

GENERAL REQUIREMENTS

NAVFAC Solicitation Number: N40085-06-R-6029 (Clauses incorporated in Base Contract apply to this solicitation)

Title: Design/Build P1378 Wounded Warrior Hope and Care Center and P1330 Battalion Headquarters Building, Marine Corps Base, Camp Lejeune, North Carolina

Location of the work: Jacksonville, North Carolina

Description of the work: This scope includes two MCON projects, P1378 Wounded Warrior Hope and Care Center and P1330 Wounded Warrior Battalion HQ - East that will be advertised as one Design Build contract. The project requirements include the design and construction of two buildings, a Wounded Warrior Hope and Care Center and a Wounded Warrior Battalion Headquarters Building located at Camp Lejeune, NC. These buildings will serve the Wounded Warriors and consideration for the unique physical needs of the wounded warrior battalion personnel will be incorporated in the project design.

The Hope and Care Center will consist of two functional areas under one roof, an administrative support center for the Wounded Warrior Battalion Marines and their families and a physical rehab/fitness center. The administrative spaces include an informational resource library, a transition center, a call center, counseling offices, medical case manager offices, conference and training rooms and other administrative offices. The rehab/fitness center includes an indoor therapy pool and 6m X 20m lap pool, pool equipment spaces, locker rooms, human performance assessment area, therapy/workout areas with associated equipment, a climbing wall and an indoor track. This facility will also include a drive-up, covered personnel drop-off and loading area.

The Battalion HQ building construction will serve as the Headquarters for Wounded Warrior Battalion - East. It will include a command suite, offices for HQ functions, a contact/call center, duty rooms, and a mail room.

Supporting facilities work for the two projects include site and building utility connections for water, natural gas, sanitary and storm sewers, electrical, telephone, Local Area Network (LAN), and cable television. Site improvements include exterior site and building lighting, paved parking and roadways, wetlands crossing and environmental mitigation, sidewalks, storm water management, clearing and grubbing, earthwork, fill, grading, landscaping, and building and roadway signage. Anti-Terrorism Force Protection (ATFP) features will be incorporated in the design. The project also includes technical operating manuals.

Sustainable design principles in accordance with Executive Order 13123 and other laws and Executive Orders are required. Facility design and construction will be USGBC LEED Silver Certified, comply with EPAC 2005, and incorporate LID principles.

Construction will include concrete masonry unit walls, pile foundation with structural steel framing, reinforced masonry walls with brick veneer, reinforced concrete foundation and floors, covered entrance portico, and standing seam metal roofs. Built in equipment includes ADA

accessible automatic entrance doors. Electrical systems include electrical distribution, fire protection, telephone, and energy saving Energy Monitoring and Control System (EMCS) and mass notification. Mechanical systems include plumbing, fire protection systems, and heating ventilation and air conditioning (HVAC). Architecture shall comply with Base Exterior Architectural Plan (BEAP) and will compliment the Wounded Warrior BEQ architectural features.

The maximum target award amount is \$23,000,000

NAICS Code: 236220

Time for completion: All work shall be completed within 754 calendar days

Wage Determination: General Decision Number: NC080033 (as attached)

Liquidated damages: Liquidated Damages will be calculated in accordance with the table below and will be based on the award amount.

PROJECT COST			EST LD's PER CALENDAR DAY
\$2,000.00	through	\$25,000.00	\$80.00
\$25,000.00	through	\$50,000.00	\$110.00
\$50,000.00	through	\$100,000.00	\$140.00
\$100,000.00	through	\$500,000.00	\$200.00
Each additional \$100,000 - add \$50.00			

Utilities: Utilities will be available to the Contractor at the prevailing government rates.

Record Shop Drawings: Record drawings are required.

Site Visit: This will be added by Amendment .

Basis for Award: 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 proposal determined to represent the best value—the proposal most advantageous to the Government, price and other factors considered.

2. As stated in the solicitation, 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 tradeoff process is selected as appropriate for this acquisition. The Government considers it to be in its best interest to allow consideration of award to other than the lowest priced offeror or other than the highest technically rated offeror.

4. As stated in the solicitation, all technical evaluation factors when combined are approximately equal to price.

5. Any proposal found to have a deficiency in meeting the stated solicitation requirements or performance objectives will be considered ineligible for award, unless the deficiency is corrected through discussions. Proposals may be found to have either a significant weakness or multiple weaknesses that impact either the individual factor rating or the overall rating for the proposal. The evaluation report must document the evaluation board's assessment of the identified weakness(s) and the associated risk to successful contract performance resulting from the weakness(s). This assessment must provide the rationale for proceeding to award without discussions.

EVALUATION CRITERIA

EVALUATION FACTORS FOR AWARD

1. The solicitation requires the evaluation of price and the following technical factors and subfactors.

Evaluation Factors:

Factor 6 Design Narrative

Factor 7 Management Approach/Quality Control

Factor 8 Schedule

2. The relative order of importance of the technical evaluation factors and subfactors is the technical factors are equal and when combined are approximately equal to price.

3. *Basis of Evaluation and Submittal Requirements for Each Factor.*

Technical: Offeror shall submit one (1), marked "Original", a CD and five (5) copies, each in a separate three-ring binder with the following characteristics:

- **8 ½ x 11 format**
- **12 point font**
- **Limited to 85 pages – page count excludes schedule, cover page, and tabs. PAGES THAT EXCEED THE PAGE LIMITATION SHALL NOT BE EVALUATED.**

- **Include a cover page with Solicitation Number, Solicitation Title, Prime Contractor Name, Address, Phone Number, Fax Number, DUNS, Cage Code, Point of Contact and their phone and email address.**
- **This should only include information in response of Factors 6, 7 and 8.**

Price: Offeror shall submit one (1) original, marked “Original”, and one (1) copy, each in a separate three ring binder with the following:

- **Price Proposal Form, signed**
- **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 and their phone and email address.**

(2) Basis of Evaluation: The Government will evaluate price based on the total price. Total price consists of the basic requirements and all option items (see the Solicitation Contract Form). The Government intends to evaluate all options and has included the provision FAR 52.217-5, Evaluation of Options (JUL 1990) in Section 00800 of the solicitation. 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:

- (i) Comparison of proposed prices received in response to the RFP.
- (ii) Comparison of proposed prices with the IGCE.
- (iii) Comparison of proposed prices with available historical information.
- (iv) Comparison of market survey results.

Technical Factors:

Factor 6 – Design Narrative

(A) Solicitation Submittal Requirements:

(1) Submit a design narrative for subject project. The facility shall be designed and constructed within budget. The narrative shall be a maximum of ten (10) pages in length and shall address the following items:

- Architectural items to include total gross building area, exterior and interior wall construction, structural foundation and framing systems, and roofing system
- Building and site mechanical systems and energy efficiency
- Building and site electrical and telecommunication systems including fire protection system

- Civil features to include parking roadways, site features, water distribution sewage collection , low impact development features (LID), stormwater management, and NCDENR regulatory compliance strategy and environmental considerations
- A discussion of sustainable design features strategy for LEED compliance

(B) Basis of Evaluation:

(1) The standard is met when the Offeror provides a narrative that addresses the items listed above.

(2) Narratives that do not address all items listed may be rated lower.

(3) Information presented that is non-compliant with the RFP may be rated lower

(4) Drawings submitted with the proposal shall not be reviewed. In the event an award is made to a contractor whose proposal included drawings, the award does not imply concurrence with the proposed drawings.

Factor 7 – Management Approach / Quality Control

(A) Solicitation Submittal Requirements:

(1) Provide a narrative description of your approach to management, for both subcontractors and your workforce, to ensure schedule adherence, early detection and correction of problems, and cooperation with the owner. Provide a Quality Control approach specific for this solicitation. The QC approach should include an organization chart outlining field positions and relationships of the construction team, as well as the relationship to the overall corporate organization.

(B) Basis of Evaluation:

(1) The standard has been met when the proposal provides a narrative describing the approach to managing all aspects of the project.

(2) Offeror submits a Quality Control approach that is specific to the subject project and demonstrates the three phases of QC Control (preparatory, initial and follow-up). Proposals that do not include a project specific Quality Control approach may be rated lower.

(3) Offeror provided an organization chart clearly demonstrating positions and relationships.

Factor 8 – Schedule

(A) Solicitation Submittal Requirements:

(1) The completion time for this requirement is 754 calendar days from notice to proceed.

(2) Provide a narrative and an abbreviated/condensed CPM design and construction schedule identifying major activities and long lead time items with appropriate deviations and sequence logic, which demonstrates an understanding of the project scope. The schedule shall consider any special scheduling requirements, the Government's maximum timeframes for exercising any option items, and funding availability for each fiscal year and each construction phase. The schedule shall allow and show time for regulatory permits and government reviews of submittals as stated in the specification. The schedule shall be submitted on a maximum of three (3) (11x17) sheets and 50 activities. The narrative shall specifically explain how the firm may handle unforeseen problems with material deliveries, subcontractor progress, customer requested changes, weather, re-work, differing site conditions and inspections relating to the subject project. Offerors may propose shorter duration(s) in their schedule; however the proposed duration(s) will become a part of the contract and liquidated damages shall start the day following the proposed completion dates.

(B) Basis of Evaluation:

(1) The standard has been met when the offeror provides a schedule that demonstrates a clear understanding of the scope of work and provides a logical approach to accomplishing work within the specified timeframe.

(2) For schedules that meet the quality demonstrated in Basis of Evaluation (1) and complete the work ahead of the contract completion date may be rated higher.

Proposal Acceptance Period: 90 Days from receipt of offers

Due Date: 10 August 2009
2:00 PM (EST)

Hand Carried Address:
6506 Hampton Blvd.
Building C – Room 1027
Norfolk, VA 23508

Mailing Address:
NAVFACENGCOM, Mid-Atlantic
Attn: Sharon Taylor
6506 Hampton Boulevard

Norfolk, VA 23508

QUESTIONS MAY BE DIRECTED TO SHARON TAYLOR AT (757) 322-8258, EMAIL
AT sharon.taylor@navy.mil.

PRICE PROPOSAL FORM
NAVFAC SPECIFICATION 09-3229, P1330 and P1378

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

1.1 BID ITEM

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

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 0002 . \$ _____

0002 Option Item No. 1 - Price includes the following:

Price for furnishing and installing the Furniture, Fixtures and Equipment (FF&E) complete in accordance with the drawings and specifications.

HAR (NTE 5%) _____% \$ _____ \$ _____
Total FF&E Budget Amount estimated \$1,100,000

TOTAL OF ITEMS 0001 AND 0002 \$ _____

1.2 BID NOTES

- a. Government reserves the unilateral right to award the options(s) to the contractor at the bid price within 365 calendar days after the contract award.
- b. 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 purposed by adding the price for the option(s) to the total price for Bid Item 0001. Evaluation of options will not obligate the Government to exercise the option(s). (FAR 52.217-5)
- c. The Government may reject an offer as non-responsive if it is materially unbalanced as to prices for the basic requirement 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 other work.
- d. FF&E- The total estimated budget amount for FF&E has been identified to provide offeror's with the projected magnitude of effort for FF&E. The total estimated budget amount for the FF&E Furniture, Fixtures and Equipment includes the actual cost of the FF&E including freight and installation charges and the Prime Contractor's proposed Handling and Administration Rate (HAR). The total FF&E Budget Amount (Estimated) shall be entered by the Government.
- e. FF&E – Offerors may propose a Handling and Administration Rate (HAR) for the FF&E not to exceed 5%. This fee will account for all administrative costs, overhead, bonding fees, administration of subcontracts, profit, and any other costs

associated with and related to the coordination and processing of the procurement and installation of FF&E. The proposed HAR percentage will be incorporated into the contract award and will not be adjusted regardless of fluctuations from the estimated budget amount for FF&E. The proposed HAR is a fixed rate. For

example:

Total for FF&E		\$721,758
HAR (NTE 5%)	3%	\$ 22,322
Total FF&E Budget Amount (Estimated)		\$744,080

*The total cost to purchase the FF&E package plus the HAR shall not exceed

The total FF&E estimated budget amount.

f. FF&E – If exercised, these line items will be funded separately after completion of FF&E design review, acceptance of FF&E package and receipt of appropriate funding. The design for the FF&E is performed under the Base Bid. See section E20 for details on FF&E

AMENDMENTS ACKNOWLEDGED:

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

Offeror: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Name: _____

Signed: _____

Date: _____

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

