

RFP 23-74542
COST ASSUMPTIONS, CONDITIONS AND CONSTRAINTS

The Respondent should list and describe as part of its Cost Proposal any special cost assumptions, conditions, and/or constraints relative to, or which impact, the prices presented on the Cost Schedules. The Respondent should return this document in a PDF format, labeled as "Cost Assumptions, Conditions and Constraints".

KICK OFF MEETING

- Attended only by the KERAMIDA Project Manager to discuss the project and the scope of work
- Kick-off meeting and preparation time estimated up to four total hours

INITIAL SITE VISIT

- Attended from KERAMIDA by Project Manager and Lead Technician or Field Manager
- Walk-through performed of each of the 46 installed VI Mitigation systems
- Be introduction of Owner/Tenant/Property Representative to KERAMIDA for coordination of future inspections and/or issues with installed VIMS
- Average of one hour per VIMS location (46 hours per person or 92 total hours for the initial inspection)
- IDEM, or its representative contractor, will coordinate with the property owners for the initial inspection and walk-through
- For the 46 installed VIMS, contact information for the owners, tenants, representatives, will be provided in a spreadsheet, or similar electronic format

TELECONFERENCE MEETINGS

- Teleconferences up to one hour in length, occur up to six times per year, and be attended by KERAMIDA's Project Manager and the Lead Technician or Field Manager
- Three additional years of six one-hour meetings per year

VIMS INSPECTIONS

- Annually conduct O&M inspection of the 46 installed VI Mitigation Systems
- KERAMIDA to coordinate with property owner/representative date and time of the annual VIMS inspection
- Inspections conducted by a VIMS qualified professional working under the supervision of certified mitigation professional
- Estimate assumes average labor of one-hour of Lead Technician or Field Manager per inspection, ½-hour of the project manager/mitigation professional per property, and ¼-hour of an administrative person to assist with inspection scheduling and filing of inspection reports for each property (1.75 total hours annually per property)
- Level of effort estimated to be repeated for years 2, 3, and 4

ADDITIONAL INSPECTIONS & EMERGENCY RESPONSE REPLACEMENT (Task 2.b)

- Conduct four additional O&M inspections per year
- KERAMIDA to contact property owner/representative to learn about VIMS failure diagnosis and coordinate a date and time for the VIMS failure inspection
- Inspection conducted by a VIMS qualified professional working under the supervision of certified mitigation professional
- Estimated cost assumes each VIMS failure inspection will be average labor of two-hours of Lead Technician or Field Manager, 1/2-hour of the project manager/mitigation professional, and 1/2-hour of an administrative person to assist with inspection scheduling and filing of inspection reports for each property (3.0 total hours per property)
- Level of effort is estimated to be repeated for years 2, 3 and 4

VIMS REPLACEMENTS (Task 2.c)

- Annually equipment replacement of three complete VIM Systems (Residential)
- Residential VIMS replacements (each replacement)
 - Configuration of one low vacuum fan (< 5-in H2O, RP or GX series), disconnect within six feet, one or two suction nodes, per node one manometer and one sample port, one flow monitoring device (RSAI unit)
 - Install duration of one to two days
 - Fan and discharge piping installed on exterior of residence
 - Installation includes limited diagnostic testing
 - Limited sealing of slab cracks or slab/wall joint gaps
 - No installation of concrete floors or vapor barriers
 - Electrical circuit within 25 feet of fan installation location
 - No construction of bulkheads or similar to hide piping
 - No sealing of sumps or other penetrations in floor slabs
 - Electrical services provided by a licensed electrician, if required
- Commercial VIMS equipment replacements will require address specific pricing

RESIDENTIAL FANS (Task 2.d)

- Replacement of one VIMS fan (low vacuum, < 5-in H2O, GX or RP series) at two residential installations
- Additional fans, if needed, at a cost of \$255, not including shipping
- Electrical services provided by a licensed electrician, if required

COMMERCIAL FANS (Task 2.d)

- Replacement of one VIMS fan (low vacuum, < 5-in H2O, GX or RP series) at two commercial installations
- Additional fans, if needed, at a cost of \$255 (GX or RP Series) or \$1,900 (HS2750), not including shipping
- Electrical services provided by a licensed electrician, if required

ANNUAL REPORTING

- Report to include one round of comments from IDEM PM
- Submittal in electronic format (PDF)

DBE SUBCONTRACTORS

KERAMIDA has actively sought out DBE (MBE, WBE) and Indiana Veteran Owned Small Business (IVOSB) firms to meet the goals for the project which are 8%, 11% and 3%, respectively. KERAMIDA has diligently sought out firms that will provide a useful function for the specific scopes and duration of the project. Due to the unique type of services requested in the RFP, we were not able to meet the WBE and VOSB participation goals; however, we have exceeded the MBE goal of 8%. KERAMIDA will continue to endeavor to use the services of WBE, MBE, and VOSB firms throughout the duration of the contract.

INFLATION COST ADJUSTMENTS

KERAMIDA's proposal includes a 5% cost increase for this offering for years 2, 3 and 4. This adjustment is to offset inflation which is presently exceeding or near 6%.