

Sustainable Design RFP Language

E-Solicitation Synopses:

**Solicitation No.:** N68711-02-R-2112

**Title:** INDEFINITE QUANTITY CONTRACT FOR ARCHITECTURAL AND  
ENGINEERING SERVICES FOR THE ALTERATION AND REPAIR OF  
VARIOUS FACILITIES

**Location:** TWENTYNINE PALMS, CA US

**Issue Date:** 14-Feb-2002

**Due Date:** 22-Mar-2002 1600

**Est. Price  
Range:** Not Applicable

**Preference  
Program:** Small Business Set-Aside

**Contracting  
POC:** [Mitchel Peterson](#) (760) 830-7418

**Technical POC:**

### Synopsis or Description

Contracting Office Address: Department of the Navy, Naval Facilities Engineering Command, Engineering Field Division Southwest, Resident Officer in Charge of Construction, Building 1138T1, P.O. Box 6013, Marine Corps Air Ground Combat Center, Twentynine Palms, CA 92278-6013

This contract covers the furnishing of architectural and engineering services for various civil, architectural, mechanical and electrical projects which may include: 1) Preparation of engineering studies, drawings, AutoCad files, DD 1391's, and cost estimates as designated. 2) Preparation of contract documents for designated alteration and repair projects. Typical projects will include but not necessarily limited to, the alteration or repair of tactical vehicle maintenance facilities, military training classrooms, dining facilities and their supporting heating and cooling, electrical distribution, water supply and sewer disposal systems. The projects will be primarily civil, architectural, mechanical or electrical in nature but may include geo-technical, structural, surveying, environmental or other specialized consultants necessary for the completion of the project. The purpose of this contract is to obtain the services required to support the Engineering Branch office. Services shall be accomplished in the contractor's office with the exception of such engineering field investigations, field surveys and soils investigation as are required at the site. Direct supervision of the Architect/Engineer's (A/E) employees will not be provided by the Government.

**EVALUATION FACTORS (in order of importance):** 1. **SPECIALIZED EXPERIENCE.** Recent specialized experience in the alteration or repair of tactical vehicle maintenance facilities, military training classrooms, dining facilities and their supporting heating and cooling, electrical distribution, water supply and sewer disposal systems. 2. **PROFESSIONAL QUALIFICATIONS:** Professional qualifications of the staff (including consultants, if applicable) assigned to the work. Technical competence by discipline(education, registration and experience) of individual design

team members. At a minimum, professional registration is required of one individual in each of the specified disciplines; 3. CAPACITY: Capacity to accomplish the work in the required time. Indicate the firms present workload and the availability of the project team (including consultants, if any) for the specified contract performance period; 4. QUALITY ASSURANCE / QUALITY CONTROL: Coordination methods used during the performance of work. Firms will be evaluated on the acceptability of their internal quality control program used to ensure technical accuracy and coordination of environmental, planning and engineering services. 5. PAST PERFORMANCE: Past performance on contracts with Government agencies and private industry in terms of cost control, quality of work, and compliance with performance schedules. List recent awards, commendations and other performance evaluations (do not submit copies); 6. LOCATION: Location in the general geographical area of the project and knowledge of the locality of the project; provided that application of this criterion leaves an appropriate number of qualified firms, given the nature and size of the project; 7. SUSTAINABLE DESIGN: Demonstrated success in prescribing the use of recovered materials and achieving waste reduction and energy efficiency in facility design; and 8. SUBCONTRACTOR UTILIZATION: Use of Small, Disadvantaged, or Women-Owned business firms as primary consultants or as subcontractors. The NAICS Code is 54133 and the small business size standard classification is \$4,000,000. THE PROPOSED CONTRACT IS BEING SOLICITED AS A 100% SMALL BUSINESS SET-ASIDE, THEREFORE REPLIES TO THIS NOTICE ARE REQUESTED ONLY FROM SMALL BUSINESS CONCERNS.

**Solicitation No.:** N62470-02-R-7614

Indefinite Quantity Contract for Civil Design and Engineering  
**Title:** Services Projects in VA, WV and NC (Primarily the Areas outside of the Norfolk, Virginia Naval Complex)

**Location:** Multiple States in US

**Issue Date:** 22-Feb-2002

**Due Date:** 27-Mar-2002 4:00 p.m.

**Est. Price Range:** Not Applicable

**Preference Program:** Small Business Set-Aside

**Contracting POC:** [Bayla Mack](#) 757-322-8271

**Technical POC:**

### Synopsis or Description

Architect-Engineer or Engineering Services are required for preparation of DD Form 1391 Plus and Parametric Cost Estimate (PCE) documentation (a DD Form 1391 Plus is preparation of basic project documentation including the DD Form 1391; a PCE is enhancement of basic documentation, and includes economic analyses of alternatives and estimated utilities impacts), plans, specifications, cost estimates, related studies, all associated engineering services, shop drawing review, as-built drawing preparation, Quality Assurance Plan (QAP) preparation (provides construction contract inspection requirements), Operation and Maintenance Support Information (OMSI), construction inspection and engineering consultation services during construction for several civil design and engineering projects. The preponderance of the work on this contract will be located in the States of Virginia (outside of the Norfolk, Virginia Naval Complex), West Virginia and North Carolina. However, an order could be issued for projects within the Norfolk, Virginia Naval Complex. The Government will reserve an option to negotiate final plans, specifications, cost estimates, related studies, all associated engineering services, and all post construction award services for all projects. There is likely to be a variety of civil design projects added to this contract. The A&E must be able to demonstrate his qualifications (with respect to the published evaluation factors) to perform the following work: (A) Replace/upgrade deteriorated sanitary collection and treatment systems, potable water supply and distribution systems and stormwater drainage systems; (B) Install security fencing and gate facilities (to include, but not be limited to, gates, pass offices, guard houses and pop-up barriers); (C) Install/repair shoreline erosion control measures; (D) Design of new and resurfacing of existing airfields, roads, and parking lots; (E) Perform property and topographic surveys; (F) Facility sitework to include demolition, layout, site preparation utilities and grading and drainage to include erosion control, wetlands mitigation, and obtaining Stormwater Management, Erosion Control, and other environmental permitting; and (G) Preparation of Housing Site Engineering Investigations (SEI) - SEIs are required to improve the accuracy of budget pricing on new Family Housing. The SEI concentrates on the cost areas which historically have proven to be the most vulnerable to unforeseen cost changes during design. The SEI will look at subsoil conditions, topography, utilities, environmental mitigation, and special foundations

requirements. The A&E must demonstrate his and each key consultant's qualifications with respect to the published evaluation factors for all services. Evaluation factors (1) through (6) are of equal importance; factors (7) and (8) are of lesser importance and will be used as "tie-breakers" among technically equal firms. Specific evaluation factors include: (1) Specialized Experience - Firms will be evaluated in terms of: (1) Specialized Experience - Firms will be evaluated in terms of: (a) their recent experience in design of the above listed work in categories (A) through (G); and (b) knowledge of local codes, laws, permits and construction materials and practices of Virginia, West Virginia and North Carolina with experience in preparation of permits in these areas; (2) Professional qualifications and technical competence in the type of work required: Firms will be evaluated in terms of the design staff's: (a) active professional registration including registration in North Carolina in order to sign and seal permit applications; (b) experience (with present and other firms) and roles of staff members specifically on projects addressed in evaluation factor number one; (c) capability to provide qualified backup staffing for key personnel to ensure continuity of services and ability to surge to meet unexpected project demands; and (d) organization and office management as evidenced by management approach (management plan for this project), and personnel roles in organization; (3) Sustainable Design - Firms will be evaluated in terms of their knowledge and demonstrated experience in applying sustainability concepts and principles to facilities and infrastructure problems through an integrated design approach; (4) Ability to perform work to schedules and capacity to accomplish a variation of 5 taskings simultaneously - Firms will be evaluated in terms of impact of this workload on the design staff's projected workload during the contract period; (5) Past performance - Firms will be evaluated in terms of one or more of the following (with emphasis on projects addressed in factor number one): (a) the process for cost control and the key person responsible; and (b) performance ratings/letters of recommendations received; (6) Quality Control Program - Firms will be evaluated on the acceptability of their internal quality control program used to ensure technical accuracy and discipline coordination of plans and specifications - list key personnel responsible; (7) Firm location (provided that application of this criterion leaves an appropriate number of qualified firms, given the nature and size of the contract); and (8) Volume of Work - Firms will be evaluated in terms of work previously awarded to the firm by DOD with the objective of affecting an equitable distribution of DOD A&E contracts among qualified A&E firms, including small and small disadvantaged business firms and firms that have not had prior DOD contracts. The contract requires that the selected firm have an on-line access to E-mail via the internet for routine exchange of correspondence, and have Central Contractor Registration. Firms are required to prepare the cost estimate utilizing the NAVFAC "SUCCESS" system in work breakdown structure (WBS), the specifications in the SPECSINTACT system format, and all drawings shall be submitted in an AutoCAD compatible format. The design contract scope may require evaluation and definition of asbestos materials and toxic waste disposition. Fee negotiations would provide for laboratory testing and subsequent preparation of plans and specifications may require definition of removal and/or definition of disposal process. Firms responding to this announcement must be prepared to accept the aforementioned as a part of their contract responsibility. The duration of the contract will be for one (1) year from the date of an initial contract award. The proposed contract includes two (2) one (1) year Government options for the same basic professional skills. The total A&E fee that may be paid under this contract will not exceed \$5,000,000; however, the yearly maximum may total up to \$2,500,000. No other general notification to firms for other similar projects performed under this contract will be made. Type of contract: Firm Fixed Price Indefinite Quantity Contract. Estimated start date is July 2002.--Architect-

Engineer firms which meet the requirements described in this announcement are invited to submit completed Standard Forms (SF) 254 (unless already on file) and 255, U. S. Government Architect-Engineer Qualifications, to the office shown above. In Block 10 of the SF 255, discuss why the firm is especially qualified based upon synopsisized evaluation factors; and provide evidence that your firm is permitted by law to practice the professions of architecture or engineering, i.e., State registration number. For selection evaluation factor (1), provide the following information for only the staff proposed for this work using these column headings: "NAME", "RELATED PROJECTS WORKED ON", "YEAR", "FIRM", and "TECHNICAL ROLE". Use Block 10 of the SF 255 to provide any additional information desired and continue Block 10 narrative discussion on plain bond paper. All information must be included within the SF 255. Provide a synopsis of the scope of work, point of contact and telephone number for each project listed in SF 255 Block 8. Firms having a current SF 254 on file with this office and those responding by 4:00 p.m. EST, 27 March 2002 will be considered. Late responses will be handled in accordance with FAR 52.215-10. Neither hand carried proposals nor facsimile responses will be accepted. Firms responding to this advertisement are requested to submit only one copy of qualification statements. The qualification statements should clearly indicate the office location where the work will be performed and the qualifications of the individuals anticipated to work on the contract and their geographical location.--This proposed contract is being solicited as 100% set aside for small business, therefore, replies to this notice are requested from all small business concerns.--The small business size standard classification is NAICS 541330 (\$4,000,000).--This is not a request for proposals. Inquiries concerning this project should mention location and contract number. See Note 24.

**DESIGN-BUILD BACHELOR ENLISTED QUARTERS, 29 PALMS, (P-685) (EXCERPT)**

P-685, MAGTFTC, TWENTY NINE PALMS, CALIFORNIA REQUEST FOR PROPOSAL

When possible, position exterior doors on inhabited structures so they cannot be easily targeted from the installation perimeter or uncontrolled vantage points.

**E. 1.1.6. STRUCTURAL**

The intent of these requirements is to minimize the possibility of progressive collapse.

For all inhabited structures of three stories or more, design to sustain local damage with the structural system as a whole remaining stable and not being damaged to an extent disproportionate to the

original local damage. This shall be achieved through an arrangement of the structural elements that provides stability to the entire structural system by transferring loads from any locally damaged region to adjacent regions capable of resisting those loads without collapse. This shall be accomplished by providing sufficient continuity, redundancy, or energy-dissipating capacity (ductility) or a combination thereof, in the members of the structure. That analysis will include removal of one primary vertical or one primary lateral load-carrying element without progressive collapse. For further guidance, refer to American Society of Civil Engineers Standard 7-95, Minimum Design Loads for Buildings and Other Structures.

For all multistory inhabited structures, design all multistory vertical load-carrying elements assuming loss of lateral support at any one floor level (i.e., a laterally unsupported length equal to two stories). Exterior masonry walls will be reinforced in all inhabited structures.

On multistory inhabited structures, run concrete floor slab reinforcement continuously through both faces of the slab and into the beams and columns to improve capability to withstand load reversals. Exterior walls in inhabited structures will employ wall elements spanning vertically to minimize blast loads on columns.

Structurally separate portions of inhabited structures with lesser occupancies from the inhabited portions of the structure when portions with lesser occupancies are located within prescribed standoff distances.

**E.1.1. 7. NON-STRUCTURAL**

Attach interior ceiling mounted fixtures to the supporting structural system (i.e., use seismic detailing from Technical Instruction 809-4) in inhabited structures. This includes suspended ceilings, light fixtures, and mechanical and electrical ducting and pipes.

Exterior Windows and Door glazing: Use insulated glass units with the inner pane a minimum of 1/4- inch (6-mm) annealed laminated glass.

**E.1.1.8. MECHANICAL AND UTILITY SYSTEMS**

Locate air intakes above the first story ceiling (for two-story or higher inhabited structures) or on the roof of single-story inhabited structures, and restrict access to the intakes. Single living unit fan coil units outside air intakes are acceptable on all floors below the window units.

Control access to roofs of inhabited structures. Avoid external ladder access by providing entry from internal stairways or ladders such as in mechanical rooms. Alternatively, secure external ladders.

Include an emergency shut-off switch in the control system that immediately shuts down the heating, ventilation, and air conditioning (HVAC) system of inhabited structures.

Ensure that redundant utilities in inhabited structures do not run in the same locations or chases.

Secure exterior access to power/heat plants, gas mains, water supplies, communications, electrical service, or other support facilities or infrastructure.

Construct fire protection systems in inhabited structures using seismic detailing.

## E.2. SUSTAINABLE DESIGN

This project shall be designed and constructed using sustainable design principles (within practical funding constraints) and an integrated team approach to provide a facility that: a.) optimizes energy efficiency, b.) promotes occupant productivity and health, c.) utilizes construction techniques and materials that promote resource conservation and environmental responsibility -durable, recyclable, recycled content, locally available, minimize construction waste etc., and d.) can be easily modified as occupant needs change and can be easily adapted or converted to other uses. These principles are explained in more detail in the "Whole Building Design Guide," which is located at <http://www.wbdg.org/> and in the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) rating system at <http://WWW.usgbc.org/>. LEED is a self-assessing system for rating new and existing commercial, institutional, and high- rise residential buildings. It evaluates environmental performance from a "whole building" perspective over a building's life cycle, providing a definitive standard for what constitutes a green building. LEED is based on accepted energy and environmental principles and strikes a balance between known effective practices and emerging concepts.

Features desired in this area include extensive shading strategies via overhangs and other shading devices, use of integrated photovoltaic building components, and high performance glazing.

## E.3. STRUCTURAL DESIGN

Provide seismic design in conformance with U.S. Army Corps of Engineers manual T1809-04 "Seismic Design for Buildings," December 1998, seismic use group I, site class E. The Contractor's geotechnical investigation shall determine the site classification in accordance with TI 809-04, but in no case shall the site classification selected be less stringent than site class D.

Provide all other structural engineering in conformance with the 1997 edition of the UBC and specific requirements of the RFP . E.3.1. **FOUNDATION**

Minimum foundation design shall be in conformance with the requirements of Chapter 18 of the 1997 edition of the UBC amended as follows:

- (1) UBC Section 1804.1 General: Modify the section to read: "The classification of the soil at the building site shall be determined. This determination must be made by an engineer licensed by the State of California to practice as such."
- (2) UBC Section 1804.3 Reports: Modify the section to read: "The soil classification and design bearing capacity shall be shown on the plans. Submit a written report of the investigation, which shall include but need not be limited to the following information:
  - (a) A plot showing the location of all test borings and/or excavations
  - (b) Description and classifications of the materials encountered
  - (c) Elevation of the water table, if encountered
  - (d) Recommendations for foundation type and design criteria, including bearing capacity , provisions to mitigate the effects of expansive soils, provisions to mitigate the effects of liquefaction and soil strength and the effects of adjacent loads
  - (e) Expected total and differential settlement
- (3) UBC Section 1804.4 Expansive soils: Modify the section to read: "When expansive soils are present, special provisions shall be made in the foundation design and construction to safeguard against damage due to this expansiveness. The Contracting Officer may require a special investigation and report to provide these design and construction criteria."
- (4) UBC Chapter 18 General: In the remaining section of Chapter 18, replace the words "building official" with the words "Contracting Officer."

### E.3.2. GROUND FLOOR

Reinforced concrete slab on grade E.3.3. **SECOND FLOOR**

Steel, concrete, or a combination of both

**160 FAMILY HOUSING UNITS 01-0398 PASCAGOULA,MS (EXCERPT)****DOCUMENT 00150****EVALUATION FACTORS FOR QUALIFICATION (PHASE 1) p ART I.  
GENERAL****1.1 GENERAL CONTRACT DESCRIPTION**

The work consists of design and construction of 160 family housing units located in Pascagoula, MS. The units will be multiple family units. They may be wood or metal frame or masonry stucco or vinyl siding and will include HVAC systems, covered parking, covered patio, privacy fencing, exterior storage and a fire sprinkler system and household appliances. The contractor will provide the appliances. Special construction features include the provision for hurricane bracing. Five percent of the units will be designed to accommodate handicapped persons. Additionally two percent of the units will be designed for individuals with hearing disabilities. It will include developing a site, including all utilities and recreational facilities. The site includes some wetlands. The contractor must provide all roadways, walkways, street lighting, utilities, telephone and cable television hookups. Recreational facilities specified in NAVFACINST 1110 1.85H must be provided by and outfitted by the contractor. These include tot lots, playlots, play fields, picnic areas and a basketball court. The estimated cost for this project is between \$17,343,000 and \$19,270,000.

This project will require multi-disciplined design and construction services. Project will also require incorporation of sustainable features. All professional disciplines shall be registered and/or certified in their discipline. Professional registration or certification is required in the state of Mississippi as needed to obtain construction environmental permits and to comply with agency regulations.

**Sustainable Design:** This project shall be designed and constructed using sustainable design principles (within practical funding constraints) and an integrated team approach to provide a facility that: a.(optimizes energy efficiency; b.) promotes occupant productivity and health; c.) utilizes construction techniques and materials that promote resource conservation and environmental responsibility -durable, recyclable, recycled content, locally available, minimize construction waste etc.; d.) can be easily modified as occupant needs change and can be easily adapted or converted to other uses. These principles are explained in more detail in the "Whole Building Design Guide" which is located at <http://www.nibs.org/nibshome.htm> and in the US Green Building Council's "Leadership in Energy and Environmental Design" (LEED) rating system at <http://www.usgbc.org/>.

All work will be designed in accordance with applicable military handbooks. Criteria may be obtained at <http://criteria.navfac.navy.mil/criteria/>. Permits, if required, will be the design-builder's responsibility unless otherwise stated

**WHOLEHOUSE REVITALIZATION, PHASE II, NAS, MERIDIAN, MS  
(EXCERPT)**

**DOCUMENT 00001**

**NOTICE TO PROPOSERS**

**PART I**

**REQUEST FOR PROPOSAL NO: N62467-01-R-0372**

**PHASE I**

**DATE OF ISSUANCE: 13 NOVEMBER 2001**

**PROPOSAL CLOSING DATE: 17 DECEMBER 2001**

**PROJECT TITLE:**

**WHOLEHOUSE REVITALIZATION, PHASE II, NAS, MERIDIAN, MS**

**OFFEROR: \_\_\_\_\_**

**Date: \_\_\_\_\_**

**THIS PROJECT IS BEING ISSUED ON AN UNRESTRICTED BASIS, INVITING  
FULL AND OPEN COMPETITION**

ALL INQUIRIES CONCERNING THE ATTACHED RFP MUST BE RECEIVED ELECTRONICALLY AT LEAST FIFTEEN (15) DAYS IN ADVANCE OF THE CLOSING DATE IN ORDER TO PERMIT ADEQUATE TIME TO REPLY TO THE INQUIRY. **YOU MAY FAX YOUR QUESTIONS, ATTN: John A. Jeffries, CODE ACQ12JJ AT 843-820-5748 OR E-MAIL TO: jeffriesja@efdsouth.navfac.navy.mil**

**ADDRESS OFFER TO:**

**Commanding Officer  
Southern Division, Naval Facilities Engineering Command  
Attn: John A. Jeffries, Code ACQ12JJ, SOL# N62467-01-R-0372  
P. O. Box 190010  
North Charleston, South Carolina 29419-9010**

**For FedEx and UPS deliveries:  
2155 Eagle Drive  
North Charleston, South Carolina 29406  
DOCUMENT 00010**

## **TABLE OF CONTENTS**

### **PHASE I**

#### **PROPOSAL REQUIREMENTS PHASE I**

##### **00150 PROPOSAL REQUIREMENTS (PHASE I)**

**NOTE:** The following documents will be provided to the successful offerors who are determined as qualified to proceed to Phase II.

#### **PROPOSAL REQUIREMENTS-PHASE II**

- 00100 INSTRUCTIONS TO PROPOSERS
- 00202 EVALUATION FACTORS FOR AWARD (PHASE II)
- 00300 INFORMATION AVAILABLE TO PROPOSERS
- 00600 REPRESENTATIONS AND CERTIFICATIONS FOR CONTRACTING BY NEGOTIATION

#### **CONTRACT FORMS & CONDITIONS OF THE CONTRACT**

- SF 1442 SOLICITATION, OFFER AND AWARD
- 00601 BONDS AND CERTIFICATION OF BONDING COSTS
- 00700 CONTRACT CLAUSES
- 00830 DAVIS-BACON WAGE DETERMINATION
- 00911 DESIGN REQUIREMENTS

ATTACHMENT G

**DOCUMENT 00150****EVALUATION FACTORS FOR QUALIFICATION (PHASE I)****PART I. GENERAL****1.1 NOTICE TO PROPOSERS**

The Government reserves the right to reject any or all proposals at any time prior to selection in Phase I. OFFERORS ARE ADVISED SELECTION IN PHASE I MAY BE MADE WITHOUT DISCUSSION OR ANY CONTACT CONCERNING THE PROPOSALS RECEIVED IN PHASE I. Therefore, offerors should not assume they would be contacted or afforded an opportunity to qualify, discuss, or revise their Phase I technical proposals. However, the Government reserves the right to clarify certain aspects of proposals or conduct discussions providing an opportunity for the offeror to revise its proposal.

**1.2 PROCUREMENT PROCEDURE**

The Government, in Phase I, will select offerors to participate in a Phase II solicitation that will result in an award of a contract to the responsible Phase II offeror conforming to the solicitation and is the **BEST VALUE PROPOSAL** to the Government, **USING A TRADE-OFF PROCESS**, price and technical factors considered.

**This procurement will consist of Two (2) Phases in accordance with FAR 36.3, Two-Phase Design Build.**

**Phase I: Offerors** will be evaluated on the following factors which are of **equal** significance: (See Section 2.1 for details).

**Factor A -Past Performance**

**Design Team/Construction Team**

**Factor B – Small Business Subcontracting Effort**

**Factor C - Technical Qualifications**

**Design Team/Construction Team**

**Factor D - Management Approach**

**The most highly qualified offerors ((up to five (5)) will advance to Phase II. The Government will then request Phase II proposals only from those firms selected to participate in Phase II of the solicitation.**

**Phase II:** Qualified Offerors will be evaluated on the following **equally** significant factors: (See Section 3.1 for details)

**Technical Proposal**

**Price Proposal**

### **1.3 SPECIALIZED PROJECT REQUIREMENTS**

The design-build project consists of the design and revitalization of up to 118 three and four bedroom enlisted and officer Capehart style housing units located in the Pinecrest and Juniper Ridge neighborhoods at NAS Meridian, MS. Unit types C1 C2, E1, E2, D1 and D2 are duplex buildings. Unit types H1, J1, and K1 are single family buildings. Work will require exterior and interior renovations, demolition and removal of existing materials including lead-based paint, asbestos containing materials and other materials containing environmental hazards. Units shall be gutted down to the wood framing materials throughout unit interior and storage rooms.. Improvements shall include complete renovation of baths and kitchens. Improvements shall include, but not limited to, replacement of windows, interior and exterior doors, floors, ceilings, electrical system, HVAC system, and plumbing system. Work shall include cutting of floor slabs for replacement of plumbing systems and replacement of termite damaged wood. Six of the units shall be renovated to be adaptable to accommodate physically challenged occupants. Renovation of one prototype (D1 or D2) will be required prior to beginning construction on D1, D2, H1, J1 and K1 units. Renovation of units C1, C2, E1, and E2 may began after completion of the design. The contractor will be given 12 units at a time for renovation. As each unit is accepted by the government, an additional unit will be made available to the contractor. Units C1, C2, E1, E2, D1, D2 will be given to the contractor on a duplex building basis and accepted on a duplex basis.

**Sustainable Design:** This project shall be designed and constructed using sustainable design principles (within practical funding constraints) and an integrated team approach to provide a facility that (a) optimizes energy efficiency; (b) promotes occupant productivity and health; (c) utilizes construction techniques and materials that promote resource conservation and environmental responsibility – durable, recyclable, recycled content, locally available, minimize construction waste, etc. (d) can be easily modified as occupant needs change and can be easily adapted or converted to other uses. These principles are further explained in the Navy’s “Whole Building Design Guide” located at <http://www.uscost.net/WBDG/>.

## **PART II. PHASE I PROPOSAL REQUIREMENTS**

### **2.1 PHASE I EVALUATION FACTORS:**

For evaluation purposes, the factors listed below are of equal significance.

**Factor A – Past Performance**

**Design Team/Construction Team**

**Factor B – Small Business Subcontracting Effort**

**Factor C - Technical Qualifications**

**Design Team/Construction Team**

**Factor D – Management Approach**

Each offeror will be evaluated on their response to all of the elements for each factor as listed in Section 2.2.

### **2.2 PHASE I PROPOSAL REQUIREMENTS**

It is **desired** that proposals not exceed 50 single sided pages of 8 ½ x 11-size paper with 12 pitch. Additionally, brochures or other pre-printed material may be submitted with a desired not-to-exceed 50 pages. **Offerors shall submit an original and five (5) copies of the Phase I Submittals.**

### **2.3 EVALUATION FACTORS (PHASE I)**

The following should be used as a guide in determining **technical acceptability** of each proposal.

<b>EXCEPTIONAL (E)</b>	The proposal exceeds the requirements of the RFP and provides an exceptional or outstanding approach, which fully satisfies the Government's requirements. A complete understanding of the solicitation is demonstrated. Selection for Phase II may be made without exchanges with the offeror.
<b>ACCEPTABLE (A)</b>	The proposal fully satisfies the requirements of the RFP and demonstrates a good understanding of the solicitation. The offeror has adequately addressed all of the elements requested by the RFP.
<b>MARGINAL (M)</b>	The proposal does not fully meet the requirements of the RFP. Weaknesses are identified which would indicate an insufficient understanding of the RFP requirements. With minor revisions or clarifications, the proposal has a reasonable chance of becoming technically acceptable.
<b>UNACCEPTABLE (U)</b>	The proposal fails to satisfy requirements of the RFP and the approach contains an unacceptable level of risk to the Government. Major deficiencies have been identified in the proposal which would require major revision/rewrite to the proposal, without which the proposal doesn't have a reasonable chance of becoming technically acceptable.

### **FACTOR A: PAST PERFORMANCE**

The Government will evaluate the quality of the offeror's past performance. This evaluation is separate and distinct from the Contracting Officer's responsibility determination. The assessment of the offeror's past performance will be used as a means of evaluating the relative capability of the offeror to successfully meet the requirements of the RFP. The Government reserves the right to obtain information for use in the evaluation of past performance from any and all sources including sources outside of the Government. Offerors lacking relevant past performance history will not be evaluated favorably or unfavorably in past performance. The

offeror must provide the information requested below for past performance evaluation or affirmatively state that it possesses no relevant, directly related, or similar past performance.

**1. Design Team: Submit** past performance narratives for the firm(s) for up to three (3) projects that demonstrate recent (within five years), and relevant design experience in performing work similar to that described in the general overview, Section 00150 of the RFP. Include design awards, customer letters of commendation, customer performance evaluations, etc., with points of contact and telephone numbers.

**2. Construction Team:** Submit past performance narratives for the firm for up to three (3) projects that demonstrate recent (within five years), and relevant construction experience in performing work similar to that described in the General Overview, Section 00150, of the RFP. Include awards, customer letters of commendation, customer performance evaluations, etc., with points of contact and telephone numbers.

Offerors are to provide information to demonstrate a history of performance on contracts that are similar in scope, complexity and size that demonstrate experience in performing work similar to that described in the specification. Submit the following information for each project:

- a. Contract Title and Number
- b. Location
- c. Dollar Amount
- d. Point of Contact and Telephone Number
- e. Contracting Officer (Name, Title, Telephone, Facsimile)
- f. Technical Manager (Name, Title, Telephone, Facsimile)

**NOTE: PROJECTS SUBMITTED IN PAST PERFORMANCE DO NOT NECESSARILY HAVE TO BE DESIGN BUILD PROJECTS**

## **FACTOR B – SMALL BUSINESS SUBCONTRACTING EFFORT**

COMMITMENTS TO HISTORICALLY UNDERUTILIZED BUSINESS ZONE (HUBZone) SMALL BUSINESS (SB), SMALL DISADVANTAGED BUSINESS (SDB), WOMEN-OWNED SMALL BUSINESS (WOSB), HISTORICALLY BLACK COLLEGE AND UNIVERSITY OR MINORITY INSTITUTION (HBCU/MI):

The Naval Facilities Engineering Command has established subcontracting goals of at least 65% of the subcontracted effort to small businesses. Of the total subcontracted effort, the goals are a minimum of 1.5% to HUBZone firms, 12% to SDB firms, and 5% to WOSB firms. Large Business firms will be evaluated against the above stated goals with more credit given to firms that exceed these goals.

Offerors must address the following sub factors in sufficient detail to allow proper evaluation and rating:

## PAST PERFORMANCE IN UTILIZING HUBZone, SB, SDB, WOSB FIRMS, AND HBCU/MI IN PREVIOUS CONTRACT

### **Definitions:**

**HUBZone** : Certified HUBZone firms are listed on the SBA Pro-Net system at [www.sba.gov](http://www.sba.gov). Sufficient HUBZone firms may not be available for the type of requirements subcontracted. If there are insufficient HUBZone firms available at the time this proposal is submitted, please include explanation in the proposal. This will not relieve the goal for option periods, if applicable. The prime is expected to make every effort to accomplish the goals as assigned.

### **LARGE BUSINESS OFFERORS**

1. Provide information on any awards you received within the past three years for outstanding support to HUBZone, SB, SDB, WOSB firms, and if applicable, HBCU/MI.
2. Provide final SF294s “Subcontracting Report for Individual Contracts” on three most recently completed contracts (not necessarily those projects listed under Factor A, Past Performance) or any other documentation showing compliance with the utilization of HUBZone, SB, SDB, WOSB firms, and if applicable, HBCU/MI. Include the dollar value and percentage of work (of total contract value) subcontracted to LB, HUBZone, SB, SDB, WOSB firms, and if applicable, HBCU/MI for each. If goals were not met on submitted contract, provide explanation as to why.
3. Provide performance evaluation ratings obtained on implementation of subcontracting plans, if available, on three recently completed DOD contracts.
4. Provide information on existing or pending mentor-protégé agreements.
5. Provide information, if available, on use of Community Rehabilitation Programs organizations certified under the Javits Wagner O’Day Program by NISH or NIB.

### **SMALL BUSINESS OFFERORS**

1. Provide information on any awards you received within the past three years for outstanding support to HUBZone, SB, SDB, WOSB firms, JAWOD program, and, if applicable, HBCU/MI.
2. Provide a list of three most recently completed contracts (not necessarily those projects listed under Factor A, Past Performance). Include the dollar value and percentage of work (of total contract value) subcontracted to large business, HUBZone, SB, SDB, WOSB firms, and, if applicable, HBCU/MI for each. If subcontracting was not used on submitted contract, provide explanation as to why.
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 program by NIB or NISH.

## **FACTOR C: TECHNICAL QUALIFICATIONS**

### **1. Design Team:**

Submit key personnel staffing that demonstrates technical qualifications in all disciplines (including as applicable: Sustainable Design, Asbestos, etc.) required to perform work similar to that described in the Specialized Project Requirements in paragraph 1.3 above. All lead designers must be registered/certified in their disciplines. This includes but is not limited to, Architectural, Civil, Structural, Mechanical, Electrical, Communications and Fire Protection.

### **2. Construction Team:**

Submit key personnel staffing that demonstrates technical qualifications in all disciplines (including as applicable: superintendent, project manager, quality control, etc.) required to perform work similar to that described in the Specialized Project Requirements paragraph 1.3 above.

## **FACTOR D- MANAGEMENT APPROACH**

1. Submit organizational structure for design and construction teams demonstrating contractual arrangements and clear lines of authority among key personnel including a well-structured, strongly focused design/build team. The single point of accountability should be shown.
2. Submit insurance industry standard Experience Modifier Rate (EMR) for each of the past three years. If there are extenuating circumstances concerning your ratings, provide background information and references for validation.

### **A MAXIMUM OF FIVE OFFERORS WILL ADVANCE TO PHASE II**

### **PART III. PROPOSAL REQUIREMENTS FOR PHASE II (TENTATIVE)**

**(NOTE: OFFERORS ARE REMINDED THAT ONLY PHASE I TECHNICAL EVALUATION FACTORS ARE REQUIRED AT THIS TIME. PHASE II TECHNICAL AND PRICE PROPOSAL REQUIREMENTS ARE PROVIDED FOR INFORMATION ONLY. SPECIFIC PHASE II SUBMITTAL CRITERIA WILL BE ISSUED IN SECTION 00202 EVALUATION FACTORS FOR AWARD TO THOSE QUALIFIERS SELECTED IN PHASE I.)**

### **3.1 EVALUATION FACTORS FOR AWARD (PHASE II) (TENTATIVE)**

Award will be made to the offeror whose technical proposal and total evaluated price provide the **best value** to the Government using a Trade Off process, price and other factors considered. All evaluation factors other than price, when combined, are equal in significance to price.

### **3.2 PHASE II TECHNICAL PROPOSAL**

**TECHNICAL PROPOSAL:** It is anticipated that the following **equally** significant Technical Evaluation Factors will be included in Phase II:

- FACTOR A** – Past Performance (same as Phase I unless conditions change)
- FACTOR B** – Small Business Subcontracting Plan
- FACTOR C** - Technical Qualifications (same as Phase I unless conditions change)
- FACTOR D** – Technical Solutions

**FACTOR A – PAST PERFORMANCE (same as Phase I unless conditions change)**

**FACTOR B – SMALL BUSINESS SUBCONTRACTING PLAN**

PARTICIPATION OF SMALL BUSINESS IN THE PERFORMANCE OF THIS PROJECT:

**The Naval Facilities Engineering Command has established subcontracting goals of at least 65% of the subcontracted effort to small businesses. Of the total subcontracted effort, the goals are a minimum of 1.5% to HUBZone firms, 12% to SDB firms, and 5% to WOSB firms. Large Business firms will be evaluated against the above stated goals with more credit given to firms that exceed these goals.**

**LARGE BUSINESS OFFERORS**

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. If firm commitments to subcontract exist, list the subcontractors by name. Otherwise, list the type of services to be subcontracted. Electronic copies of the Subcontracting Plan format can be found on the Internet at [www.efdsouth.navfac.navy.mil](http://www.efdsouth.navfac.navy.mil) under “Business Opportunities/Available Documents” or by contacting the point of contact for this solicitation.

**SMALL BUSINESS OFFERORS**

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 you plan to subcontract to LB, HUBZone, SB, SDB, WOSB firms, and if applicable, HBCU/MI.

**JOINT VENTURES**

1. If you are submitting an offer as a joint venture, identify for each member of your joint venture whether the member is a large business, HUBZone, SB, SDB, WOSB firms, and if applicable, HBCU/MI; and the value in terms of dollar of the work to be performed by each member of your joint venture.

2. The Government will evaluate your joint venture as either a large business or small business based upon the information provided in 1., directly above.

**FACTOR C –TECHNICAL QUALIFICATIONS (Same as Phase I unless conditions change)**

**FACTOR D – TECHNICAL SOLUTIONS**

Offerors are required to submit the following information:

1. Provide a narrative that describes the technical solution as it relates to the project requirements. Describe the proposed HVAC system, floor system, windows, plumbing fixtures, cabinetry, countertops, and interior finishes. Describe unique design features or considerations required for the project that would significantly influence project costs or construction schedule. Narratives shall be organized by the required engineering disciplines for the project. Demonstrate that sound architectural/engineering practices, materials, and principles are employed including low life cycle cost, durability and aesthetics in the development of the project.

2. Floor plan for “C” and “E” units provided with the RFP are to be considered conceptual and not prescriptive. Provide conceptual floor plans of those units to be renovated only if they vary from the floor plans in the RFP. Provide floor plans for D1, D2, H1, J1 and K1. Provide typical kitchen cabinetry elevations (scale ½ inch = 1 foot.)

3. Sustainable Design Features: Provide narrative information that describes how the facility will address each of the following sustainable design goals : a.) Energy efficiency; b.) Productive and healthy indoor environment; c.) Resource conservation and environmental responsibility; d.) Facility that can be easily modified and adapted to other uses. Also indicate how the design team will use an “integrated” design process to optimize sustainable principles. Additional information on sustainable design goals and objectives can be found in Section 00911, Design Requirements.

**3.3 PRICE PROPOSAL:**

**Submittal Requirements:** Offerors are required to remove and submit the following price documents in a **SEPARATE SEALED ENVELOPE MARKED “PRICE PROPOSAL RFP N62467-01-R-0372, ATTN: John A. Jeffries, Code ACQ12JJ; DO NOT OPEN IN MAILROOM”**

The Government will use the total evaluated price method for evaluation purposes.

**ITEM 0001 – BASE AMOUNT**

The basis of proposal for Item 0001 shall be 118 units.

Description	Estimated	Unit	Unit	Item
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		Quantity		Price	Amount
0001AA	Price for all Item 0001 work except repair termite and water-damaged wood	1	EA	N/A	\$_____
0001AB	Price for an estimated 1,800 linear feet of repairing termite and water-damaged wood	1,800	LF	\$_____	\$_____

**Submit:** 1. Three (3) executed Solicitation, Offer and Award Forms (SF 1442) including supplemental pages.

2. One (1) executed copy of Representation and Certification Forms, Section 00600 of this solicitation.

## WHOLE HOUSE REVITILIZATION, PHASE II, NAS MERIDIAN, MS (EXCERPT) 06010372

1.11.1 Division 01 Specifications The Division 01 specification sections included in Part 3 of this RFP shall remain part of this contract without change unless a contract modification is issued by the Contracting Officer.

### 1.11.2 Construction Submittal Register

Prepare a submittal register that lists (in table format) submittals i requiring Government approval. Include submittal description, applicable RFP Section and paragraph number, specification section and paragraph number, and planned submission date. Coordinate planned submission dates with network analysis schedule required by Section 01321.

### 1.12 SUSTAINABLE DESIGN

This facility shall be designed and constructed in an environmentally responsible manner, utilizing sustainable design concepts, systems and materials to the maximum extent practical, to provide a facility that meets the following goals:

a. energy efficient;

b. reduces or eliminates toxic and harmful substances; c. high indoor air quality (IAQ) conditions;

d. efficiency in resource and materials utilization; reuse of building materials that can be recycled;

f. use of recycled content materials, including EPA designated products;

g. minimizes waste products during both the construction and operation [ of the facility;

h. promotes O&M practices that reduce or eliminate harmful effects on people and the natural environment;

i. can be easily modified as occupant needs change and easily adapted i or converted to other uses. i

[ The Navy's sustainable design principles and guidelines are explained in the "Whole Building Design Guide" that can be found at <http://www.Wbdg.org>.

#### 1.12.1 EPA Designated Products

EPA designated products contain materials recovered from the solid waste stream. Federal agencies are required to give first preference to EPA designated products if they are competitively priced, available in a reasonable time frame, and meet performance standards. The intent is to conserve resources and reduce solid waste by developing markets for recycled products and encouraging manufacturers to produce quality recycled content

WHOLE HOUSE REVITILIZATION, PHASE II, NAS MERIDIAN, MS  
06010372

products at competitive prices. Accordingly, the Contractor shall use products that meet or exceed the EPA guideline standards to the maximum practicable extent in the performance of the contract. See

<http://www.epa.gov/cpg/products.htm>

for a list of EPA designated products and a list of manufacturers and suppliers of EPA designated products.

### 1.13 DESIGN ANALYSES

Prepare design analyses consisting of a basis of design and calculations for each design discipline. The design analyses shall be a presentation of facts to demonstrate the concept of the project is fully understood and the design is based on sound engineering principles. The design analyses for each discipline shall be provided with each design package and shall include:

a. A basis of design consisting of:

(1) An introductory description of the project concept that addresses the salient points of the design;

(2) An orderly and comprehensive documentation of criteria and rationale for system selection; and

(3) The identification of any necessary licenses and permits that are anticipated to be required as a part of the design and/or construction process. The "PERMITS RECORD OF DECISION" (PROD) form provided in Part 6 shall be used for recording permits.

b. Calculations as needed to support the design.

c. Also include a Section titled "Sustainable Design" that documents the sustainable features of the project. The sustainable design section shall include the following:

(1) LEED Rating Analysis Report

(2) List of EPA designated products specified for use in the project. Provide justification for any EPA designated products that are used in this project but do not meet or exceed EPA guidelines for recovered content.

#### 1.13.1 Format

The basis of design for each design discipline shall include a cover page indicating the project title and location, contract number, table of contents, and tabbed separations for quick reference. Each design analyses shall be prepared on 213 x 275 mm (8.5 x 11

inch) white paper and be bound in separate volumes for each design discipline. Multiple volumes for individual disciplines, appropriately numbered, may be provided when needed. Organize as follows:

- a. Architectural;
- b. Civil
- c. Structural;
- d. Mechanical -HVAC;
- e. Mechanical- Plumbing;
- f. Electrical
- g. Fire Protection; and
- h. Sustainable Design.**

#### 1.13.2 Calculations

Calculations for each design discipline shall include a cover page, a table of contents, a summary of criteria, the project title and location, and contract number. Calculation pages shall be legible and photo-ready. Cite criteria from which calculations, rationale, and formulas are extracted by publication number, title, edition and page number. The cover page of calculations shall also include the names of the persons originating and checking the calculations. The person checking the calculations shall be a registered professional engineer (or other appropriate design discipline) other than the originator. In addition, the signature and seal of the designer responsible for the work shall be placed on the cover page of the calculations for the respective design discipline.

Computer printouts, if used, shall be identified similar to the calculations and may be referenced as an appendix or attachment to the design analyses. Identify the computer program name, source, and version. Schematic models used for computer input shall also be provided.

**(END OF EXCERPTS)**