

## GENERAL REQUIREMENTS

**NAVFAC Solicitation Number:** N40085-10-R-5310 (Clauses incorporated in Base Contract apply to this solicitation)

**Title:** Design/Build P1269 Field Training Facility, Marine Corps Base, Camp Lejeune, North Carolina

**Location of the work:** Jacksonville, North Carolina

**Description of the work:** This scope includes Design and construction of a LEED “SILVER” Certified Field Training Facility. The Primary Facilities will consist of a one-story pre-engineered academic instruction facility, a one-story battalion aid station, range toilet facilities, fire protection storage tank and a laundry facility. Construction materials to include Concrete Masonry Unit (CMU) exterior walls, concrete pile-supported foundations, reinforced concrete floor slabs on fill, split-face CMU interior walls and metal standing seam roofs. Electrical systems include electrical distribution, fire protection, telephone, energy saving energy monitoring and control system and mass notification. Mechanical systems include plumbing, fire protection systems, fire pumps and heating ventilation and air conditioning. Information systems will include telephone, Local Area Network (LAN), voice and data communication systems and secure information systems. Twenty-five (25) NMCI seats are required for this project. The project will provide Anti-Terrorism (AT) features and comply with AT regulations, physical security and progressive collapse mitigation. The project also includes technical operational manuals and environmental mitigation.

Supporting Facilities work includes utility connections for water, natural gas, sanitary and storm sewers, electrical, telephone, LAN and cable television. Paving and site improvements include exterior site and building lighting, paved parking and roadways, sidewalks, storm water management pond, environmental protection measures, clearing and grubbing, earthwork, fill, grading, landscaping, building and roadway access road and intersection improvements and signage.

Sustainable design principles will be included in the design and construction of the project in accordance with the EPAC 2005. Low impact development will be included in the design and construction of this project.

This project will include the demolition of the following buildings: DD10, DD15, DD17, DD18, DD19, DD20

**The maximum target award amount** is \$22,331,000

**NAICS Code:** 236210

**Time for completion:** All work shall be completed within 875 calendar days. Design shall commence after award. Construction shall not commence before 01 June 2011 without written approval of the Contracting Officer

**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<br>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 .

**A. 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 lowest price technically acceptable proposal.

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 LPTA process is selected as appropriate for this acquisition because the best value is expected to result from selection of the first technically acceptable proposal with the lowest evaluated price.

4. The Price factor will be evaluated first. Proposals will be evaluated in price order, beginning with the lowest priced proposal. The Government intends to accept the FIRST technically acceptable proposal without discussions. **All proposals may not be evaluated.** The lowest priced technically acceptable process is selected as appropriate for this acquisition because the best value is expected to result from selection of the first technically acceptable proposal with the lowest evaluated price.

5. A technical rating must be "ACCEPTABLE" in all factors in order to be eligible for award. An "UNACCEPTABLE" rating in any factor or subfactor results in the overall technical proposal being rated "UNACCEPTABLE" and therefore disqualified. A technical rating of "UNACCEPTABLE" in any factor or subfactor makes a proposal ineligible for award, and exempt from further technical evaluation beyond the point of unacceptability.

**B. ADJECTIVAL RATINGS/DEFINITIONS**

1. The following adjectival ratings and rating definitions will be used to assign an overall rating to each technical proposal and to assign a rating for each technical factor and subfactor.

| <b>Adjectival Ratings/Definitions For Overall Technical Rating and Each Factor/Subfactor</b> |   |
|--|---|
| <b>Rating</b>  | <b>Definitions</b>  |
| <b>A (Acceptable)</b>  | <p><b>Factors Other than Past Performance:</b> Technical capabilities meet the standard of acceptability for the factors and subfactors. There may be some weaknesses; however, there are no deficiencies.</p> <p><b>Past Performance Factor:</b> The Offeror’s performance of previously awarded relevant contract(s) consistently met contractual requirements. Performance of relevant completed contracts was consistently of adequate or better quality or exhibited a trend of becoming so. The Offeror’s past performance record leads to an expectation of successful performance.</p>  |
| <b>U (Unacceptable)</b>  | <p><b>Factors Other than Past Performance:</b> Technical capabilities do not meet the standards of acceptability for the factor(s) and subfactors. Proposal contains deficiencies resulting in an increased risk of unsuccessful contract performance.</p> <p><b>Past Performance Factor:</b> The Offeror’s performance of previously awarded relevant contracts did not consistently meet contractual requirements. The prior performance being assessed reflected problem(s) for which the Offeror either failed to identify or implement corrective actions or for which corrective actions, implemented, or proposed to be implemented, were, or are expected to be, mostly ineffective. The Offeror’s past performance record leads to a strong expectation that successful performance will not be achieved or that it can occur only with greatly increased levels of Government management and oversight.</p> |
| <b>N (Neutral)</b>   | <p><b>To Be Used Only for Past Performance Factor:</b> The Offeror lacks a record of relevant or available past performance history. There is no expectation of either successful or unsuccessful performance based on the Offeror’s past performance record.</p>   |

(2) Definitions: The following definitions are provided to assist evaluators in the evaluation of each factor.

(a) Weakness: A flaw in the proposal that increases the risk of unsuccessful contract performance.

(b) Significant Weakness: A flaw that appreciably increases the risk of unsuccessful contract performance.

(c) Deficiency: A material failure of a proposal to meet a Government requirement or a combination of significant weaknesses in a proposal that increases the risk of unsuccessful contract performance to an unacceptable level.

## EVALUATION CRITERIA

### C. EVALUATION FACTORS FOR AWARD

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

Factor 1 Past Performance

Factor 2 Design Narrative

2. Basis of Evaluation and Submittal Requirements for Each Factor.

a. Solicitation Submittal Requirements:

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

- 8 ½ x 11 format
- 12 point font
- Include a cover page with Contract Number, Contract Title, Prime Contractor Name, Address, Phone Number, Fax Number, DUNS, Cage Code, Point of Contact and their phone and email address.
- Completed SF 1442, including Pricing Schedule from Section 00010
- Proof of Central Contractor Registry (CCR) and ORCA registration
- A copy of completed Form LLL
- If applicable, a copy of the Teaming, Joint Venture or Mentor-Protégé Agreement. (If not included, the Offeror will be evaluated in a typical Prime/Subcontractor structure.)
  1. Identification of the prime contractor and the composition of each member (LB, HUBZone, 8a, SB, SDB, WOSB, VOSB, or SDVOSB and, if applicable HBCU/MI).
  2. Identify, in terms of dollar value and percentage of total proposed price, the extent of work the prime contractor and each team member will perform.

TECHNICAL Binder: 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 cover page and tabs. PAGES THAT EXCEED THE PAGE LIMITATION SHALL NOT BE EVALUATED.
- Include a cover page with Contract Number, Contract Title, Prime Contractor Name, Address, Phone Number, Fax Number, DUNS, Cage Code, Point of Contact and their phone and email address.

b. Basis of Evaluation:

(1.) **Price:** The Government will evaluate price based on the total price. Total price consists of the basic requirements and all option items (see Section 00010 of the solicitation). 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.

### 3. Technical Factors

#### **FACTOR 1 – PAST PERFORMANCE**

##### (A) Solicitation Submittal Requirements

(1) The Government may review sources of information for evaluating past performance. Sources may include, but are not limited to past performance information retrieved through the Past Performance Information Retrieval System (PPIRS) using all CAGE/DUNS numbers of team members (partnership, joint venture, teaming arrangement, or parent company/subsidiary/affiliate) identified in the offeror's proposal, inquiries of owner representative(s), and any other known sources not provided by the offeror.

##### (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 pattern of successful completion of tasks;
- A pattern of deliverables that are timely and of good quality;
- A pattern of cooperativeness and teamwork with Government at all levels (task managers, contracting officers, auditors, etc.);
- Tasks that are identical to, similar to, or related to the task at hand; and
- A respect for stewardship of Government funds"

#### **FACTOR 2 – 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:

- Gross Building Area

- Building Envelope
- Mechanical Systems
- NCDENR Permitting Process
- Energy Efficient and Sustainable Design
- Site Utilities
- Building Utilities

(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) Drawings submitted with the proposal may 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.

**Proposal Acceptance Period:** 90 Days from receipt of offers

**Due Date:** 07 May 2010  
2:00 PM (EST)

**Hand Carried Address:**  
6506 Hampton Blvd.  
Building C – Room 1033  
Norfolk, VA 23508

**Mailing Address:**  
NAVFAC, Mid-Atlantic  
Attn: Michael Brice  
6506 Hampton Boulevard  
Norfolk, VA 23508

**QUESTIONS MAY BE DIRECTED TO MICHAEL BRICE AT (757) 322-4721, EMAIL AT [michael.brice@navy.mil](mailto:michael.brice@navy.mil).**

**PRICE PROPOSAL FORM**  
**NAVFAC SPECIFICATION 10-5310, P1269**

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

General Decision Number: NC080033 10/23/2009 NC33

Superseded General Decision Number: NC20070033

State: North Carolina

Construction Type: Building

County: Onslow County in North Carolina.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes and apartments up to and including 4 stories)

| Modification Number | Publication Date |
|---------------------|------------------|
| 0                   | 02/08/2008       |
| 1                   | 07/24/2009       |
| 2                   | 10/23/2009       |

SUNC2000-001 03/21/2000

|  | Rates    | Fringes |
|--|----------|---------|
| Bricklayer.....  | \$ 16.40 | 1.00    |
| Carpenter<br>_(includes batt insulation<br>and drywall hanging)..... | \$ 9.92  |         |
| Cement mason/concrete<br>finisher.....                               | \$ 13.20 |         |
| Electrician.....   | \$ 10.80 |         |
| Ironworker, structural.....  | \$ 10.00 |         |
| Laborer, general.....  | \$ 7.25  |         |

Painter, brush

\_(includes drywall finishing).....\$ 8.37

Pipefitter

\_(includes HVAC piping).....\$ 14.59      4.05

Plumber

\_(does not include HVAC piping).....\$ 12.00

Power equipment operators:

\_Backhoe.....\$ 10.83      1.37

Roofer.....\$ 9.00

Sheet metal worker

\_(includes HVAC duct work)..\$ 10.53      2.17

Truck driver.....\$ 8.85

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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)).

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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.

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#### 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

## PAST PERFORMANCE QUESTIONNAIRE COVER SHEET

*(NOTE TO OFFEROR: For each past performance questionnaire to be completed by a client and submitted to the Government as a reference, provide a copy of this cover sheet with your proposal identifying the client's point-of-contact information. Ensure correct phone numbers and email addresses are provided for the client point of contact.)*

1. OFFEROR: \_\_\_\_\_
2. FIRM BEING EVALUATED: \_\_\_\_\_
3. CONTRACT NUMBER: \_\_\_\_\_
4. **TITLE OF CONTRACT:** \_\_\_\_\_
5. REFERENCE ORGANIZATION NAME: \_\_\_\_\_
6. EVALUATOR'S CONTACT INFO:
  - a. NAME & TITLE: \_\_\_\_\_
  - b. PHONE NUMBER: \_\_\_\_\_
  - c. FAX NUMBER: \_\_\_\_\_
  - d. EMAIL ADDRESS: \_\_\_\_\_

## PAST PERFORMANCE QUESTIONNAIRE

*ADJECTIVE RATINGS AND DEFINITIONS TO BE USED TO BEST REFLECT  
YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE*

**E (EXCELLENT)** – Performance meets contractual requirements and exceeds the Government's expectations. The contractual performance of the element being assessed was accomplished with few minor problems for which corrective actions taken by the contractor were highly effective. (HIGH CONFIDENCE)

**G (GOOD)** – Performance meets contractual requirements and exceeds some requirements to the Government's benefit. The contractual performance of the element being assessed was accomplished with some minor problems for which corrective actions taken by the contractor were effective. (SIGNIFICANT CONFIDENCE)

**S (SATISFACTORY)** – Performance meets contractual requirements. The contractual performance of the element contains some minor problems for which corrective action taken by the contractor appear or were satisfactory. (CONFIDENCE)

**M (MARGINAL)** – Performance does not meet some contractual requirements. The contractual performance of the element being assessed reflects a serious problem for which the contractor has not yet identified corrective actions. The contractor's proposed actions appear only marginally effective or were not fully implemented. (LITTLE CONFIDENCE)

**P (POOR)** – Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The contractual performance of the element contains serious problem(s) for which the contractor's corrective actions appear or were ineffective. (NO CONFIDENCE)

**N (NEUTRAL)** – No relevant past performance record is identifiable upon which to base a meaningful performance risk prediction. A search was unable to identify any relevant past performance information for the contractor or their key personnel. (This is neither a negative nor positive assessment.)

**PLEASE CIRCLE THE ADJECTIVE RATING WHICH BEST REFLECTS  
YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE.**

|   |       |   |    |     |   |   |
|---|-------|---|----|-----|---|---|
| 1. Was this a competitive Contract?   | YES   |   | NO |     |   |   |
| 2. Role of contractor.  | Prime |   |    | Sub |   |   |
| 3. Ability to meet quality standards specified for technical performance.   | E     | G | S  | M   | P | N |
| 4. Compliance with contractual terms and conditions.  | E     | G | S  | M   | P | N |
| 5. Quality/integrity of technical data/report preparation efforts.  | E     | G | S  | M   | P | N |
| 6. Adequacy/effectiveness of quality control program and adherence to contract quality assurance requirements.  | E     | G | S  | M   | P | N |
| 7. Effectiveness of overall contract management (including ability to effectively lead, manage and control the program).  | E     | G | S  | M   | P | N |
| 8. Effectiveness of on-site management, including management of subcontractors?   | E     | G | S  | M   | P | N |
| 9. Contractor was reasonable and cooperative in dealing with your staff (including the ability to successfully resolve disagreements/disputes; responsiveness to administrative reports). | E     | G | S  | M   | P | N |
| 10. Timeliness/effectiveness of contract problem resolution without extensive customer guidance.  | E     | G | S  | M   | P | N |
| 11. Ability to successfully respond to emergency and/or surge situations.   | E     | G | S  | M   | P | N |
| 12. Effectiveness of on-site management and control multidiscipline construction categories, including subcontractors.  | E     | G | S  | M   | P | N |
| 13. Effectiveness of material management.   | E     | G | S  | M   | P | N |
| 14. Effectiveness of acquisition management.  | E     | G | S  | M   | P | N |
| 15. Contractor proposed innovative alternative methods/processes that reduced cost, improved maintainability or other factors that benefited the client.                                  | E     | G | S  | M   | P | N |
| 16. Contractor safety record.   | E     | G | S  | M   | P | N |
| 17. Responsiveness regarding safety issues.   | E     | G | S  | M   | P | N |
| 18. If this is/was a Government cost type contract, the Contractor's timeliness in submitting monthly   | E     | G | S  | M   | P | N |

