

RFP 26-42 Environmental Remediation Services

Rowan University

Office of Contracting & Procurement

Questions & Answers

1. Will task orders be competitively bid among awarded vendors or assigned directly?
 - This RFP is to award a pool of vendors to select from. We anticipate that some vendors may specialize in certain tasks and have no experience with other tasks. That is the reason for the pool; to select the best vendors for the tasks that arise. Those tasks will be assigned directly. For other general tasks, vendors could be asked to provide a proposal on a non emergent task and the lowest best price will be chosen
2. Will Rowan provide environmental consultant reports/remediation protocols prior to remediation activities, or is the contractor expected to develop those protocols?
 - If there are past reports available, we will share with the vendor on a case-by-case, project-by-project basis.
3. Is third-party industrial hygiene clearance testing required for all projects or only specific project types?
 - Lead, mold and asbestos will all require clearance testing. Otherwise, only specific projects as they come up.
4. Can Rowan clarify expectations regarding allowable “cost plus” material markups and documentation requirements?
 - During tasks, consumable materials are expected to inherently be required. The space on the proposal is the vendors mark up or down on costs of those materials. If something costs the vendor “\$x”, does the proposed vendor charging Rowan \$x+\$ or \$x-\$.
5. Can Rowan clarify the process for requesting annual labor/material escalation adjustments during renewal periods?
 - It is assumed that labor costs will inherently increase to the vendor over the term of this contract. The annual labor cost is an opportunity for vendors to include those increases in their proposal. If a vendor intends to pay the same labor over the term of three years, the rate should be listed under each fiscal year.
6. Are there any union labor requirements or PLA obligations associated with work performed under this contract?
 - All work is subject to prevailing wage guidelines provided by the State of NJ.
7. Are there campus-specific access restrictions, shutdown periods, or seasonal work limitations contractors should anticipate?
 - Yes, work can sometimes be impacted by academic semester activities. We try to schedule disruptive work during the summer, winter break, spring break, and any other holiday where campus impact can be minimized.
8. What are the expectations for after-hours//weekend holiday; work hours vs emergency needs?

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- The anticipated emergency conditions are water line breaks and leaks. As a university, we need to be prepared in an “all hazards” state of preparedness as there are residents on the property.
9. Approximately how many vendors does Rowan anticipate awarding under this solicitation?
- Rowan would anticipate awarding to all qualified submissions.
10. Should we bid based on prevailing wage?
- It is expected that certain trades require prevailing wage at a minimum.
11. Will there be allowances for unforeseen conditions?
- Yes, new proposals or change orders are acceptable if conditions change during a project.
12. What are the specific background requirements for subcontractors?
- If a vendor is required to hire a subcontractor to perform certain tasks, those costs, coordination, and processing of work must be handled solely by the vendor. Rowan cannot contract directly with subcontractors of awarded vendors. Our contract is solely with the awarded pool.
13. Can you provide historical data / estimated annual volume of remediation work?
- We cannot quantify the volume of work as past work is not indicative of current or future needs. The most common work is mold investigations/remediations and asbestos abatements.
14. What is the typical project size range (small jobs vs large-scale remediation)?
- This can vary. We try to stick to small manageable projects. The typical only time a project becomes large scale is during a renovation project.
15. Are vendors expected to handle simultaneous projects across multiple campuses or only one at a time?
- We prefer the vendor to tell us when you are maxed out and are unable to take on a job so that we can plan accordingly. There are times when we can have needs at multiple locations at the same time.
16. Will work allocation be rotational or based on performance/pricing?
- Yes, work is allocated based on past performance and availability. Sometimes the selection of a vendor can come down to pricing.
17. Is there a minimum staffing requirement per project?
- No, only what is required to complete the project in the most timely and cost-efficient manner.
18. Can the University provide estimated asbestos quantities and the expected frequency of asbestos-related cleaning or abatement activities?
- No, we have fragmented historical reports. With each project, we are focused on continuous improvements of our building plans. In most cases we know or suspect asbestos being present. The frequency of asbestos abatements are not routinely scheduled, they are almost always a part of another project that leads to the need for an abatement.

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19. Is there any provision for separate billing or line items to add to the existing price sheet?

- The purpose of the proposal page is to gain insight to the abilities of each vendor. Each planned project will include a chance for the vendor to provide a comprehensive proposal based on the requirements.

20. Will industrial hygiene testing and clearance sampling be performed by the contractor?

- In most cases, yes.

21. Is there any flexibility to 1 hour response time ?

- Yes, depending on the urgency of the situation and the availability of the vendor or outside impacts such as obstacles such as traffic or severe weather that can impact timeliness. The 1 hour response is defined as the vendor responding to the request and ensuring that employees are enroute and can provide an estimated time of arrival.

22. Are vendors expected to provide turnkey remediation including demolition, reconstruction, and final restoration?

- No. With each project, we evaluate what we can do in-house, what should be done by a specialized contractor, and what can be done by the vendor. We accept proposals for all stages of work.

23. How will project assignments be distributed among awarded vendors?

- Through availability, past performance, and pricing.

24. Will Rowan provide existing hazardous material surveys, asbestos reports, or lead inspections before work begins?

- Yes, if we have the historical information available. There may be times when we do not have accurate current information.