



FACILITIES DESIGN AND CONSTRUCTION CENTER DETACHMENT SEATTLE

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**NATIONAL MULTIPLE AWARD
CONSTRUCTION CONTRACT (MACC)**

REQUEST FOR PROPOSAL (RFP)

HSCG50-11-R-POCCS1

ISSUE DATE: November 30, 2010

GENERAL REQUIREMENTS

Title: Design/Build for Construct Off Cycle Crew Support Building, BSU Alameda

Location of the work: Coast Guard Island Alameda, CA

Project Number: 33-S04013

Specifications: SFRL 33-S04013 (provided in electronic format on compact disc)

Concept Design Site/Building and Furnishing Drawings: T-1, C0, C1, C2, A1, A2, A3, A4, A5, A6, A7 (provided in electronic format on compact disc)

SUPPLEMENTAL DRAWINGS, EXHIBITS, AND ATTACHMENTS (provided in electronic format on compact disc)

- 1) Space Criteria Sheets
- 2) Photographs of Existing Project Site
- 3) HartCrowser Draft - Preliminary Geotechnical Design Information dated 30 Nov. 2004 and the appendix of the environmental investigation
- 4) NEPA Categorical Exclusion/Categorical Exclusion Determination
- 5) Sample "Standard Operating Procedures (SOP) Guide".PDF
- 6) SAM Operational Level Process Guide.PDF

Wage Determination: CA100029 11/19/2010 CA29 (provided in separate attachment)

Budget: \$18 Million for design and construction of this project. Offerors exceeding this amount will not be considered.

Description of the work: The work includes design and build the facilities for the new 34,400 GSF USCG Off Cycle Crew Support Building, Coast Guard Island Alameda CA. The scope includes, but is not limited to site development, storm water management, parking, underground utilities, paving, sidewalks, kitchen equipment, sprinkler systems, fire protection, telecommunications, furniture outfitting, and obtaining LEED Silver certification.

Time for completion: 480 calendar days after award of the Task Order.

Liquidated Damages/Insurance/Bonds: Liquidated damages of \$1500.00 per day will be assessed, if necessary, in accordance with Section F.2 of the contract. Please review Section H.5 of the contract for insurance requirements and Section L.2 of the contract for performance and payment bond requirements.

Utilities: Refer to appropriate Specification Section.

Options: N/A

Instructions for Submitting Questions Regarding Request for Proposal (RFP): Offerors are requested to review this RFP as soon as possible upon receipt. If an offeror has any questions regarding the RFP which require an answer from the issuing office, these questions shall be submitted, in writing, referencing section and paragraph of the RFP, to the U.S. Coast Guard, Facilities Design and Construction Center Detachment Seattle, 915 Second Avenue, Room 2664, Seattle, Washington 98174-1011 Email address is: Anita.B.Repanich@uscg.mil

Written Proposal Instructions: Submit written Technical Proposal information no later than 4:00 p.m. PST on 6 January 2011. Proposals must be prepared in accordance with these instructions, providing all required information in the format specified. Failure of a proposal to show compliance with these instructions may be grounds for exclusion of the proposal from further consideration.

The written technical proposal should appropriately reflect the information to be discussed in the oral presentation. The proposal shall concisely describe the offeror's response to the technical requirements of the RFP and **shall not include any costs** related to the project. Elaborate artwork, expensive paper or bindings and expensive visual or other aids are not necessary. Additionally, the use of general or vague statements such as "standard procedures will be used" or "good business practices will be employed" are not acceptable.

Do not exceed the page limitations set forth below. Technical Proposals will be 8 ½" x 11" paper except for fold outs used for charts, tables or diagrams which may not exceed 11" x 17". A page is defined as one face of a sheet of paper containing information. Typing shall not be less than 12 font, Time New Roman. Total page limitation for technical proposals is 15 pages with the exception of past performance information and LEED checklist information.

Written technical proposal submissions will not be accepted after 4:00 p.m. PST on **6 January 2011**.

Oral Presentations: The government will contact each contractor within seven (7) days of the date of issuance of the RFP to schedule a future date and time for oral presentations. We anticipate oral presentations to take place approximately forty-five (45) calendar days from the date of issuance of the RFP.

Due to space limitations, the offeror's presentation team shall be limited to no more than four (4) individuals. Oral presentations will be recorded and shall be kept to one hour or less in duration. It is anticipated that the offeror will be provided 55 minutes for their presentation and 5 minutes to answer any clarifying questions presented by the USCG. The Government reserves the right to end the presentation if it exceeds one hour. Discussions will not be permitted during oral presentations. Offeror's questions will not be entertained during oral presentations. Oral presentations will be videotaped, in addition to Government personnel taking notes. Offerors are further advised that if the oral presentation includes information the parties intend to be included in the contract task order as material terms or conditions, the information shall be put in writing. Incorporation by reference of oral statements is not permitted. The Final, Firm-Fixed Price shall be provided **in a separate document** to the Contracting Officer at the oral presentation, however, price is not to be mentioned or discussed during the Oral Presentation.

The Contractor should consider discussing at a minimum the following items as part of their oral presentations:

- Identify any perceived challenges in accomplishing the described work and discuss how those issues may be overcome.

- Specifically address the technical evaluation factors.

52.236-27 SITE VISIT (CONSTRUCTION) (FEB 1995) ALTERNATE I (FEB 1995)

(a) The clauses at 52.236-2, Differing Site Conditions, and 52.236-3, Site Investigations and Conditions Affecting the Work, will be included in any contract awarded as a result of this RFP. Accordingly, offerors or quoters are urged and expected to inspect the site where the work will be performed.

(b) An organized site visit has been scheduled for **December 16, 2010 at 1:30pm on Coast Guard Island, Alameda, CA.** Please contact Anita Repanich via email at Anita.B.Repanich@uscg.mil with a list of attendees. Although the site visit IS NOT mandatory, it is highly encouraged that you have your design team and any major subcontractors attend this meeting. No additional site visits will be scheduled.

Authorized Representatives of the Contracting Officer

Mr. Rowland Smith is the Contracting Officer's Technical Representative of the Contracting Officer during the Design Phase for the purpose of monitoring the contractor's performance to ensure that all of the technical requirements under the contract are met by the delivery date or within the period of performance, and at the price stipulated in the contract.

Mr. Mark McAll is the Contracting Officer's Technical Representative for the purpose of day to day technical administration/inspection of all work under the contract. This includes, but is not limited to, administration of progress, approval of submittals, final inspection and providing technical assistance when required. The contractor is cautioned that in no instance is the above named person authorized to approve any changes which will involve the quantity, quality, price or performance of the contract.

To Be Determined (TBD) will be the representative of the Contracting Officer for the purpose of inspection of work under the contract. The Contractor is cautioned that in no instance is the above named person authorized to approve any changes, which will involve the quantity, quality, price, or performance of the contract.

The following FAR Clause in addition to those incorporated in the contract is being incorporated into this task order contract:

52.222-54 EMPLOYMENT ELIGIBILITY VERIFICATION (JAN 2009)

EVALUATION FACTORS

The Proposed Task Order will be awarded to the responsible offeror offering the best value to the Government. Offerors are cautioned that the government could elect to award the task order without discussions therefore, initial proposals should represent the best possible effort. To make a determination of Best Value, the Government shall evaluate each offeror on the following criteria:

A) TECHNICAL FACTORS:

1. TECHNICAL APPROACH

Discuss the technical approach you propose for meeting the requirements of the RFP to include but not limited to the following:

- a. Discuss the approach to construction as it relates to site access and site management.
- b. Discuss the approach to protecting buildings in the vicinity of the site during pile placement. This includes the swimming pool located inside of building 48 located on the northerly side of the site.
- c. Discuss a broad overview and highlights of LEED and how to achieve the required SILVER rating. It is not necessary to go over the entire LEED Check List.
- d. Discuss Schedule - The OCCS Building will be located on Coast Guard Island which is home to many Coast Guard Commands. It is imperative that these Commands continue operations with minimal disruption during construction of this project. Provide a concept schedule and discuss your approach to managing construction impacts and disruption that will affect Coast Guard Commands on Coast Guard Island.

2. INNOVATIONS

- a. Identify and discuss any proposed innovations in the below areas. Discuss the value of each proposed innovation.
 - i. Architectural
 - ii. Electrical
 - iii. Mechanical
 - iv. Structural
 - v. Civil

NOTE: Identify any betterments. Discuss the value of each proposed betterment. Ideally, a monetary value will be attributed to the betterment. The monetary value attributed to any betterment shall be provided to the Contracting Officer prior to the start of the offeror's oral presentation and shall not be discussed during the oral presentation. Both qualitative and quantitative assessments of value are acceptable. *Any proposed betterments will not be evaluated as part of the best value source selection decision. The Government reserves the right to award, some, none or all of the proposed betterments.*

B) PAST PERFORMANCE

Past Performance for award of this task order will be based on the information already provided and used for award of the basic NMACC contracts and performance under existing orders (if any). No additional information needs to be provided.

C) PRICE FACTOR

1. As mentioned above, the Final, Firm-Fixed Price shall be provided in a separate document to the Contracting Officer **at the oral presentation**, however, price is not to be mentioned or discussed during the Oral Presentation.

Price shall be evaluated on the basis of the total sum of the Base Item.

Because this Request for Proposal solicits competitive proposals and adequate price competition is anticipated, offerors are not required to submit detailed cost or pricing data with their proposals. If, after review of proposals, it is determined that there is not adequate price competition, cost and pricing data will be required.

TECHNICAL EVALUATION CRITERIA AND BASIS FOR AWARD

The Government contemplates award of one (1) Firm-Fixed Price type Task Order, however, the Government reserves the right to make no award at all.

Award of the Task Order will be made to the responsible offeror whose offer, conforming to the Request for Proposal, offers the best overall value to the Government, technical factors, price and other factors considered. The Government reserves the right to award to other than the lowest priced offeror. In selecting the best overall offer, the Government will consider the value of each offer in terms of the evaluated technical quality offered for the price. The relative quality of offerors will be based upon their ability to meet the minimum performance requirements of this Request for Proposal resulting in less risk of nonperformance, defective performance, and/or late performance under the resulting task order. The quality in technical offers will be compared with differences in the overall price to the Government.

An evaluation will be made of each offeror's proposal and the results will be used in determining the source to be selected. The source selection will be based on an integrated assessment of the factors set forth below to determine the proposal most advantageous to the Government. The integrated assessment will involve a determination by the Government of the overall value of each proposal. Offerors must recognize that the subjective judgment of the Government evaluators is implicit in the evaluation process.

In accordance with FAR 52.215-1(f)(4), the Government intends to evaluate proposals and award a contract task order without discussions with offerors (except clarifications as described in FAR 15.306(a)). Therefore, the offeror's initial proposal should contain the offeror's best terms from a price and technical standpoint. The Government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary.

As necessary, throughout the evaluation the Government will consider "corrective potential" when a deficiency is identified. Proposals unrealistic in terms of technical response or price will be deemed indicative of an inherent lack of comprehension of the complexity and risks of the requirements and may be rejected.

Selection will be based upon the most advantageous offer (price and other factors considered) and though not necessarily the determinative factor, price will contribute substantially to the source selection decision. The basis of the proposed price must be compatible with all other

elements of the proposal. No advantage will accrue to an offeror who submits an unrealistically low price. Such a proposal may be viewed as a lack of understanding of the Government's desired objective.

The following technical factors are of equal weight.

1. Technical Approach
2. Innovations

When combined, Technical Approach and Innovations are more important than Past Performance. All evaluation factors, other than price, when combined are approximately equal to price.

Technical Approach

The Government will evaluate the extent to which the offeror demonstrates his technical approach to meeting the RFP requirements.

Innovations

The Government will evaluate the extent to which the offeror demonstrates innovations in the following areas: Architectural; Electrical, Mechanical, Structural, & Civil.

Note: Betterments: As mentioned above, any proposed betterments will not be evaluated as part of the best value source selection decision. The Government reserves the right to award, some, none or all of the proposed betterments.

Past Performance

Past Performance for award of this task order will be based on the information already provided and used for award of the basic NMACC contracts and performance under existing orders (if any). No additional information needs to be provided.