



Radon Testing

RFQ .3.24.23: Radon Testing

Publication of Request: March 24, 2023, at 8:00am

Submission of Response Deadline: April 7, 2023, at 12:00pm

The Housing Authority of the City of Fort Wayne, Indiana and its affiliated entities d/b/a Fort Wayne Housing Authority ("FWHA") seeks proposals from qualified individuals and companies who have experience to provide residential Radon measurement services throughout the Fort Wayne geographical area.

The scope of work must address all necessary labor, materials, equipment, transportation, and supervision necessary to complete the process. *The Respondents to the RFQ are expected to provide the services outlined below and provide FWHA with a cost analysis and methodology to manage the following Scope of Work:*

Through the U.S. Department of Housing and Urban Development's Office of Lead Hazard Control and Healthy Homes, the Healthy Homes Production Grant Program helps government create and implement programs to make homes safe, specifically by undertaking comprehensive programs to identify and remediate healthy homes hazards in eligible owner-occupied housing throughout the Fort Wayne Indiana. In consultation with FWHA, the respondent selected pursuant to this RFP (the "selected respondent") will be responsible for conducting residential radon tests within the Fort Wayne geographical area. Radon testing must be in accordance with all State, local, and program policies which includes the following requirements:

- ❖ SCOPE OF WORK:
- ❖ A Continuous Radon Monitoring device performing a short-term test must be used for each Apartment home assigned. (213) The testing device must be listed with the EPA's testing program and/or certified by the State of Indiana.
- ❖ Radon testing must be conducted according to the requirements of the current American National Standards Institute/ American Association of Radon Scientists and Technologists (ANSI/AARST) national consensus standard for the specific housing type.
- ❖ The Respondent must submit an electronic copy of the report to FWHA within 72 hours of collection of the testing device.
- ❖ As required by 410 IAC 5.1-28(f), all Indiana Licensed Primary Testers, Laboratory Testers, and Mitigators must report all radon activity to the Indiana Department of Health ("IDOH") on a form approved by IDOH. All reports are due on January 31st for data from the previous calendar year (e.g., 2023 testing/mitigation data is due on January 31st, 2024).

- ❖ *This Scope of Work is used to gain an understanding of Respondent services and costs and may not be the full scope of a future contract with chosen Respondent.*

The HA intends to retain the successful proposer pursuant to a “Best Value” basis, not a “Low Proposal” basis (“Best Value,” in that the HA will, as detailed within the following Section, consider factors other than just cost in making the award decision). Responses should be provided in the following format and securely bound in a three-ring binder. Responses should be received as one (1) original, three (3) copies, and one (1) electronic version (via disk or flash drive). Page separators/tabs should clearly identify each section to facilitate quick reference and comparison to the material submitted by other respondents. Brevity will be appreciated. Responses should address all items requested in this RFQ including, but not limited to, the following:

A. Letter of Transmittal:

1. Include a letter of transmittal bearing the signature of an authorized representative of the respondent and the name and email address of the individual authorized to negotiate services and costs with the FWHA.

B. Tab 1—Vendor Information:

1. Provide general information that best represents the respondent's company.
2. Provide proof that the respondent has at least \$500,000 of General Liability, \$500,000 of Automobile Liability and \$1,000,000 of Professional Liability Insurance, including errors and omissions.
3. Affirm that your organization is properly licensed to perform this type of service in the State of Indiana.

C. Tab 2—Capacity to Provide Professional Services in a Timely Manner:

1. Describe the methodology that the respondent proposes to provide the services described in the Scope of Work. Include information on proposed staffing and the equipment that will be applied to provide these services.
2. Describe the specific deliverables that the respondent will provide supported by a timeline for providing these deliverables.
3. State whether your organization is national, regional or local. State the local address of your firm.

D. Tab 3—Staff Experience and Organization:

1. Show the experience of the key personnel anticipated to be assigned to this project relative to projects of similar size and nature.
2. Provide a staffing plan of who will be responsible for the specific tasks identified in the Scope of Work.

E. Tab 4—Organizational Experience:

1. Demonstrate the respondent's experience in projects similar in scope and complexity as described in this solicitation within the last five (5) years.

F. Tab 6—Submission of Required Documents:

1. Provide at least, three references for the recent projects that are similar to the services requested in this RFQ. Provide name of point of contact, entity, telephone number, and title of references.

G. Tab 7—Section 3:

1. Preference points will be given to any respondent that can attest to being a Section 3, MBE or WBE Business Entity. Please provide an Employee listing if Section 3 is applicable.

RESPONSE EVALUATION:

1. Evaluation Factors: The following factors will be utilized by FWHA to evaluate each Response submittal received; award of points for each listed factor will be based upon the documentation that the respondent submits within his/her Response submittal:

NO.	Max Point Value	Factor Type	Factor Description
1	35 Points	Objective	The respondent's PROPOSED COST (include costs of labor, testing materials, and laboratory fee's)
2	10 Points	Subjective	The respondent's DEMONSTRATED UNDERSTANDING of the REQUIREMENT;
3	10 Points	Subjective	The APPROPRIATENESS of the TECHNICAL APPROACH (including labor categories, estimated hours and skill mix) and the QUALITY of the WORK PLAN
4	20 Points	Subjective	The respondent's TECHNICAL CAPABILITIES (in terms of personnel, equipment and materials) and the MANAGEMENT PLAN (including staffing of key positions, method of assigning work and procedures for maintaining level of service, etc.).
5	20 Points	Subjective	The respondent's DEMONSTRATED EXPERIENCE in performing similar work and the respondent has DEMONSTRATED SUCCESSFUL PAST PERFORMANCE schedules and performance contract work substantially similar to that required by this solicitation as verified by reference checks or other means.
6	5 Points	Subjective	The OVERALL QUALITY AND PROFESSIONAL APPEARANCE OF THE RESPONSE SUBMITTED, based upon the opinion of the evaluators.
100 POINTS		TOTAL POINTS (other than preference points)	

- 1.1 Preference Evaluation Factor: The following factors will be utilized to evaluate each Response submittal received:

NO.	Max Point Value	Factor Type	Factor Description
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7	5 Points	Objective	SECTION 3 BUSINESS PREFERENCE PARTICIPATION: A firm must qualify for Section 3 status.
7a	5 Points	Objective	MBE PREFERENCE PARTICIPATION: A firm must qualify for MBE status.
7b	5 Points	Objective	WBE PREFERENCE PARTICIPATION: A firm must qualify for WBE status.
	15 POINTS		MAXIMUM PREFERENCE POINTS (additional)

115 TOTAL POSSIBLE POINTS

FWHA's RESERVATION OF RIGHTS:

Definitions:

Respondent – Company or individual responding to the RFQ

Contractor – Company or individual who is awarded the contract

FWHA reserves the right to:

1. FWHA reserves the right to reject any or all Responses, to waive any informality in the RFQ process, or to terminate the RFQ process at any time, if deemed by the FWHA to be in its best interests.
2. FWHA reserves the right not to award a contract pursuant to this RFQ.
3. FWHA reserves the right to terminate a contract awarded pursuant to this RFQ, at any time for its convenience upon fourteen (14) days written notice to the successful Respondent(s).
4. FWHA reserves the right to determine the days, hours and locations that the successful Respondent(s) shall provide the services called for in this RFQ.
5. FWHA reserves the right to retain all Responses submitted and not permit withdrawal for a period of sixty (60) days subsequent to the deadline for receiving Responses without the written consent of the FWHA Contract Administrator (CA).
6. FWHA reserves the right to negotiate the fees proposed by the Respondent entity. If such negotiations are not, in the opinion of FWHA's CA, successfully concluded within a reasonable timeframe as determined by FWHA, FWHA shall retain the right to end such negotiations.
7. FWHA reserves the right to reject and not consider any Response that does not meet the requirements of this RFQ, including but not necessarily limited to incomplete Responses and/or Responses offering alternate or non-requested services.
8. FWHA shall have no obligation to compensate any Respondent for any costs incurred in responding to this RFQ.
9. FWHA shall reserve the right to at any time during the RFQ or contract process to prohibit any further participation by a respondent or reject any Response submitted that does not conform to any of the requirements detailed herein. Each prospective respondent further agrees that he/she will inform FWHA's CA in writing within five (5)

- days of the discovery of any item that is issued thereafter by FWHA that he/she feels needs to be addressed. Failure to abide by this timeframe shall relieve FWHA, but not the prospective respondent, of any responsibility pertaining to such issue.
10. FWHA reserves the right, prior to award, to revise, change, alter or amend any of the instructions, terms, conditions, and/or specifications identified within the RFQ documents issued, within any attachment or drawing, or within any addenda issued. All addenda will be posted on FWHA's website www.fwha.org under Business Opportunities. Such changes that are issued before the Response submission deadline shall be binding upon all prospective respondents.
 11. In the case of rejection of all Responses, FWHA reserves the right to advertise for new Responses or to proceed to do the work otherwise, if in the judgment of FWHA, the best interest of FWHA will be promoted.
 12. FWHA reserves the right to, without any liability; cancel the award of any Response(s) at any time before the execution of the contract documents by all parties.
 13. FWHA reserves the right to reduce or increase estimated or actual quantities in whatever amount necessary without prejudice or liability to FWHA, if:
 - 13.1 Funding is not available,
 - 13.2 Legal restrictions are placed upon the expenditure of monies for this category of service or supplies; or,
 - 13.3 FWHA's requirements in good faith change after award of the contract.
 14. FWHA reserves the right to make an award to more than one respondent based on ratings and to award with or without negotiations or a "Best and Final Offer" (BAFO).
 15. FWHA reserves the right to require additional information from all respondents to determine level of responsibility. Such information shall be submitted in the form required by FWHA within two (2) days of written request.
 16. FWHA reserves the right to amend the contract any time prior to contract execution.
 17. FWHA reserves the right to require the Contractor to keep accurate timesheets for all employees assigned to perform any project, task, or assignment resulting from this RFQ and any resulting contract.
 18. FWHA reserves the right to contact any individuals, entities, or organizations that have had a business relationship with the respondent regardless of their inclusion in the reference section of the Response submittal.
 19. In the event any resulting contract is breached, prematurely terminated or cancelled due to non- performance and/or withdrawal by the Contractor, FWHA reserves the right to seek monetary restitution (to include but not limited to withholding of monies owed) from the Contractor to cover costs for interim services and/or cover the difference of a higher cost (difference between existing Contracted rate and new Contract rate) beginning the date of Contractor's termination, breach and/or cancellation through the contract expiration date.
 20. FWHA reserves the right to require the Contractor to replace any employee, subcontractor, or other individuals and/or entities, found to be unacceptable, performing work under any contract resulting from this RFQ. Replacement shall occur within two (2) days of notification by FWHA.

The contact person will be Dan Kuleff – Modernization and Construction Coordinator (Contract Manager) for FWHA. He can be contacted at 260.267.9300 ext., 7301 or via email at dkuleff@fwha.org.

Submission of Response Deadline: April 7, 2023, at 12:00pm
Fort Wayne Housing Authority
C/O Dan Kuleff
7315 Hanna Street
Fort Wayne, IN 46816