

NOTICE FOR FILING AGENCY PROTESTS

It is the policy of the Coast Guard to issue solicitations and make contract awards in a fair and timely manner. The Ombudsman Program for Agency Protests (OPAP) was established to investigate agency protest issues and resolve them without expensive and time-consuming litigation. OPAP is an independent reviewing authority that is empowered to grant a prevailing protester essentially the same relief as the General Accounting Office (GAO).

Interested parties are encouraged to seek resolution of their concerns within the Coast Guard as an Alternative Dispute Resolution (ADR) forum, rather than filing a protest with the GAO or some external forum. Interested parties may seek resolution of their concerns **informally** or opt to file a **formal** agency protest with the contracting officer or Ombudsman.

Informal forum with the Ombudsman. Interested parties who believe that a Coast Guard procurement is unfair or otherwise defective should first direct their concerns to the cognizant contracting officer. If the contracting officer is unable to satisfy the concerns, the interested party is encouraged to contact the Coast Guard Ombudsman for Agency Protests. Under this informal process, the agency is not required to suspend contract award performance. Use of an informal forum does not suspend any time requirement for filing a protest with the agency or other forum. In order to ensure a timely response, interested parties should provide the following information to the Ombudsman: solicitation/contract number, contracting office, contracting officer, and solicitation closing date (if applicable).

Formal Agency Protest with the Ombudsman. Prior to submitting a formal agency protest, protesters must first use their best efforts to resolve their concerns with the contracting officer through open and frank discussions. If the protester's concerns are unresolved, an independent review is available by the Ombudsman. The protester may file a formal agency protest to either the contracting officer or as an alternative to that, the Ombudsman under the OPAP program. Contract award or performance will be suspended during the protest period unless contract award or performance is justified, in writing, for urgent and compelling reasons or is determined in writing to be in the best interest of the Government. The agency's goal is to resolve protests in less than 35 calendar days from the date of filing. Protests shall include the information set forth at FAR 33.103(d)(2). If the protester fails to submit the required information, resolution of the protest may be delayed or the protest may be dismissed. This will not preclude re-filing of the protest to meet the requirement. To be timely, protests must be filed within the period specified in FAR 33.103(e). **Formal** protests filed under the OPAP program should be forwarded to the address below:

Commandant (G-A)
U.S. Coast Guard Headquarters
Acquisition Planning and Performance Measurement
1900 Half St. SW, JR11-0203
Washington, DC 20593
Telephone: (202) 372-3695
Fax: (202) 475-3904



FACILITIES DESIGN AND CONSTRUCTION CENTER

5505 ROBIN HOOD RD., SUITE K

NORFOLK, VA 23513

HEATHER SALISBURY

(757) 852-3436

Heather.r.salisbury@uscg.mil

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

REQUEST FOR PROPOSAL (RFP)

HSCG47-09-R-3EFK03/X0010

ISSUE DATE: October 19, 2011

GENERAL REQUIREMENTS

Title: Design and Construct Deepwater Engineering and Weapons Training Building, Phase 1

Location of the work: U. S. Coast Guard Training Center (TRACEN), Yorktown, VA

Project Number: 75-2724117

Specification: 75-2724117 is included on the CD which is enclosed.

Contract Drawings: All Drawings specified in Specification Section 00102, Paragraph 1.1 RFP Drawings and Design Guidance, are included on the CD which is enclosed.

SUPPLEMENTAL DRAWINGS, EXHIBITS, AND ATTACHMENTS: All Drawings specified in Specification Section 00102, Paragraph 1.2 Supplemental Drawings, Exhibits, and Attachments, are also included on the CD which is enclosed.

Wage Determination: VA100226 Building (Modification Number 5 dated 5/20/2011) (Included on the enclosed CD)

Estimated Design and Construction Price Range: \$9 Million to \$11 Million

Description of the work: The work includes but is not limited to, design and construction of a training facility for the maintenance and the repair of the Sentinel Class Fast Respond Cutter (FRC) and the National Security Cutter (NSC) at the U.S. Coast Guard Training Center (TRACEN) in Yorktown, Virginia. The building will include staff administration space, academic classrooms, technical classrooms with applied instruction labs, and full scale working engine mock-ups.

The project also includes the relocation and installation of two working marine engines, gearbox, and associated parts from a remote location off-campus in Williamsburg, VA at the Navy's Cheatham Annex, Warehouse 11.

The design and construction of this building must accommodate future expansion. This is the first phase of a building that will eventually provide training facilities for at least one more maritime asset, two virtual simulation classrooms, a full scale mock-up of the NSC's 57 MM Bofors gun and a 300 seat lecture hall.

Time for completion: 539 calendar days after Task Order Award.

Liquidated Damages/Insurance/Bonds: Liquidated damages of **\$753.00** per day will be assessed, if necessary, in accordance with Section H.15 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 Solicitation: Offerors are requested to review this RFP as soon as possible upon receipt. If an offeror has any questions regarding the solicitation which require an answer from the issuing office, these questions shall be submitted,

in writing, referencing section and paragraph of solicitation, to the U.S. Coast Guard, Facilities Design and Construction Center, 5505 Robin Hood Rd, Suite K, Norfolk, VA 23513. Email address is: heather.r.salisbury@uscg.mil and cheryl.p.allen@uscg.mil.

Oral Presentations: The Government will contact each contractor within 7 days of the solicitation date to schedule a date and time for oral presentations. We anticipate oral presentations to take place within 45 days from the date of solicitation.

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. The Government reserves the right to end the presentation if it exceeds one hour. Discussions will not be permitted during oral presentations. Clarification questions will be asked by the Government after the end of the oral presentation. Offeror's questions will not be entertained during oral presentations. Oral presentations will be videotaped, as well as, 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. Although written submissions will not be strictly prohibited, they should be kept to a minimum and will not be accepted after the date set for oral presentations. No extra credit will be given for such submissions.

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 solicitation. Accordingly, offerors or quoters are urged and expected to inspect the site where the work will be performed.

(b) An organized site visit will be scheduled approximately 2-3 weeks after issuance of this request for proposal. An amendment will be issued with site visit details. Although the site visit IS NOT mandatory, it is highly encouraged that you have your design team and any major subcontractors attend this meeting.

Authorized Representatives of the Contracting Officer

Mr. Gordon Chancey is the 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 or within the estimated cost stipulated in the contract.

Mr. Eric Hanson 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 Clauses in addition to those incorporated in the contract are being incorporated into this task order contract:

52.209-9 UPDATES OF PUBLICLY AVAILABLE INFORMATION REGARDING RESPONSIBILITY MATTERS (JAN 2011) ALTERNATE I (JAN 2011)

(a) The Contractor shall update the information in the Federal Awardee Performance and Integrity Information System (FAPIIS) on a semi-annual basis, throughout the life of the contract, by posting the required information in the Central Contractor Registration database at <http://www.ccr.gov>.

(b)(1) The Contractor will receive notification when the Government posts new information to the Contractor's record.

(2) The Contractor will have an opportunity to post comments regarding information that has been posted by the Government. The comments will be retained as long as the associated information is retained, *i.e.*, for a total period of 6 years. Contractor comments will remain a part of the record unless the Contractor revises them.

(3)(i) Public requests for system information posted prior to April 15, 2011, will be handled under Freedom of Information Act procedures, including, where appropriate, procedures promulgated under E.O. 12600.

(ii) As required by section 3010 of Public Law 111-212, all information posted in FAPIIS on or after April 15, 2011, except past performance reviews, will be publicly available.

Alternate I (Jan 2011). As prescribed in 9.104-7(c)(2), redesignate paragraph (a) of the basic clause as paragraph (a)(1) and add the following paragraph (a)(2):

(2) At the first semi-annual update on or after April 15, 2011, the Contractor shall post again any required information that the Contractor posted prior to April 15, 2011.

EVALUATION FACTORS

The Proposed Task Order will be awarded to the responsible offeror offering the best value to the Government. To make a determination of Best Value, the Government shall evaluate each offeror on the following criteria:

TECHNICAL FACTORS

1. Means and Methods:

Discuss the means and methods you propose for meeting the requirements of the RFP **to include but not limited** to the following:

- a. Discuss execution strategies, processes, and approaches as they relate to this particular project's requirements, while maintaining the characteristics of TRACEN Yorktown's campus.

The Government is looking for a recommendation for an innovative Audio/ Visual training environment.

- b. Discuss your plan for the design and construction of the engine labs including engine installation, noise abatement, ventilation, engine cooling and other elements.
- c. Discuss a broad overview and highlights of sustainable design for all building design and construction and LEED certification of the new building at the Silver level. It is not required to discuss the entire LEED checklist.

It is the Government's goal for the facility to be energy efficient, easily maintained, and sustainable. The proposal shall address frequency, cost and ease of maintenance, and sustainable design features and strategies that consider life cycle costs.

A more favorable rating will be given to proposals that exceed the minimum level to achieve "Silver".

2. Corporate Experience:

Provide a minimum of 2 and a maximum of 3 examples showing experience in designing similar facilities to include the design elements noted above.

3. Schedule:

Discuss your schedule approach and include a preliminary schedule for design and construction of all work. The schedule shall be task oriented, indicating the number of calendar days, after Notice to Proceed, by which milestones are to be achieved. Schedule shall be graphically presented.

A more favorable rating will be given to a schedule that offers a shorter duration for the completion of the project.

The following information is provided to further clarify the Government's intent in regards to the evaluation of technical improvements and betterments.

The Government encourages innovations, technical improvements, and betterments. The following definitions apply to this procurement.

Innovation: A creative or unique solution to a specific programmatic requirement that is incorporated into the base item.

Technical Improvement: A project element that exceeds the program requirements and is incorporated into the proposed project and cost.

Innovations and Technical improvements are included in your proposal solution and price and will be considered in the technical evaluation. You may discuss the technical value of these unique elements in your oral presentation. Each improvement will be reviewed to ensure it does not conflict with the requirements of the solicitation or site limitations, is within the scope of the project, and regarding its added value to the final product.

Betterment: A proposed element that adds value to the project, but is not incorporated into the proposal or cost.

Proposed betterments may be discussed in the oral presentation and will be part of the technical evaluation, price evaluation and trade off process. Discuss the engineering value of each betterment; however, do not discuss any cost associated with betterments during the oral presentation. Offerors shall also indicate all requirements in the solicitation that will be changed/impacted by each betterment proposed. Each betterment and its associated cost must be provided separately to the Contracting Officer with your cost proposal and will be accepted or rejected at the sole discretion of the government. 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. The Government reserves the right to use past performance information located in the Past Performance Information Retrieval System (PPIRS). No additional information needs to be provided.

BASIS OF EVALUATION

The Government will evaluate the extent to which the offeror's past performance provided for the basic contract award and current performance under this contract will ensure success of the task order.

PRICE FACTOR

Price is not to be mentioned during the oral presentation. The due date for the price proposal will be issued in a future amendment. The price proposal shall be submitted, in writing, to the Contracting Officer.

The price proposal shall consist of three parts, (1) a firm fixed price for the base item, (2) a firm fixed price for each betterment and (3) sufficient information on each betterment for the Government to perform either a cost or price analysis.

The Contracting Officer shall consider the cost or pricing information responsive where: a) The offeror provides a complete cost breakdown of the firm fixed price for each proposed

betterment; OR b) The offeror provides at least three subcontractor quotes for each proposed betterment.

BASIS OF EVALUATION

The Contracting Officer will first evaluate each accepted betterment and the base item to determine whether the price for each is fair and reasonable. Accepted betterments that are determined to be fair and reasonable and the base item will be used in the best value tradeoff process. The Contracting Officer shall use the price analysis and cost analysis techniques as described in FAR Part 15 to make the fair and reasonable determination. The Contracting Officer will also evaluate the extent to which the offeror demonstrates the ability to accomplish all scope items within the amount budgeted for construction.

RATING

The Government does not intend to go out for Best and Final Offers. In accordance with FAR 52.215-1(f)(4) the Government intends to evaluate proposals and award of a task order without discussions with offerors (except clarifications as described in FAR 15.306(a)). Therefore, the offeror's initial proposal should contain the best terms from a price and technical standpoint.

The Government will rely on the past performance rating from the basic NMACC contract and existing orders, if any.

BASIS OF AWARD

The evaluation factors include: Means and Method, Corporate Experience, Schedule, Past Performance, and Price. Award for this procurement shall be based on price, past performance and technical merits, which together, constitute the best value to the Government. Means and method, corporate experience, and schedule are more important than past performance. All evaluation factors other than price, when combined, are significantly more important than price.

The Government will award a firm fixed-price contract task order to the responsible offeror whose proposal, conforming to the solicitation, is fair and reasonable, and has been determined to be most advantageous to the Government, considering price and all evaluation factors.

**PRICE PROPOSAL FORM
PROJECT 75-2724117**

1. BASE ITEM

The contractor shall provide all labor, materials, equipment and supervision necessary to Design and Construct Deepwater Engineering and Weapons Training Building, Phase 1 at U. S. Coast Guard Training Center, Yorktown, VA.

Design Cost	\$ _____
Construction Cost	\$ _____
Relocation and Installation of Engines Cost	\$ _____
Total Base Item	\$ _____

NOTE: The Base Item shall be deemed to include all costs required for the specified work to be completed in accordance with the drawings and specifications.

AMENDMENTS ACKNOWLEDGED:

Amendment No.	Date	Amendment No.	Date

Offeror: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Name: _____

Signed: _____

Date: _____