer: FAA 14 CFR Part 139 states no construction activities are allowed within the Runway Safety Area during Aircraft Operations. Most of the work on this Project will be outside of the Runway Safety Area for Runway 4 – 22. Closure of Runway 4 – 22 can be scheduled and most of the Demolition of existing TV-900 can be accomplished during closure while a portion of the Demolition may be required to be accomplished between the hours of 0100 and 0500.
46. **Question:** Please confirm that a building automatic systems (BAS) is not required for the building HVAC systems.
Answer: Yes. This building will be occupied.
47. **Question:** Please confirm if building electronic security (access controls, CCTV, intrusion Detection) is required?
Answer: See response to question no. 24.
48. **Question:** 3.4 of the SOW indicates "Fire suppression and alarm systems are to be provided to meet applicable codes and standards. Incoming fire suppression service and risers to be " Is a wet pre-action suppression system acceptable in the electrical zones or will a dry chemical system be required?
Answer: To be determined during Design Development. Design shall be in compliance with the Authority's Design Manual.
49. **Question:** 3.2.1 of Appendix A indicates electrical power lines, storm lines, communication, telecommunication, runway and taxiway lighting was located and marked. Please provide the existing survey documentation locating these services.
Answer: See response on question no. 2.
50. **Question:** Is there an available fiber optic duct bank from new vault location to the ATCT with spare ducts, or from existing vault location?
Answer: Duct bank will be required from the new vault location to intercept existing Telco duct bank and fiber cable from new vault location to the communications room/node in the cargo building. See attached Utility drawing information.
51. **Question:** There is no mention of any lightning protection. Is any lightning protection required?
Answer: To be determined during Design Development. Design shall be in compliance with the Authority's Design Manual.

52. **Question:** The Design Building Statement of work, 3.7.1 states that the existing loads that are connected from the existing TV-900 are to be reconnected to other sources. Please provide the potential location of these other sources that we can connect to.
- Answer:** See response to question no. 2.
53. **Question:** 3.2.1 of Appendix A indicates no water or dedicated fire protection water lines were located. Please provide existing documentation locating these services.
- Answer:** See response to question no. 2.
54. **Question:** Will we be permitted to install manholes or hand holes in the area directly adjacent to the existing TV-900 for the connections to the existing services?
- Answer:** See response to question no. 2.
55. **Question:** Referencing the design manual chapter 3 part 3.4.2.4 contaminated soils/groundwater. In addition to providing reports on existing soils please provide unit prices on removing contaminated soils or provide an allowance.
- Answer:** Lump sum.
56. **Question:** How will environmental permitting be handled? Will MWAA be facilitating this or will this be passed onto the design / build team?
- Answer:** Contractor is responsible for all environmental permitting which includes Construction storm water Discharge permit issued by the EPA and Virginia Department of Environmental Quality.
57. **Question:** Is a new fiber cable needed to the control tower for lighting control?
- Answer:** New fiber optic cable will be required, quantities to be determined during Design Development.
58. **Question:** Will full size drawings be issued for this project? The only drawings we have currently are 11" x 17".
- Answer:** No.
59. **Question:** What loads and size of the loads are currently being fed out of the building that will be demolished?
- Answer:** To be determined during Design Development. Design shall be in compliance with the Authority's Design Manual. See attached Utility drawing for additional information.
60. **Question:** Where are the manholes located that pertain to this scope of work?
- Answer:** See response to question no. 2.
61. **Question:** What are the dotted lines on the Exhibit #7 equipment depicting?
- Answer:** Dotted lines represent Equipment enclosures.
62. **Question:** Is splicing of the small loads from the to-be demo'd building in hand-holes acceptable?
- Answer:** To be determined during Design Development.

63. **Question:** Where are the South Boathouse and Gate A Guard House located?
Answer: Referring to Exhibit #2, Gate A is located at the AOA Entrance west of the proposed TV-900 location, South Boathouse is located on the River on east of Runway 1-19. See response to question no. 2 for additional information.
64. **Question:** Are we to reuse any of the equipment shown on Exhibit #1 in the new building?
Answer: No.
65. **Question:** Are there medium voltage electrical services in the area of the new TV-900 site or will the electrical power be derived from the existing TV-900 site?
Answer: The existing TV-900 Feeders will be intercepted approximately 400 to 600 yards north of the proposed new TV-900 location; new duct bank will also be required. See response to question no. 2 for additional information.
66. **Question:** If equipment is to be provided new for the TV-900 FAA room, will this be reimbursed by the FAA?
Answer: No. It would be MWAA's responsibility to relocate and/or provide equal facility for FAA room within new TV-900; unless otherwise agreed upon between MWAA and FAA during the design process.
67. **Question:** Are there communication services (copper and fiber optic) in the area of the new TV-900 site or will these be derived from the existing TV-900 site?
Answer: New Telco duct bank to intercept existing approximately 400 to 600 yards to north of the proposed new TV-900 location, new copper and fiber optic cable required to Communication Node in Air Cargo, approximately 1000 yards, to be confirmed during design development. See response to question no. 2 for additional information.