



REQUEST FOR PROPOSALS (RFP) No. 026-005

CONSTRUCTION MANAGEMENT SERVICES FOR CRYSTAL CITY STATION IMPROVEMENTS

QUESTIONS AND ANSWERS- SET NO. 2

Below are questions VRE received as of **January 6, 2026, at 4:00 P.M. EST**, with responses. Whenever possible, questions are presented as originally asked. Otherwise, the questions or inquiries are presented to capture the main thrust or idea.

PART IV – PROPOSAL REQUIREMENTS

Question #1: Page 19, SECTION IV, Subsection 04: Please confirm financial information is not to be included in the Technical Proposal, but upon selection of the highest-ranking firm.

Response #1: Confirmed.

Question #2: Page 21, SECTION IV, Subcontractor Form (Tab 9): Does the Federal government's Interim Final Rule (IFR) and Virginia's response halting all DBE reporting activities and reevaluation of all certified DBE firms change Item E (Check if SWaM)? If all firms had to recertify, would the SWaM certification issued prior to the IFR still be valid?

Response #2: It is our understanding that Virginia's SWaM program remains active and is not impacted by the Federal Government's Interim Final Rule.

Question #3: Page 19, SECTION IV, Subsection 03, TAB 12: Is it acceptable to provide additional information in Tab 12: Appendix besides Key Personnel resumes?

Response #3: Only resumes shall be included in Tab 12. Resumes must include education, experience, certifications, background, accomplishments, copies of professional licenses / registrations and other pertinent information.

PART VI – EVALUATION PROCESS AND CRITERIA

Question #4: Section VI. Evaluation Process and Criteria **Subsection:** 04. Evaluation Criteria and Weights, Criteria No. 1, Paragraph f **Page:** 26. Paragraph "f" under Criteria No. 1 states: "Identify three (3) projects on which comparable work has been done by the Prime Contractor and each Subcontractor in the past eight (8) years or is currently being performed."

Can VRE please clarify if the requirement to submit three (3) distinct comparable projects applies to **every** subcontractor regardless of their tier or the size of their scope? For specialty subcontractors performing a smaller, specific portion of the work, does VRE require three full past performance project descriptions, or will relevant experience specific to their assigned role suffice?

Response #4: Yes—Offerors shall identify three (3) comparable past performance projects for the Prime and all Subcontractors, regardless of tier or the size of their scope. Specialty Subcontractors, performing smaller or highly specific portions of the work, must also provide three relevant past performance submissions, clearly demonstrating experience relevant to their assigned role.

Question #5: Page 25, SECTION VI, Subsection 04, Criteria No. 1, b. states "... complete the SUBCONTRACTOR FORM included herein this RFP." Please clarify if this form is to be included in this section or in Tab 9, as directed on Page 19, Tab 9—Subcontractors states "Identify any Subcontractors ... by completing the SUBCONTRACTOR FORM included below.", or in both. If it is to be included in the Criteria No. 1 section, will it count towards the 20-page limitation?

Response #5: See **Addendum No.1**. Subcontractor Forms shall be placed in Tab 9 and shall not count towards the overall page limit.

Question #6: Page 26, SECTION VI, Subsection 04, Criteria No. 1, c: Does the Federal government's Interim Final Rule (IFR) and Virginia's response halting all DBE reporting activities and reevaluation of all certified DBE firms change this RFP item: "Identify any SWaM businesses and their role(s)."?

Response #6: No. See the response to Question No. 2.

Question #7: Page 33, SECTION VI. Evaluation Process and Criteria, Subsection 04, Criteria No. 5. Will this section be the responsibility of the construction manager?

Response #7: Yes. The Construction Manager will be responsible for addressing and demonstrating compliance with the criteria identified in this subsection, including providing the required information and supporting documentation.



PART X – INSURANCE REQUIREMENTS

Question #8: Page 79, SECTION X. Insurance requirements, Subsection 05 and Subsection 06 VRE Insurance Coverage Requirements. Will the construction manager be responsible for obtaining two different policies of railroad protection?

Response #8: Yes. the Construction Manager will be responsible for obtaining and maintaining two separate Railroad Protective Liability insurance policies as required for VRE and for CSXT, in accordance with the respective coverage limits, terms, and conditions specified in the Request for Proposal, Part X- Insurance Requirements.

END OF QUESTION AND ANSWERS

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