ATTACHMENT 4: TECHNICAL CAPABILITY QUESTIONNAIRE

Solicitation Number: FA461026Q1314
Project: Demolition of Buildings 13140 & 13143 (Thor Dormitories), Vandenberg SFB, CA

INSTRUCTIONS TO OFFERORS:
Offerors shall provide narrative responses to the questions below. Responses must be specific to the requirements detailed in the Performance Work Statement (PWS). General marketing material will not be evaluated. Please limit your total response to this questionnaire to **20 pages**. In addition to narrative responses, offerors shall **include a Gantt Schedule** as a separate attachment to the response.

FACTOR 1: TECHNICAL APPROACH

Sub-Factor 1.1: Project Phasing and Schedule Management
The PWS dictates a 240-day overall period of performance and restricts the actual building demolition to the bird non-nesting season (August 15 – February 15) which is 184 calendar days.

1. Provide a detailed narrative explaining how you will phase this project to ensure all pre-demolition requirements (submittals, independent HAZMAT survey, utility disconnects, and HAZMAT abatement) are completed in time to execute the structural demolition within the environmental window. Additionally, offerors must provide a Gantt Schedule as a separate attachment to the narrative.
2. Identify what you consider to be the top two scheduling risks for this project and describe your specific mitigation strategies for each.

Sub-Factor 1.2: Hazardous Materials (HAZMAT) Management
The PWS requires an independent third-party survey for Asbestos Containing Material (ACM) and Lead-Based Paint (LBP) prior to abatement and demolition.

1. Describe your process for selecting, hiring, and managing the *independent* third-party environmental consulting firm. How will you ensure strict separation of duties between the survey firm and the abatement contractor to avoid conflicts of interest?
2. Detail your procedures for the containment, removal, transportation, and legal disposal of ACM and LBP in a manner that complies with NESHAP, Cal-OSHA, and Santa Barbara County Air Pollution Control District (SBCAPCD) regulations.

Sub-Factor 1.3: Utility Coordination and Deactivation
This project requires complex utility cut, cap, and termination coordination involving the 30th Civil Engineer Squadron (30 CES), SLD 30 SC (Communications), and American Water.

1. Describe your step-by-step approach to identifying, isolating, and deactivating live utilities safely.
2. Provide your strategy for coordinating utility outages with multiple base agencies to minimize disruption to Vandenberg SFB operations.
3. Confirm your capability and outline your process for providing the required final as-built drawings and GIS data for all utility termination points.

Sub-Factor 1.4: Structural Demolition and Site Restoration

1. Building 13140 is a multi-story concrete/masonry dormitory. Describe your specific structural demolition methodology (e.g., top-down, specialized heavy equipment) and how you will safely manage dust, noise, and vibration on an active military installation.
2. Detail your plan for maximizing the diversion and recycling of Construction and Demolition (C&D) debris.
3. Explain your quality control process for meeting the site restoration requirements, specifically achieving 90% soil compaction and ensuring the success of the hydroseeding to meet the 1-year vegetation warranty.

FACTOR 2: PAST PERFORMANCE & CORPORATE EXPERIENCE

Sub-Factor 2.1: Relevant Project Experience
Provide up to **five (5)** examples of projects completed by your firm within the last five (5) years as a Prime or Sub-Contractor that are similar in size, scope, and complexity to this requirement.

Note to Offeror: "Similar complexity" includes multi-story structural demolition, integrated HAZMAT abatement, and work on active military or secure federal installations.

Sub-Factor 2.2: Safety Record and Quality Control

1. Describe a specific instance on a past demolition project where your site safety or environmental quality control plan identified a critical hazard or compliance issue. Explain how your team successfully resolved it.

FACTOR 3: PROJECT MANAGEMENT & TEAMING

Sub-Factor 3.1: Subcontractor Management

1. Identify the specific scopes of work (e.g., HAZMAT survey, HAZMAT abatement, earthwork, trucking) that you intend to subcontract.
2. Describe your methodology for vetting, selecting, and managing subcontractors to ensure they meet the rigorous safety, security (base access), and quality standards required for Vandenberg SFB.

Sub-Factor 3.2: Key Personnel

1. Provide a brief overview of the qualifications and experience of the proposed Site Superintendent and Site Safety and Health Officer (SSHO) who will be assigned to this project full-time. Highlight their specific experience managing HAZMAT demolition projects on federal installations.