

## GENERAL REQUIREMENTS

**NAVFAC Solicitation No.:** N40085-11-R-0055

**NAVFAC Specification Work Order No.:** 518388

**Title:** Construction of Additions to Supreme Allied Comannder Trransformation (SACT) Headquarters Building

**Location of the work:** Naval Support Activity, Norfolk, VA

**Description of the work:** The purpose of this project is for construction of 5,123 SM of additions to building NH-31; demolition of the existing building NH-31B and construction of 259 SM for building NH-31B. Also, the work includes the removal and replacement of a portion of existing Blandy road, increased parking for SACT, and increased and improved supporting infrastructure, and incidental related work.

Option 1 – will provide for all work in connection with constructing the separate 3,305 SM National Liaison Representatives (NLR) building, complete in accordance with the drawings and specifications. This option includes the separate NLR parking lot to the South of the new structure.

**Estimated Cost Range:** The magnitude of construction is between \$25,000,000 and \$100,000,000.

**Limitation of Government Obligation:** Please reference DFARS 2523.232-7007. Contract line item(s) 0001 through 0002 are incrementally funded. The Government will allot funds to this contract in accordance with the schedule, with the first payment in 2012 and the last payment in 2015. The full clause and payment schedule will be incorporate in the executed task order.

**Time for completion:** The contract completion date is 1097 calendar days after notice to proceed.

**Wage Determination:** General Decision VA100211 05/27/2011 VA211 (Attachment B).

**Liquidated damages:** To be calculated as listed in the chart below based on the successful offeror's accepted proposed price.

Project Cost (\$)	Estimated Liquidated Damages Per Calendar Day (\$)
\$ 2,000 – 25,000	\$ 80
25,000 - 50,000	110
50,000 – 100,000	140
100,000 – 500,000	200
Each additional \$100,000 – add \$50	

**Special Scheduling Requirements/Phased Construction Schedule:** See Specification Section 01 14 00.

Phase	Description	Scheduled Start Day	Completion Day
1	Construct NH-31 Parking Lot	1	123
2	Construct NH-31 Addition	1	547
3A	Demolish Modular Buildings	547	638
3B	Demo & Construct NH-31B	547	730
4	Construct NLR	638	1097

**Justification and approval for other than full and open competition:** This procurement includes proprietary products for the Water Filtration Systems and the Audio Visual Equipment. The justification and approval for other than full and open competition will be included as an attachment.

**Utilities:** Electricity and water will be provided by the Government and utility costs will be charged to the contractor at the current rate.

**Record Shop Drawings:** Record drawings are required.

**Government Furnished Property:** There is no Government Furnished Property.

**Basis for Award:** Best Value Source Selection (BVSS), Lowest Price Technically Acceptable.

**Price Proposal:** Submit one (1) original and (1) copy of the attached Price Proposal Form and Executed Bid Guarantee for 20% of the price but not to exceed \$3,000,000.00.

**Proposal Acceptance Period:** 60 days from receipt of offers.

**Site Visit:** To be determined. A confirmed date will be posted by Amendment to the solicitation. The Government will conduct one (1) site visit.

**Requests for Information (RFIs):** RFIs must be submitted in writing to [holly.manning@navy.mil](mailto:holly.manning@navy.mil). The cutoff for RFIs is, Friday, October 14, 2011 in order to process all inquiries by the proposal due date.

**Proposal Due Date:** Tuesday, October 25, 2011  
2:00 PM (EDT)

#### **Proposal Delivery Information**

Proposals may be sent via express mail carriers or hand-carried to the following address:  
Naval Facilities Engineering Command, Mid-Atlantic  
Hampton Roads IPT, Acquisition  
9324 Virginia Avenue  
Building Z-140, Room 219  
Norfolk, Virginia 23511-3624  
Attn: Holly Manning, Code OPHA9

#### **Security Information**

Offerors who do not currently have a valid Contractor's ID and Vehicle Decal issued by the Department of Defense (DoD) will need to allow enough time to obtain a one-day pass to permit entry to the base if submitting their proposal in person. To obtain a pass you must do the following:

1. Submit a written request to the Contract Specialist **NO LESS THAN 3 BUSINESS DAYS** prior to the proposal due date. The request shall be sent to Holly Manning at [holly.manning@navy.mil](mailto:holly.manning@navy.mil), and should include the following:  
Social Security Number, Last Name, First Name, Middle Name, Date of Birth, Company Name
2. Present the following information at the pass office:  
Valid Driver's License, Current Vehicle Registration and/or Rental Car Contract, Current State Safety Inspection, Current Proof of Insurance

Naval Station Norfolk Pass & ID Office is located on Hampton Boulevard across from Gate 5. All potential offerors must adhere to this notice in order to avoid delay in submitting your proposal. The level of security at the Naval Station Norfolk may change at any time. As the level of security heightens, the amount of time required to gain access to the Naval Station also increases.

## **EVALUATION FACTORS FOR AWARD**

1. 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 price and the following technical factor:

### Factor 1 – Past Performance

## **PRICE**

### **A. Price Submission:**

1. Offeror shall submit one (1) original, marked "Original", and one (1) copies, each in a separate three ring binder with the following:
  - Price Proposal Form
  - Copy of Representation and Certifications from ORCA
  - Bid Bond
  - Include a cover page with Solicitation Number, Solicitation Title, Prime Contractor Name, Address, Phone Number, Fax Number, DUNS, Cage Code, Point of Contact, phone number, and email address.

### **B. Basis of Evaluation:**

1. The Government will evaluate price based on the total price. Total price consists of the basic requirements and all option items. In accordance with FAR 52.217-5, evaluation of options will not obligate the Government to exercise the option(s). Analysis will be performed by one or more of the following techniques to ensure a fair and reasonable price:
  - a. Comparison of proposed prices received in response to the RFP.
  - b. Comparison of proposed prices with the Independent Government Cost Estimate (IGCE).

## **TECHNICAL FACTORS**

### **A. Technical Submission:**

1. The offeror shall not submit any information for the technical proposal.

### **TECHNICAL FACTOR 1 – PAST PERFORMANCE**

The Government will evaluate past performance for all completed and on-going task orders under the General Multiple Award Construction Contract. The inclusive contract numbers are: N40085-09-D-5019, N40085-09-D-5020, N40085-09-D-5021, N40085-09-D-5022, N40085-09-D-5023, N40085-09-D-5026, N40085-09-D-5027, N40085-09-D-5033, and N40085-09-D-5034. The Government will review information available in PPIRS and contact Government representatives for information regarding past performance under this MAC. If no information regarding past performance is available, a NEUTRAL rating shall be assigned. The offeror shall not submit any information for this factor.

## **B. Basis of Evaluation:**

1. The degree to which past performance evaluations and all other past performance information reviewed by the Government (e.g., PPIRS, performance recognition documents, and information obtained for any other source) reflect a trend of satisfactory performance considering:
  - a. A pattern of successful completion of tasks;
  - b. A pattern of deliverables that are timely and of good quality;
  - c. A pattern of cooperativeness and teamwork with the Government/Client at all levels (task managers, contracting officers, auditors, etc.);
  - d. Tasks that are identical to, similar to, or related to the task at hand; and
  - e. A respect for stewardship of Government/Client funds.

## **EVALUATION**

1. The Government reserves the right to eliminate from consideration for award any or all offers at any time prior to award of the contract; to negotiate with offerors in the competitive range; and to award the contract to the offeror submitting the lowest price technically acceptable proposal.
2. The Government intends to evaluate proposals and award a contract without discussions with offerors (except clarifications as described in FAR 15.306(a)). The Government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary. In addition, if the Contracting Officer determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Contracting Officer may limit the number of proposals in the competitive range to the greatest number that will permit an efficient competition among the most highly rated proposals.”
3. The LPTA process is selected as appropriate for this acquisition because the best value is expected to result from selection of the technically acceptable proposal with the lowest evaluated price.
4. An overall technical rating must be at least “ACCEPTABLE” in order to be eligible for award. An “UNACCEPTABLE” rating in any factor results in the overall technical proposal being rated “UNACCEPTABLE” unless corrected through discussions. An “UNACCEPTABLE” rating in any subfactor results in the factor being rated “UNACCEPTABLE” and the overall technical proposal being rated “UNACCEPTABLE” unless corrected through discussions.” An overall technical rating of “UNACCEPTABLE” makes a proposal ineligible for award.

## **ATTACHMENTS**

Attachment A – Price Proposal Form

Attachment B – Wage Determination