

**RFP 23-74542**  
**COST PROPOSAL NARRATIVE**

*The Respondent should provide a brief narrative (not longer than two pages) in support of each Cost Proposal item and return this document in a PDF format.*

**KICK OFF MEETING**

The kick-off meeting with the IDEM project manager is assumed to be only attended by the KERAMIDA Project Manager. The meeting is to discuss the project and the scope of work. The Project Manager is a VIMS professional certified by the National Radon Proficiency Program (NRPP) and the State of Indiana in Radon Mitigation. The initial meeting with IDEM is to occur within 30 days following contract award. The kick-off meeting and any associated preparation time has been estimated to be up to four total hours.

**INITIAL SITE VISIT**

The initial inspection at the Site to walk through each of the VIMS installation locations with the IDEM project manager to be attended from KERAMIDA by the Project Manager and the Lead Technician or Field Manager (two KERAMIDA representatives). A walk-through will be performed of each of the 46 installed VI Mitigation systems. This activity will be the introduction of the Owner/Tenant/Property Representative to KERAMIDA for coordination of future inspections and/or issues with the installed VIMS. Assumes on average, of one hour per VIMS location (46 hours per person or 92 total hours for the initial inspection). The initial inspections to be coordinated by IDEM, or IDEM's contractor, with the property owners.

**TELECONFERENCE MEETINGS**

The teleconferences, as requested by the IDEM project manager to be up to one hour in length, occur up to six times per year, and attended by KERAMIDA's Project Manager and the Lead Technician or Field Manager. The cost estimate includes three additional years of six one-hour meetings per year, following the initial year.

**VIMS INSPECTIONS**

On an annual basis KERAMIDA will conduct an operation and maintenance (O&M) inspection of each of the installed 46 VIMS. KERAMIDA will contact the property owner/representative to coordinate the date and time of the annual VIMS inspection. The inspection will review each of the items listed in the VIMS O&M Inspection Form provided in the O&M Plan. The O&M Inspection Form will be completed for each inspection and saved in the project file. KERAMIDA will attempt to schedule several inspections per day to maximize inspection time and minimize travel time. The inspections will be conducted by a VIMS qualified professional working under the supervision of the certified mitigation professional.

Costs assume an average labor effort of one-hour of the Lead Technician or Field Manager to perform each 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). This level of effort is estimated to be repeated for years 2, 3 and 4.

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

On a need-be basis to address owner indicated VIMS failures, KERAMIDA will conduct four additional O&M inspections per year. KERAMIDA will contact the property owner/representative to learn about the VIMS failure/diagnosis and coordinate a date and time for the VIMS failure inspection. The inspection will be conducted by a VIMS qualified professional working under the supervision of the certified mitigation professional. An O&M Inspection Form will be completed for each inspection and saved in the project file.

The estimated cost assumes each VIMS failure inspection will be an average labor effort of two-hours of the 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). This level of effort is estimated to be repeated for years 2, 3 and 4.

#### **VIMS REPLACEMENTS (Task 2.c)**

As necessary, and as approved in advance by the IDEM project manager, equipment replacement of three complete VIM Systems. The proposal assumes the VIMS replacements to be residential, low-complexity, or similar installations, as described below. Due to the Site-specific configuration of a commercial VIMS, the equipment replacement for a commercial system is not included and will require Site-specific pricing.

Each of the residential systems will include one low vacuum fan (< 5-in H<sub>2</sub>O, RadonAway RP or GX series), disconnect within six feet, one or two suction nodes, and per node one manometer and sample port. Each VIMS to include one flow monitoring device (RadonAway RSI). Each residential VIMS, or equivalent, to be installed in one to two days. Discharge piping and fan to be installed on the exterior of the residence. System installation to include limited diagnostic testing and limited sealing of slab cracks or slab/wall-joint gaps. No installation of concrete floors or vapor barriers. The cost assumes an electrical circuit is within 25 feet of the fan installation location. The cost assumes no construction of bulkheads or similar to hide piping, and no sealing of sumps or other penetrations in floor slabs. Electrical services provided by a licensed electrician, if required.

#### **RESIDENTIAL FANS (Task 2.d)**

As necessary, and as approved in advance by the IDEM project manager, the replacement of up to two residential fan units as specified in the O&M Work Plan. The estimated cost assumes the replacement of two in-line, low vacuum (< 5-in H<sub>2</sub>O, RadonAway GX or RP series) fans. Electrical services provided by a licensed electrician, if required.

#### **COMMERCIAL FANS (Task 2.d)**

As necessary, and as approved in advance by the IDEM project manager, the replacement of one fan at two commercial VIMS installations as specified in the O&M Work Plan. The estimated cost

assumes the replacement of an in-line low vacuum (< 5-in H<sub>2</sub>O, RadonAway GX or RP series) fan. If a high-pressure vacuum unit (40-in H<sub>2</sub>O, RadonAway HS2750 or similar) is required, this will be at an additional cost. Electrical services provided by a licensed electrician, if required.

#### **ANNUAL REPORTING**

On an annual basis an O&M summary report will be prepared for all activities completed during the calendar year. The report will include all inspections, maintenance activities, completed inspection forms, and total costs for the year.