

GENERAL REQUIREMENTS

NAVFAC Solicitation No.: N40085-07-R-0403

NAVFAC Specification No.: 539959

Title: DESIGN/BUILD – P-235V ADMINISTRATIVE FACILITY FOR THE NAVAL WARFARE DEVELOPMENT COMMAND

Location of the work: NORFOLK NAVAL STATION, NORFOLK, VIRGINIA

Description of the work: The contract will provide for the design and construction of a three story multi-story steel frame building, reinforced concrete floors, auger cast pile foundation, masonry and stone veneer, glass windows and curtain walls, and metal panels conforming, conforming to Base Exterior Architectural Plan (BEAP) criteria for Naval Station Norfolk; low-slope membrane or metal roof; mechanical, electrical, communications and information systems; heating ventilation and air conditioning. Supporting facilities will include: demolition/site clearing, electrical and telecom/data distribution; sanitary sewer; water distribution; fire protection; parking storm drainage, sidewalks, landscaping. Facility design will incorporate anti-terrorism and force protection features. Sustainable design features will be integrated into the design, development and construction of the project features will be integrated into the design, development and construction of the project in accordance with Executive Order 13123 and other directives. The funding available for this project is \$25,300,000.00 for the base bid. The bid priced option for collateral equipment is not considered part of the contract budget amount and, if exercised, will be funded with BRAC O&MN type funds. The maximum contract to budget award amount is \$25,300,000 for all bid items excluding collateral equipment.

****Note:** Offerors are encouraged to expend the full \$25,300,000 to ensure development of a fully functional facility. The government desires the following, however offerors are not bound by these desires in order to meet scope and budget.

- 1) Offerors may propose deleting landscaping as required to meet budget.
- 2) Offerors may propose deleting 48 parking spaces on the west side of the project site.
- 3) Offerors may propose reducing the chiller capacity for the building.

Offerors will be encouraged to demonstrate innovative techniques to establish why their proposals will provide maximum benefit to the Government. **OFFERORS ARE ADVISED THAT AWARD WILL BE MADE WITHOUT DISCUSSIONS OR ANY CONTACT CONCERNING THE PROPOSALS RECEIVED, UNLESS IT IS DETERMINED OTHERWISE NECESSARY.** Offerors should not assume they would be contacted, or afforded the opportunity to qualify, discuss, or revise their proposals. However, the Government may contact offerors for the purpose of clarifying aspects of the proposal. The Government also reserves the right to enter into discussions if deemed necessary, and if discussions are conducted the offerors will be afforded the opportunity to revise their proposals.

Time for completion: 741 calendar days total from task order award

Wage Determination: VA200300125 with Modification 0 dated 02/09/2007 (as attached)

Liquidated damages: \$12,600.00 per day

Special scheduling: See Specification Section 01140.

Utilities: N/A

Record Shop Drawings: Record drawings are required.

Basis for Award: Proposals will be evaluated based on their technical merits and price.

The areas of consideration for evaluation of proposals are listed below and will be included in the RFP. All Technical Factors are of equal importance. Technical sub factors 2 and 3 are of equal importance. Technical is approximately equal to price. Award for this procurement shall be based on price and technical merits, which together, constitute a best value to the Government; however, not necessarily the lowest price. The objective is selection of a contractor whose overall proposal demonstrates the best value to the Government based on the specified criteria. Technical subfactors are listed in descending order of importance. The criteria evaluation factors include:

TECHNICAL FACTORS

1. Corporate Experience – Design Team
2. Past Performance
 - A. Design Team
 - B. Construction Firm
3. Support for Small Business Subcontracting Effort
 - A. Past Performance
 - B. Subcontracting Plan Effort
4. Technical Solutions – Scope Narrative
5. Construction Schedule

PRICE

Proposal Format. Technical – Submit one original and five copies of technical proposal documents using font size 12, minimum, on 8-1/2” x 11” pages; however, 11” x 17” drawings are allowed for the technical layout. Limit technical proposal, not including drawings, to five (5) pages per design discipline and submit proposals in three-ring binders.

Price – Submit an original and one copy of the price proposal form in a separate envelope. Provide a cover page that includes the name of the prime contractor, address, phone and fax numbers, contract solicitation number, and point of contact, in each binder for the Technical proposals.

EVALUATION CRITERIA

TECHNICAL FACTOR 1: CORPORATE EXPERIENCE – DESIGN TEAM

RFP REQUIREMENT

1. Submit a list of A/E firm(s) and consultants who will be utilized for this project. The list shall include complete firm name (no abbreviations), address, phone number, and DUNS number. Identify projected role of the firm(s) in the design of the facility. Identify projects where the prime contractor and A/E team have previously worked together. More weight will be given for previous experience on design/build projects.
2. Submit a minimum of three and a maximum of five relevant administrative facilities with a minimum construction cost of \$10,000,000 each, designed in the past five years by the design team. More weight will be given to government and design/build projects. Please provide the following information for each project:
 - a. AE Firm
 - b. Project Title
 - c. Project Location
 - d. Contract Number;
 - e. Date of Design Services
 - f. Estimated Construction Cost
 - g. Project Description
 - h. Work Accomplished by Design Firm
 - i. Customer Point of Contact (Name, Organization, Address, Telephone, Fax, and Email)

It is the offeror's responsibility to ensure points-of-contact and telephone numbers are accurate and current.

Note: Contractors must submit requests for any substitutions of design firm(s) for approval by the Contracting Officer.

TECHNICAL FACTOR 2: PAST PERFORMANCE

SUBFACTOR A: DESIGN TEAM

RFP REQUIREMENT

The Government will use references from offeror's and subcontractor's submissions under the "Corporate Experience" Factor 1, the CCASS/ACASS system, and other sources. Should the offerors believe that the number of submissions under "Corporate Experience" is inadequate, they may submit a maximum of three additional projects. Additional projects may be dissimilar to that being solicited; however, more weight will be given to projects of similar size, scope and complexity.

TECHNICAL FACTOR 2: PAST PERFORMANCE

SUBFACTOR B: CONSTRUCTION FIRM

RFP REQUIREMENT

The Government will use references from offeror's submissions under the "Corporate Experience" Factor 1, the CCASS/ACASS system, and other sources. Should the offerors believe that the number of submissions under "Corporate Experience" is inadequate, they may submit a maximum of three additional projects. Additional projects may be dissimilar to that being solicited; however, more weight will be given to projects of similar size, scope and complexity.

TECHNICAL FACTOR 3: SMALL BUSINESS SUBCONTRACTING EFFORT

RFP REQUIREMENT

The Naval Facilities Engineering Command is committed to supporting the Small Business Program. These commitments extend to Historically Underutilized Business Zones (Hubzones), Small Business (SB), Small Disadvantage Business (SDB), Women-Owned Small Business (WOSB), Veteran-Owned Small Business (VOSB), Service Disabled Veteran-Owned Small Business (SDVOSB), and Historically Black College and University or Minority Institution (HBCU/MI). Large business will be required to submit a subcontracting plan for this evaluation subfactor. This subcontracting plan only applies to work performed in the United States and its possessions.

The Naval Facilities Engineering Command has established subcontracting goals of at least 75.83% of the subcontracted effort to small businesses. Of the total subcontracted effort, the targets are a minimum of 1.28% to HUBZone firms, 15.80% to SDB firms, 14.23% to WOSB firms, 0.12% to VOSB firms and 0.12% to SDVOSB firms. Large Business firms will be evaluated against the above stated targets with more credit given to firms that exceed these targets.

FAR 52.219-8, Utilization of Small Business Concerns states in part; “ The Contractor hereby agrees to carry out this policy in the awarding of subcontracts to the fullest extent consistent with efficient contract performance.” If the offeror does not intend to subcontract, provide a detailed explanation why subcontracting would not result in efficient contract performance.

Teaming Arrangements:

Partnership, Joint Venture, or Affiliation

1. If you are submitting an offer under a teaming arrangement, either as a joint-venture or other affiliation, identify for each member and whether the member is a LB, HUBZone, SB, SDB, WOSB, VOSB, or SDVOSB firm, and, if applicable HBCU/MI. Include the percentage of work and dollar value each member will perform.
2. Evaluation will include the extent of participation of small business in the terms of the total value of the acquisition. The percentage of work performed by a small business in the teaming arrangement will be given credit towards the subcontracting goals for small business.
3. If the teaming arrangement has certified itself as a large business in the Representations and Certifications, please provide the information requested of large business offerors (noted below).
4. If the teaming arrangement has certified itself as a small business in the Representations and Certifications, please provide the information requested of small business offerors (noted below).

Prime Contractor with Subcontractors

1. This is considered a prime to subcontractor relationship and should be addressed accordingly in regards to the Participation of Small Business in the Performance of this Project.
2. If the prime contractor has certified itself as a large business in the Representations and Certifications, please provide the information requested of large business offerors (noted below).
3. If the prime contractor has certified itself as a small business in your Representations and Certifications, please provide the information requested of small business offerors (noted below).

Offerors must address the following subfactors:

- A. Past Performance in Utilizing the Small Business Program.
- B. Participation of Small Business in the Performance of this Project.

SUBFACTOR A – PAST PERFORMANCE

RFP REQUIREMENT

Large Business offerors shall address the following:

1. Provide information on any awards you received within the past three years for outstanding support to HUBZone, SB, SDB, WOSB, VOSB, SDVOSB firms, and if applicable, HBCU/MI.
2. Provide SF294s “ Subcontracting Report for Individual Contracts” on all contracts referenced under Factor 1, Corporate Experience or any other documentation showing compliance with the utilization of HUBZone, SB, SDB, WOSB, VOSB, SDVOSB firms, and if applicable, HBCU/MI. Include the dollar value percentage of work (of total contract value) subcontracted to LB, HUBZone, SB, SDB, WOSB, VOSB, SDVOSB firms, and if applicable, HBCU/MI for each. If targets were not met on submitted contracts, provide an explanation as to why. Provide an explanation for any SF294 not submitted for a contract referenced in Factor 1.
3. Provide performance evaluation ratings obtained on implementation of subcontracting plans, if available, on all contracts referenced under Factor 1, Corporate Experience.
4. Provide information on existing or pending mentor-protégé agreements.
5. Provide information, if available, on use of Community Rehabilitation Programs certified under the Javits Wagner O’ Day (JWOD) program by NIB or NISH.

Small Business offerors shall address the following:

1. Provide information on any awards you received within the past three years for outstanding support to HUBZone, SB, SDB, WOSB, VOSB, SDVOSB firms, JWOD program, and if applicable, HBCU/MI.
2. Include the total dollar value and the dollar value percentage of work (of total contract value) subcontracted to LB, HUBZone, SB, SDB, WOSB, VOSB, SDVOSB firms, and if applicable, HBCU/MI for each contract referenced in Factor 1. If subcontracting was not used on submitted contracts, provide an explanation as to why for each category.
3. Provide information on existing or pending mentor-protégé agreements.
4. Provide information, if available, on the use of Community Rehabilitation Programs certified under Javits Wagner O' Day (JWOD) program by NIB or NISH.

TECHNICAL FACTOR 3: SMALL BUSINESS SUBCONTRACTING EFFORT

SUBFACTOR B: SUBCONTRACTING PLAN EFFORT

RFP REQUIREMENT

Large Business offerors shall address the following:

1. Identify, in terms of dollar value and percentage of total proposed price, the extent of work you will perform as the prime contractor.
2. Submit with your proposal, a subcontracting plan for this project which shall include the total contract value (including all option periods), the dollar value and percent of the total subcontracted effort including the effort to LB, SB, SDB, WOSB, VOSB, SDVOSB, HUBZone firms, and HBCU/Mis. Electronic copies of the Subcontracting Plan format can be found on the Internet at www.lantdiv.navfac.navy.mil under Doing Business With Us under Acquisition under Small Business Program. If firm commitments to subcontract exist, list the subcontractors by name. Otherwise, list the type of services to be subcontracted. If the subcontracting targets proposed are less than the NAVFAC subcontracting targets, provide supporting rationale.

Small Business offerors shall address the following:

1. Identify, in terms of dollar value and percentage of total proposed price, the extent of work you will perform as the prime contractor.
2. State the extent of work, including type and percentages, you plan to subcontract to LB, HUBZone, SB, SDB, WOSB, VOSB, SDVOSB firms, and if applicable, HBCU/MI. Small business offerors should not submit subcontracting plans.

STANDARD:

For Large Business, the standard has been met when the offeror demonstrates satisfactory past performance in utilizing HUBZone, SB, SDB, WOSB, VOSB, SDVOSB firms, and if applicable, HBCU/MI. An example of satisfactory performance is that the offeror met some previously established subcontracting targets, and not others, but provided adequate information as to why targets were not met.

The proposed plan includes positive efforts and commitments to subcontract with HUBZone, SB, SDB, WOSB, VOSB, SDVOSB firms, and if applicable JWOD organizations and HBCU/MI. The proposed plan meets NAVFAC subcontracting targets by subcontracting approximately 73.7% of the subcontracted effort for this requirement to Small Businesses including meeting the subcategory targets. The proposal may have some minor weaknesses.***Or if applicable, the offeror provides a fully substantiated explanation as to why it will not subcontract to HUBZone, SB, SDB, WOSB, VOSB, SDVOSB, and if applicable, HBCU/MI.

For Small Business, the standard has been met when the offeror demonstrates satisfactory past performance in utilizing HUBZone, SB, SDB, WOSB, VOSB, SDVOSB firms, and if applicable, HBCU/MI. An example of satisfactory performance is that the offeror has subcontracted with HUBZone, SB, SDB, WOSB, VOSB, SDVOSB firms, and, if applicable, HBCU/MI. Contract performance by the small business prime contractor equates to the prime subcontracting to any combination of categories of small businesses. If subcontracting is proposed, the offeror proposes positive efforts and commitments to subcontract with HUBZone, SB, SDB, WOSB, VOSB, SDVOSB firms, JWOD organizations, and if applicable, HBCU/MI. While the majority of the subcontracted effort is with other SB firms, there may be minimal subcontracting with LB firms. The proposal may have some minor weaknesses. ***Or if applicable, the offeror provides a fully substantiated explanation as to why it will not subcontract to HUBZone, SB, SDB, WOSB, VOSB, SDVOSB, and if applicable, HBCU/MI.***

TECHNICAL FACTOR 4: TECHNICAL SOLUTION/SCOPE NARRATIVE

RFP REQUIREMENT

(Maximum of 5 pages for narrative. In addition to the 5 page narrative, the offeror may utilize 11” x 17” drawings to convey information.)

Provide a narrative that describes the general design solution that will be proposed as it relates to the project requirements and work to be performed on this project and that includes a basis for design. The narrative shall describe basic building design, architectural features, proposed finishes, description of proposed building systems, and any additional building enhancements.

TECHNICAL FACTOR 5: CONSTRUCTION SCHEDULE

RFP REQUIREMENT

1. Submit a tentative schedule that includes major milestones and phasing of the project, from design start through demobilization. Include time in the schedule for permit approval. More weight will be given to schedules that are shorter in duration than the minimum required in the RFP. This schedule will be made a part of the resultant contract.

PRICE FACTOR

RFP REQUIREMENT

Price shall be evaluated on the basis of cumulative price for all line items shown on the Price Proposal Form for N40085-07-R-0403. The target award amounts \$25,300,000.00

Price Proposal: Submit attached Price Proposal Form and Executed Bid Guarantee for 20% of the price.

Proposal Acceptance Period: 60 Days from receipt of offers

Site Visit: Will be established by amendment.

Proposal Due Date: Friday, 06 APR 2007
2:00 PM

Mailing Address:

NAVFAC MID-ATLANTIC
Attn: Kirsten I. Johnson (Code AQ)
9742 Maryland Avenue
Norfolk, VA 23511-3095

Handcarried Address:

NAVFAC MID-ATLANTIC
9324 Virginia Avenue
Building Z-140, Room 320
Norfolk, VA 23511

SUBMIT ORIGINAL AND 2 COPIES OF PRICE PROPOSAL FORM AND EXECUTED BID GUARANTEE.

TECHNICAL INQUIRIES MAY BE DIRECTED TO KIRSTEN I. JOHNSON AT (757) 322-8228 OR VIA FACSIMILE AT (757) 322-4611.

PRICE PROPOSAL FORM
NAVFAC SOLICITATION N40085-07-R-0403
NAVFAC SPECIFICATION- 539959

The Bid item shall be lump sum price for the following items:

Item 0001

Price includes the following:

0001A.

Price for the entire work, complete in accordance with the drawings and specifications, but excluding work described in Bid Items 0001B, 0001C, 0002, 0003, 0004, and 0005

\$ _____

0001B.

Price for foundation piling complete in accordance with drawings and specifications and in accordance with the following schedule:

<u>ITEM</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>NO. UNITS</u>	<u>EXTENSION</u>
Auger Cast	Linear meters	\$ <u>274</u>	3832 2813	\$ _____

0001C.

Price for pile load test, complete in accordance with the drawings and specifications and in accordance with the following schedule:

<u>ITEM</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>NO. UNITS</u>	<u>EXTENSION</u>
Pile Load Test	Each	\$ <u>5,479</u>	<u>2</u> 1	\$ _____

TOTAL AMOUNT FOR ITEMS 0001A, 0001B, AND 0001C \$ _____

Item 0002

Deduct Additional Item No. 1 – Price includes the following:
landscaping

\$ _____

Item 0003

Deductive Option Item No. 2 – Price includes the following:
includes the following:
Delete 48 spaces of parking on west side of project.

\$ _____

Item 0004

Deductive Option Item No. 3 – Price includes the following:
Reduce Chiller Capacity .

\$ _____

Item 0005

Option Item No 4 – Price includes the following:
Price for providing all work in connection with collateral equipment, complete in accordance with
the drawings and specifications.

Handling Fee \$

CID Package \$1,800,000

TOTAL AMOUNT FOR ITEMS 0001A, 0001B, 0001C, 0003, 0004, and 0005
\$ _____

Bid Notes:

- a. Award will be made on the total sum of Bid Item 0001A and the sum of the extensions under Bid Items 0001B and 0001C. For Bid Items 0001B and 0001C, bidders shall enter unit prices and/or extended totals in spaces provided. If there is a difference between a unit price and the extended total, the unit price will be held to be the intended bid and the total recomputed accordingly. If a bidder provides a total but fails to enter a unit price , the total divided by the specified quantity will be held to be the intended unit price.
- b. The Government reserves the unilateral right to award the Option (s) to the contractor at the bid price within 90 calender days after the contract award.
- c. Evaluation of Options (JUL 1990). Except when it is determined in accordance with FAR 17.206 (b) not to be in the Government' s best interest, the Government will evaluate offers for award purposes by deducting the deducted price for the Options (s) to the total price for the Bid Item 0001. Evaluation of options will not obligate the Government to exercise the Option (s). (FAR 52.217-5).
- d. The Government may reject an offer as nonresponsive if it is materially unbalanced as to prices for the basic requirment and the option quantities. An offer is unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated for the other work.

AMENDMENTS ACKNOWLEDGED:

Amendment No.	Date	Amendment No.	Date	Amendment No.	Date

Offeror: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Name: _____

Signed: _____

Date: _____

Glazier.....	\$ 8.25	.35
Ironworker, Structural.....	\$ 9.37	
Laborer, Unskilled.....	\$ 6.17	
Painter (Excluding Drywall Finishing).....	\$ 7.34	
Pipefitter (Including HVAC Pipe Work).....	\$ 10.26	1.82
Plumber.....	\$ 10.54	1.96
Power equipment operators:		
Backhoes.....	\$ 7.60	1.30
Graders.....	\$ 9.33	1.79
Loaders.....	\$ 9.32	1.52
Pavers.....	\$ 8.19	.78
Rollers.....	\$ 7.42	.91
Rofer (including Built Up, Composition and Single Ply)....	\$ 8.22	.86
Sheet Metal Worker (Including HVAC Duct Work).....	\$ 10.27	2.27
Soft Floor Layer.....	\$ 8.62	
Sprinkler Fitter.....	\$ 10.96	1.48
Tile Setter.....	\$ 11.75	
Truck Driver, Dump Multi Axle.....	\$ 6.50	1.37

WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.
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Unlisted classifications needed for work not included within
the scope of the classifications listed may be added after
award only as provided in the labor standards contract clauses
(29CFR 5.5 (a) (1) (ii)).

In the listing above, the "SU" designation means that rates
listed under the identifier do not reflect collectively
bargained wage and fringe benefit rates. Other designations
indicate unions whose rates have been determined to be
prevailing.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can
be:

* an existing published wage determination

- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION