

NREL

NATIONAL RENEWABLE ENERGY LABORATORY

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AMENDMENT OF SOLICITATION

Solicitation No. Request for Proposal RFJ-9-88671	Amendment No. 01	Date: 10/16/08
ISSUED BY: National Renewable Energy Laboratory 1617 Cole Blvd. Golden, CO 80401-3393	PROJECT NAME & LOCATION Design-Build Support Services for the Energy Systems Integration Facility, NREL	
The above numbered solicitation is amended as set forth below. The hour and date specified for receipt of offers [X] is not extended. [] is		
FAILURE TO ACKNOWLEDGE THIS AMENDMENT MAY RESULT IN REJECTION OF YOUR OFFER. EXCEPT AS PROVIDED HEREIN, ALL TERMS AND CONDITIONS OF THE SOLICITATION DOCUMENT REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.		
Subcontract Administrator: Karen Leitner		

The Solicitation Number for the Energy Systems Integration Facility Support Services project has changed from RFJ-8-88671 to RFJ-9-88671.

The following are questions and answers for the Pre-Proposal Conference which was held October 15, 2008 at the Denver West Complex, Building 7:

Question No. 1: The design-builder is required to provide a commissioning person and this subcontract also requires a commissioning person. Which individual is responsible for the commissioning?

Answer: The design-builder's commissioning role will be in the capacity of the commissioning agent who will be responsible for the work associated with meeting the performance requirements regarding commissioning. The support services subcontractor will represent NREL's interest (as outlined in the this subcontract's Scope of Work) as the commissioning authority who is responsible for determining if the design-builder's commissioning effort meets the performance requirements outlined in the design-builder's subcontract.

Question No. 2: Will NREL provide on-site offices with desks for the support services subcontractor or will the subcontract allow for off-site offices with associated travel to the site? Is the subcontractor expected to be on-site?

Answer: The support services subcontractor is expected to be on-site when the phase of work being performed requires the oversight. NREL is experiencing difficulties with office space for their own employees at this time so no permanent office space will be provided. NREL will work with the support services subcontractor to provide temporary office space as required. For purposes of preparing a price proposal, assume no on-site office space is available. This fixed price subcontract will allow for travel expenses as an Other Direct Cost in your price proposal.

Question No. 3: Can you provide a status on the programming space analysis?

Answer: The systems engineering analysis is completed. Programming information will need to be updated. room-by-room and task-by-task. Subcontractor will need to meet with the researchers to update information.

Question No. 4: Section 4.1.2 of the Statement of Work references documents that need to be updated. What is the degree to be updated?

Answer: Please refer to the Statement of Work lists which includes conducting facility workshops. The requirement is to update the information we have and is not intended to require the subcontractor to perform a re-write or overhaul of the programming requirements.

Question No. 5: This is a Best Value selection with a estimated project range of \$1.5-\$2.0 Million for services. Firms competing may interpret the level of effort significantly different. Because the technical evaluation and the proposed cost are considered equal in value, would NREL consider putting more emphasis on technical capability than cost.

Answer: The ability for a firm to interpret the level of effort is dependent on a firm's experience in this type of work and their ability to perform work more efficiently. Because the subcontractor is in a better position to project their costs than NREL is in a position to tell them the level of effort, we rely on the subcontractor as professionals in this field to be the subject matter expert and be in a position to project the appropriate level of effort. If the subcontractor is unsure of the level of effort of a given requirement, their proposal should identify what their cost is based on as it relates to scope of work requirements.

Question No. 6: The Statement of Work requires professionals like engineers and architects that are not on our staff. Is weighting the professional engineer/architect requirement necessary for subcontract award? Can we add these professionals to our team as their services are required?

Answer: The evaluation criteria includes a proposed team of professionals along with their technical qualifications and capabilities which will contribute to the outcome of the NREL evaluation of an offeror's proposal. It is NREL's intent to identify these professionals as Key Personnel in the subcontract. The team's individuals who are evaluated by NREL and leads into a subcontract award must be the same individuals who perform the subcontract work.

Question No. 7: Will NREL provide a .pdf of the slideshow presented today?

Answer: The .pdf of today's slideshow will be issued with the amendment to the RFP which documents the series of questions and answers provided at this Pre-Proposal Conference.

Question No. 8: Would performing work under this subcontract lead to a conflict of interest if working on other projects at NREL now or in the future?

Answer: A conflict of interest would exist if a subcontractor was part of the design-builder's proposed team and also under subcontract with NREL to serve as our owner's representative. The RFP document requires the submission of a Conflict of Interest Disclosure Statement or Organizational Conflicts of Interest Representation Statement as described in Section 10.g. These documents will be evaluated by NREL to determine if a true conflict of interest exists. With regard to future work, it is completely dependent upon the scope of the future work and would have to be evaluated on its own merits at that time.

Question No. 9: Can NREL provide a copy of the RFQ for the design-build of the Energy Systems Integration Facility (ESIF)?

Answer: NREL will provide a copy of the Pre-Solicitation Notice that was announced in the FedBizOpps for the design-build of the ESIF.

Question No. 10: What's the status of the design-build solicitation and how many firms do you expect to short list?

Answer: The design-build project has begun the evaluation process of qualification statements submitted in response to the FedBizOpps Pre-Solicitation Notice. Because NREL embraces design-build "best practices" as defined by the Design-Build Institute of America (DBIA), NREL will attempt to short list to 3 offerors.

Question No. 11: NREL has had design-build support subcontractors engaged on prior design-build subcontracts?

Answer: Yes. We have had design-build support subcontractors involved for the Research Support Facilities (RSF) project and the Integrated Biorefinery Facility project, both currently underway. NREL continues to look for process improvements and as a result is pursuing a single subcontract to perform pre-award and post-award support services under a single subcontract. NREL utilized two separate subcontracts for these services under the RSF and in the interest of streamlining our process, we have combined this work effort under a single subcontract for the design-build support services for the ESIF.

Question No. 12: Section 9.1.2 of the Statement of Work indicates that the commissioning authority works with the design-build team. Is the design-builder providing the commissioning authority?

Answer: The design-builder is the commissioning agent performing the commissioning work. The support services subcontractor will be the commissioning authority verifying that the commissioning effort performed by the design-builder meets the requirements of the performance specifications.

Question No. 13: The subcontract for support services will be with the Alliance not with the Government?

Answer: Alliance for Sustainable Energy, LLC (Alliance) is the prime contractor with the Department of Energy for the management and operation of NREL. This subcontract will be between the successful offeror and Alliance. NREL will refer to the successful offeror as the "subcontractor" and any of your sub-tiers as "lower-tier subcontractors".

Question No. 14: Is there a requirement for a Hazard Analysis and Environmental Impact documents for this project?

Answer: Regarding the Environmental Assessment (EA) and NEPA, a supplement to the EA is underway now. A Finding of No Significant Impact (FONSI) is expected to be issued prior to subcontract award of the design-build subcontract for the ESIF.

NREL safety professionals are now preparing the Preliminary Hazard Analysis for the ESIF. One example of items under evaluation is the storage of hydrogen. NREL anticipates completion of the Preliminary Hazard Analysis this Winter and this information will be incorporated into the performance specifications for the design-build of the ESIF.

These items are being performed concurrently and will be provided in the RFP documents for the design-build of the ESIF.

Question No. 15: Do you plan to conduct interviews for this subcontract?

Answer: NREL does not plan on conducting interviews.

Question No. 16: Will NREL make the attendance roster available to us?

Answer: Yes, the attendance roster will be made part of this amendment.

Question No. 17: What is the anticipated date of this subcontract award?

Answer: Approximately November 21, 2008.

Question No. 18: What is the anticipated start date for the apparent successful offeror?

Answer: Immediately upon subcontract award.

Question No. 19: The design/build support services subcontractor is responsible for developing the document outlined under Section 2.1 Requirements. We question the timing of this document, in relation to the deliverable outlined in Section 4.2 (Final Request for Proposal (RFP) Package). This allows 30 days for both review and final development of the final RFP package. It is our understanding the Project Definition Report will provide clear definition between National Renewable Energy Laboratory (NREL) and the subcontractor to ensure there is a clear understanding of expectations between each party. Potentially many stakeholders from NREL will be reviewing this document. Depending upon NREL's review time, the 30 days between the completion of the Project Definition Report and the completion of the design-builder's RFP package may not be an achievable time frame for completion. Would you provide further information on NREL's expectations for these deadlines?

Answer: It is NREL's expectation that these tasks will be performed in parallel and integrated to ensure the timeliness of both deliverables. The development of the RFP package is on the critical path for the ESIF project. The final RFP is scheduled for release to the short listed design-build firms on February 27, 2009, which is approximately a month after the section 4.2 deliverable. Final NREL reviews and contract reviews are scheduled to take place after the deliverable. The 4.2 deliverable will be called a "Final Draft". Support in finalizing and incorporating comments is expected through the February 27, 2009 date.

Question No. 20: The Project Analysis/Validation Report is also due within 30 days of subcontract award. The same comments and concerns identified under Question No. 19 above apply to this section also.

Answer: Same answer as No. 19 above.

Question No. 21: Item 8.1.1 provides a very in depth and detailed requirement of construction "inspections." Whereas the title under Section 8.1.1 identifies these as "construction observations." Most professional liability insurance carriers will provide insurance coverage to Engineers and Architects where the contract terms are identified as "observation" rather than "inspections." We are developing our response to the RFP based upon utilizing the terminology of "observation." Although this may seem as if it is semantics, it is an important issue to the professional liability insurance carrier.

Answer: These are intended to be observations and the wording in the Statement of Work will be changed.

Question No. 22: Under 8.1 Requirements, the Owner/Representative requirements for the construction phase of the project are very extensive. The way the document is currently written, our work would essentially replicate that of the design architect and engineers. For example, our work would entail the following:

- Review of all Requests for Information;
- Review of all design corrections;
- Review of all submittals, shop drawings, project data, etc.;
- Review all supplemental documents; and
- Inspections of completed work, including completion of all punch list items.

The construction phase work is essentially a replication of the construction phase work from the AIA

B141 Contract between Owners and Architects.

We are capable of providing this level of service, however, we are concerned the cost for this in depth service may not have been thoroughly considered by NREL. This could be as much as 1% to 1.5% of the overall construction cost. Should we account for this cost in the proposal or review a representative sample (10%) of these items?

Answer: The purpose of Section 8.0 is to provide NREL support in determining the acceptability of documents submitted by the design-builder. NREL has insufficient staff to perform the review of these submittals and will depend on the winner of this procurement to provide a well informed, professional, and defensible (professional standard of care) recommendation to NREL regarding the acceptability of submittals. Your proposal should determine what level of review you require in order for the recommendations to be made. NREL will remove the word "all" from the SOW language regarding reviews and/or inspections.

Question No. 23: Provide detail regarding commissioning support to be included on low-voltage/IT systems.

Answer: In the data center: The actual High Performance Data Center computer cabling and network/cable commissioning of the computer systems will be done by the computer provider. Data Center cabling/commissioning is outside of the SOW for the design-build support services for the ESIF. The data center cabling infrastructure (i.e. cable supports, etc.) and backbone cabling to support the data center communications would require design and commissioning support. In the general building/lab: Design and commissioning support of the telecom/data cable plant and ESIF backbone for the ESIF building which also supports the data center is in the SOW for the design-build support services for the ESIF.

Question No. 24: Clearly define extent of involvement during design associated with low-voltage/IT systems.

Answer: See answer to Question No. 23 above.

Question No. 25: 2.1 Requirements and 2.2 Deliverable: For these two categories, our team needs more detail and information on what NREL expects so that we can define and then price the work. Would you please elaborate and provide greater definition on the NREL expectation for defining project expectations, risk management planning, budget requirements, operational requirements, and Programmatic requirements? What is the purpose of the Project Definition Assistance? Who will receive this?

Answer: Section 2.0 and Section 3.0 are complimentary. NREL expects to the subcontractor to assess the current condition of the project by evaluating appropriate existing documentation, identifying gaps in planning or documentation, making recommendations for project improvements, and writing this up into a report.

Question No. 26: Tera Flops: Can you provide more information on how NREL will handle the Tera Flop requirements for the project? This is not listed as a requirement for the design-build support services; however, it does show up in the Request for Qualifications for the design-build teams. Did NREL have any requirements for the design-build support services for the Request for Proposal?

Answer: The data center is a key component of the ESIF. While the computer itself will be Government Furnished Equipment, the design-builder will be responsible for design-build of the data center. The support services subcontractor will need to be able to provide the services outlined in the SOW in support of the data center design-build. This includes power consumption, energy efficiency, layout, etc.

Question No. 27: We understand the role of the Commissioning Authority (CA) is oversight of the Design-build firm's

Commissioning Agent. Note: The design-build firm is responsible for commissioning. They will have a single point of contact for commissioning, for now, we can refer to this position as the Commissioning Agent, but may have a different title in reality.

- Section 9.1.2.A states the CA works with the design-build team to develop a design Phase Commissioning Plan. Will this be a review of the plan developed by the design-build firm's Commissioning Agent?

Answer: This will be a review of the plan developed by the design-build subcontractor.

- Sections 9.1.2.A, 9.1.2.B, and 9.1.3.A.2 state: "The CA, along with the design-build team, shall perform all requirements and provide documentation necessary to satisfy the LEED® Fundamental Commissioning prerequisite and Additional Commissioning credit tasks for the design and construction phases." Will this be review and verification by the CA that the design-build firm's Commissioning Agent perform these tasks?

Answer: Yes.

- Section 9.1.3.A.3.f. states: "Review and approve subcontractor submittals applicable to systems being commissioned for compliance with commissioning needs and the Owner's requirements, concurrent with the design-build reviews." Will 100% submittal review of all commissioned systems be required by the CA or just a representative sample?

Answer: The CA will provide the level of review required to be able to document completion of all commissioning requirements.

- Section 9.1.3.A.3.q states: "Continually maintain a master deficiency and resolution log and develop a separate testing record." Will this be a review of the log maintained by the design-build firm's Commissioning Agent?

Answer: No. This will be a separate log; however, integration, collaboration, and efficiency in meeting this requirement is desired.

Question No. 28: Section 10.d of the RFP indicates, "The price/cost proposal should include support documentation for all categories of the proposed price/cost." What sort of documentation would you like to see?

Answer: The RFP indicates that the price proposal should be broken down into the following categories:

- Project Definition Report
- Project Analysis/Validation
- RFP Package Preparation Support
- Competition Assistance
- Project Implementation Assistance
- Design Assistance
- Construction Assistance
- Commissioning Assistance

Each of the above categories should include cost/pricing information for all team members which includes the following information:

- Labor Categories
- Labor Hourly Rates
- Overhead Rate
- Other Direct Costs (travel, reproduction, etc.)

- Proposed Profit Rate
- Any other cost factors not included in the above.
- Total Proposed Amount

If DCAA audited rate information is available, please include the DCAA audit report with your proposal. If any of the categories of cost is determined to be unreasonable, NREL may request additional information to support such costs, i.e. overhead pool information, labor rate payroll data. It is NREL's intent to negotiate a fully burdened hourly rate for all labor categories proposed. Fully burdened hourly rates will be utilized for any future modifications under the subcontract.

Question No. 29: There were some attachments referenced in the RFP (attachments 2 through 5). I was able to get them off the website, but I wanted to make sure I did not miss an e-mail that contained the attachments.

Answer: The attachments you referenced are available on our website:
http://www.nrel.gov/business_opportunities/related_docs.html. An e-mail has not been issued which provided these attachments.

Question No. 30: Does NREL have any preliminary survey information available for the ESIF?

Answer: No detailed survey data is available at this time.