

## RFB MM245820008 - BUILDER System Management – Q & A

How many sites in the IAARNG inventory?

**-42 including our current MILCON**

How many facilities in the inventory?

**-513 buildings**

How much square footage in the inventory?

**- 4,346,468 sf**

Will the quarterly training be in person or virtual?

**-Virtual**

Is a CAC required?

**-CAC is not required**

Is any other travel required to industry or government BUILDER events on behalf of IAARNG i.e BUILDER summits. If so, shall that be included in the pricing?

**-Other travel is not required**

1. How much square feet (SF) of real property does the Iowa Department of Public Defense own?

**-4,346,468 sf**

2. The total number of real property facilities owned by the Iowa Department of Public Defense?

**-513**

3. Can a report of the facility name/type, location, facility number, real property square footage, facility install year, and year the of the latest facility BUILDER assessment be sent out as part of the question answers?

**-Inspections for Camp Dodge and Iowa were completed from 2018 (initial 19% at Camp Dodge) through 2022. Re-inspections began in 2023. Spreadsheet attached for review.**

4. Can we receive a current status report of your BUILDER inventory? Is 90% of Iowa's real property completely assessed and inputted? Are there any real property facilities that have not been assessed and inputted?

**-89% of Iowa's real property inventory has been inspected. Spreadsheet of sites is attached for review.**

5. If Iowa has any facilities that have not been assessed and inputted, would the assessment and input fall to this contractor or do we identify these holes in Item #3 in the BUILDER Contract Deliverables in the Scope of Work?

**-For any Iowa facilities that have not been assessed and inputted, the assessment and input would fall to the contractor to assess and input.**

6. Has the Iowa Department of Defense real property been inputted or revised to the latest current Army Assessment Guide? If the facilities were inputted under the previous guide, is the contractor to assess and input those facilities to get them up to the latest version of the Army Assessment Guide?

**-The initial 19% of inspections at Camp Dodge occurred in 2018 before the current Army Assessment Guide was initiated (June 2019). The contractor would input those facilities to get them up to the latest version.**

7. Item 9 under BUILDER Contract Deliverables in the Scope of Work, the annual site visits, any facility additions or renovations that are visited, is the contractor to collect any new data and revise the BUILDER files with the new data for those buildings? Or is the contractor to identify the data that needs to be revised through QAQC processes?

**-The contractor is to collect all new asset data from facility additions and renovations and update Builder files.**

8. Item 1 under BUILDER Contract Deliverables in the Scope of Work, on correcting erroneous data in the BUILDER data, would we be able to be in contact with the maintenance or facility managers to get any photos that are required per component that is missing in the BUILDER files? Each component per the Army Assessment Guide has different requirements on photos to be included for the component.

**-As the Services Manager for the Iowa National Guard, I would be the contact for needed information, photos, and facility questions. I would**

**facilitate communication between maintenance personnel and facility engineers to gather all necessary photos and facility information.**

9. Item 1 under BUILDER Contract Deliverables in the Scope of Work, it lists interviews with facility managers, can the contractor be in contact with the facility maintenance manager as well as the facility manager?

**-As the Services Manager for the Iowa National Guard, I would be the contact to facilitate interviews with facility personnel, maintenance personnel, and facility engineers to gather all necessary facility information.**

10. Item 8 under BUILDER Contract Deliverables in the Scope of Work, quarterly BUILDER training, are you looking for the contractor to teach BUILDER to Iowa personnel? Are you looking for full certification BUILDER training? Or training on BUILDER and how the program functions and operates?

**-Training will constitute virtually and will be on a case-by-case basis. We foresee the training to be in Q & A format to include Builder updates, reporting requirements, work plan data, etc. This training will not exceed 2, eight-hour sessions.**

1. Attachment 1 (8): What is the maximum number of people that will be attending the remote training?

**-Three personnel maximum**

2. Attachment 1 (9b): To cover the outlined scope of the Annual Site Visit, we would suggest two assessors. One person focuses on architectural items and finishes. The other assess or focuses on mechanical, electrical, fire suppression and plumbing components. Because the outlined scope outlines 40 hours for the visit, can any Services Manager approved additional attendees to the Annual Site Visit be reimbursed based on the additional daily cost?

**-RFP should include all fees for your personnel to complete a 40-hour week conducting assessments in Iowa. If you quote for 2 personnel and you send 3, the cost to Iowa will not change. The additional 40-hour cost request should be the cost to send 1 person to Iowa for 1 additional 40-hour work week.**

3. Attachment 1 (9b): In the Attachment it reads "Provide cost for additional 40-hour weeks". The Attachment 2 pricing table identifies a daily cost. Please confirm that the cost requested will be for one day.

**-The additional 40-hour cost request should be the cost to send 1 person to Iowa for 1 additional 40-hour work week. Please include the total cost for this tasking.**

4. Attachment 2: Are all travel-related costs to be included in the additional days as needed fee?

**-Travel costs are to be factored into the initial 40-hour week and into the additional quoted week (40-hour work week). These costs must include all the costs incurred to the contractor (not to be billed to Iowa separately) for travel purposes – lodging, travel, food, etc.**

5. Attachment 2: Are all three years of the base contract to have the same fee or do you want a contractor to identify an inflation rate for out-years?

**-Inflation rates should be included within the subsequent contract years**