

Solicitation HSFLR040038
Design Services for National Biodefense Analysis &
Countermeasures Center (NBACC)
Fort Detrick, MD

Questions & Answers

Q1. How much emphasis or weight, with regard to the selection criteria, will be placed on recent BSL-4 experience. Must this experience be within the last 10 years?

A1. Please note that the synopsis selection criteria, paragraph (1) states that “Responsive firms will list all projects completed in the last ten years, which are of similar nature and scope as described herein,....” BSL-4 experience is very important to this project. The more recent it is and the closer to the scope, the better.

Q2. What is the status of the Program Document to date? Is it available to the offerors?

A2. The Feasibility Study is available by request to the Contracting Officer.

Q3. Is the Facility Master Plan/Site Plan available for reference?

A3. They are included in the Feasibility Study.

Q4. Will Geotechnical Investigation and Site Survey be included in the A-E Scope of work or provided by the Government?

A4. Ideally, the CMC will provide; however, a separate contract or the corps of Engineers may provide.

Q5. Will Whole Building Commissioning (Architecture, Structure, Civil, MEP, Security) be included in the A-E Scope of Work?

A5. Yes.

Q6. Is a Project Schedule for Design and Construction available?

A6. Key milestone dates for design and construction were provided at the conference and are also included in the conference minutes.

Q7. Because of the size of team anticipated, can the organizational chart be 11”X17” which would fold up to 8-1/2X11” format?

A7. Yes.

Q8. Will the audiovisual requirements be provided for in the design process?

A8. Yes.

Q9. How many different agencies will be occupying the completed campus, and will each agency be funding its own operation during occupancy?

A9. As far as we know at this time, the NBACC facility will be occupied by DHS, which will be its sole tenant.

Q10. What portion of the facility is lab vs. office, BSL 4, 3, 2, etc.?

A10. This information is contained in the Feasibility Study.

Q11. Will the A-E Team need security clearances?

A11. NAIC clearances will be required.

Q12. Will an independent commissioning authority be involved on the project?

A12. Yes. The requirement will be included in the A-E Scope of Work.

Q13. Will the project require a degreed Fire Protection Engineer (FPE) to ensure effective design of the building's protection systems?

A13. The successful A-E will be expected to provide with in-house assets or as a consultant. Either will have to be licensed.

Q14. Has a design-build concept been considered for this project?

A14. We considered every conceivable procurement method for this acquisition, including design-build. Considering the completion date, the decision was made some time ago that the CMc approach was the most viable option. This way we can select an A-E firm with experience in design of Level 2, 3 and 4 labs. We can also select a construction contractor with experience in building labs or similar projects and who also has experience in the CMc process. Finally, with the A-E and CMc contractor working together early in the process, we can hopefully begin construction at about the 70 percent design phase.

Q15. The announcement states that "a completed SF330 shall be submitted for each proposed key consultant". It is our understanding that the qualifications of all team members should be presented in a combined SF330 Part I (sections A-H), and a completed SF330 Part II form should be submitted for each teaming company. Please verify that we have interpreted the instructions.

A15. Your interpretation is correct.

Q16. During the Pre-submittal Conference, much emphasis was placed on the experience of the prospective A-E in designing BSL-4s. What additional weighting factors will be used in scoring the proposals?

A16. Evaluation of proposals will be in accordance with FAR 36.602. Selection criteria are included in the synopsis, which was posted on Nov 10, 2004.

Q17. How much weight will be given to key personnel with relevant experience?

A17. Key personnel experience will be considered along with the other criteria outlined in the synopsis. We have not assigned percentages to different factors. Our goal is to select the most qualified firm, considering all information submitted.

Q18. If it is unknown when the central utility facility and industrial sewers will be respectively built and decommissioned, how should the A/E and Construction contracts be costed?

A18. At this point, the NBACC facility will be a stand-alone facility. Central Utility Plant, sewers, etc. required for the NBACC will be part of the design and construction contracts. A cost proposal will be requested from the selected firm. Cost issues will be addressed with that firm at the time the proposal is requested.

Q19. The figures throughout the Draft EIS, beginning with Figure 2-2, show a prospective drawing of the proposed NBACC Facility with its parking lot. Would DHS be open to other design possibilities for the site?

A19. There is a campus master plan for the National Interagency Biodefense Campus (NIBCC). Changes in design concepts are possible as explained in the master plan.

Q20. Will it be possible for the NBACC Facility A-E to coordinate their design efforts with the A-E of the NIAID IRF in order to create a design for the NBACC that has more symmetry and would allow for the easy access of other agencies to build other buildings that may become part of the campus in the future?

A20. DHS will encourage communication between the NBACC A-E and the NIAID A-E provided DHS and NIAID representatives are part of the communications. The design of the NIAID facility is essentially complete and construction will be underway during the design of the NBACC.

Q21. Since two of the stated goals of the NBACC are flexibility in the event of a national emergency and synergy with Federal laboratories already located at Fort Detrick, will the USAMRIID BLL-3 and BSL-4 laboratories and animal facilities at Fort Detrick be considered part of the "campus"?

A21. The existing USAMRIID lab will relate to the campus to some extent as shown in the NIBC Master Plan.

Q22. Since the NBACC is to be considered part of a campus, will there be any requirements for consistency of design between the NIAID IRF, which is almost in the final design stage, and the NBACC Facility?

A22. There will be some consistency between the NIAID and NBACC buildings. The NBACC will have a unique but complementary character. The NBACC will also conform to the new Garrison architectural standards (brick, green metal roofing).

Q23. Will the selected A-E be able to review the NIAID IRF design?

A23. The completed NIAID design will be available to the NBACC team.

Q24. Will the NBACC Facility A-E be able to work with the NIAID IRF design team to connect the walkways and other outdoor spaces with an eye toward consistency of design?

A24. The NIAID design is essentially complete. The NBACC team will need to follow the NIAID lead to tie the facilities together, maintain consistency and create the future setting of the NIBC campus.

Q25. Will the A-E have to design sidewalks and other outdoor spaces to facilitate the movement of people, equipment and so on between the NIAID IRF and any other facilities within the campus (i.e., the USAMRIID and USDA facilities)?

A25. The site circulation will be developed during design, will relate to the existing buildings, and will consider future phases of the campus.

Q26. The draft EIS states that USAG will provide the middle ring of access controls surrounding the NIBC. When will those access controls be in place, and will those access controls include the USAMRIID and USDA facilities, as perhaps those facilities might be considered part of the campus?

A26. Access controls, as well as other utilities, will be for the NBACC project only. They, like other utilities, will be coordinated and interfaced with other facilities to establish a complete system. A review of program issues such as secure areas/access areas will be required.

Q27. During the Pre-submittal meeting, it was emphasized that the construction schedule would be two years. The Draft EIS states that construction could take 2-1/2 years (beginning in first quarter of CY 2006)? Given that there appears to be a lack of infrastructure on the "greenfield" site (water/sewer lines to directly connect to), how flexible is DHS with the construction schedule?

A27. Key milestones were provided during the conference and are also provided in the minutes to the conference. DHS expects the facility to be complete and operational by June 2008.

Q28. The draft EIS states that the proposed site for the NBACC is outside the floodplain and that a floodplain study and storm water management study is underway presently being conducted in Area A. Will the study be completed before the chosen A-E firm begins design so the A-E firm can review it?

A28. The installation storm water plan is nearing completion. The selected A-E will be expected to implement the NBACC portion of the plan.

Q29. The Draft EIS states that auxiliary (combustion) equipment in the proposed NBACC facility may include a boiler, a standby generator, and a water heater. Will it be the responsibility of the A-E or another contractor to complete a Conformity Analysis and possibly a New Source Review/Prevention of Significant Deterioration in accordance with the CAA?

A29. To be determined.

Q30. Who will be responsible for conducting the detailed traffic studies: DHS, the USAG, the USCOE, or the chosen A-E?

A30. Traffic and EIS studies are not considered to be part of this procurement.

Q31. The Draft EIS states that operational details of utility requirements will be established in an interservice support agreement between DHS and USAG. Will this agreement be completed in the near future so the chosen A-E can design the NBACC utility connections accordingly? Will the chosen A-E need to design and the construction company construction need to make the connects for both the proposed central utility plant and the current utilities available at Fort Detrick? Will there be some firm decision on the proposed central utility plant by the time design is underway?

A31. The Ft. Detrick Central Utility Plant (CUP) Enhanced Use Lease (EUL) Project is expected to have an industry forum in February 2005 and a lease signed by August 2005. This is a change since the master plan. Coordination and decisions concerning utilities sources will be required early in the design phase. Coordination of utilities with NIAID and other future NIBC tenants will be encouraged to the maximum extent possible consistent with the campus phasing plan.

Q32. Will power lines be moved?

A32. The Allegheny Power 230-kv transmission lines will not be moved. Mitigation of EMF at the NBACC, if required, will be the responsibility of the NBACC A/E.

Q33. The Draft EIS states that laboratory equipment in the USDA complex Buildings 1301-1316 has been affected by electromagnetic fields since the nearby Old Far substation became operational. If expansion of the capacity of the substation south of Building 1434 would increase electromagnetic fields that would effect laboratory equipment in the proposed NBACC or the NIAID IRF, would mitigation measures be required? If so, who would be responsible for doing so?

A33. To be determined.

Q34. The Draft EIS states that waste water from the NIAID IRF and NBACC facility will undergo sterilization within their respective facilities prior to discharge to the sanitary sewer system. Given that this is a “greenfield” site with little infrastructure, how far is the closest sanitary sewer system hookup for the NBACC facility?

A34. To be determined.

Q35. Is there a possibility of designing, in conjunction with the NIAID IRF, a “joint” sanitary sewer system so the waste water from both buildings can hook into a single point in the Ft. Detrick sanitary sewer system?

A35. Depending on the completed NIAID design and the NBACC requirements, it may be possible to tie in with the NIAID sewer.

Q36. The Draft EIS states the old laboratory sewer system (LSS), which drains waste from the USAMRIID and USDA facilities, is to be decommissioned and removed pending funding. Do any of the LSS lines run through the proposed NBACC Facility or parking lot site, with decommissioning potentially disturbing construction activities of the proposed NBACC site?

A36. To be determined.

Q37. The Draft EIS states that the size of existing pipes and lack of water pressure in the distribution system are potential weaknesses of the system. Will the A-E need to design something to compensate for this?

A37. The NBACC project will need to design and construct whatever is required for the NBACC facility to function properly.

Q38. Can the NBACC A-E work with the NIAID IRF A-E to design something for their mutual benefit, given that the NIAID IRF will have the same problem?

A38. The NBACC team is expected to coordinate with the NIAID project. However, the NIAID is essentially designed and funded by and for NIH. The DHS funded NBACC project will accomplish the requirements of DHS, but will accommodate, to the extent practicable, the future phases of the NIBC Master Plan.

Q39. Does the USAG have a plan or funds to upgrade the current water distribution system on Ft. Detrick? Or, does the NBACC A-E need to design a water reserve system within the proposed facility in case serious maintenance and repair problems in the Ft. Detrick water distribution system occur before the system can be fully evaluated?

A39. To be determined.

Q40. The proposed NBACC may need a certain amount of natural gas piped into the laboratories. Will it be possible for the NBACC A-e to coordinate with the NIAID IRF A-E to design and construct common natural gas pipes for both facilities?

A40. The NBACC team may coordinate with the NIAID team, but the NIAID project is proceeding as designed.

Q41. Can the NBACC and NIAID facility hook up into the USAMIIRD and USDA lab facilities natural gas lines?

A41. To be determined.

Q42. Will there be pre-construction testing to confirm that all *S. marcescens* is dead on the proposed site prior to construction? If so, who will do the testing?

A42. It is planned that the CMc will perform testing during the pre-construction phase.

Q43. The Draft EIS states that DHS is required to complete 1.06 acres of reforestation and afforestation on another part of Ft. Detrick because of the NBACC project. Will this task be part of the A-E or construction contract, or will DHS complete this project separately?

A43. DHS will complete this work separately.

Q44. Information in the Draft EIS is conflicting – either the planned stormwater facility will need to be upgraded with the addition of the NBACC facility; or the planned upgrade takes the NBACC facility into consideration already. Which statement is correct? The Draft EIS states that the NBACC facility is projected to use 13.4 million gal/yr of water. However, outlining the annual increase, the Draft EIS states that 20.5 million gal/yr would be directly due to regular NBACC operations and that an estimated 3.1 million gal/yr would be required by additional loading of incinerators and steam boilers due to the NBACC. This brings the total to 20.6 million gal/yr. Please clarify which estimate is correct.

A44. The final EIS will correct the statement to read “the annual increase will be comprised of 20.5 million gal directly due to NBACC Facility operations and estimated increment of 3.1 million gal required by additional loading of the incinerators and steam boilers due to the NBACC.”