

**SOLICITATION NO: N62473-16-R-1868  
PHASE ONE**

**INDEFINITE DELIVERY INDEFINITE QUANTITY (IDIQ) UNRESTRICTED MULTIPLE AWARD  
CONSTRUCTION CONTRACT (MACC) FOR NEW CONSTRUCTION, RENOVATION, AND REPAIR  
OF COMMERCIAL AND INSTITUTIONAL BUILDING PROJECTS AT VARIOUS GOVERNMENT  
INSTALLATIONS LOCATED IN CALIFORNIA, ARIZONA, NEVADA, UTAH, COLORADO, AND  
NEW MEXICO**

**Questions & Answers**

**September 27, 2016**

Question 1: Considering the size limitations (\$15,000,000 and \$35,000,000) and the restrictive project type requirement, we are requesting the project completion timeframe be extended from 5 years to 10 years in order for the proposers to utilize a more robust project history with valuable, similar projects while providing the Government with the highest level of competition. This will allow highly qualified firms with the bonding capacity, project history, and available capacity to participate in the pursuit.

*Answer:* The Government does not intend to change the five-year period specified in the RFP under Factor 2 (Experience). NAVFAC Southwest anticipates a sufficient pool of qualified and competitive Offerors with current and relevant experience, personnel, and capability to perform this multiple award construction contract for new construction, renovation, and repair of commercial and institutional building projects.

Question 2: The average construction cost for Fire Stations is typically below the \$15,000,000 minimum construction cost requirement of Factor 2 of the RFP. Would it be acceptable for the facility type of Fire Stations only to have a minimum construction cost of \$10,000,000?

*Answer:* As stated in the RFP, all commercial and institutional building projects submitted under Factor 2 (Experience) are required to have a construction cost of \$15,000,000 or greater in order to be considered relevant. The Government does not intend to change the minimum dollar thresholds for the project construction costs specified in the RFP under Factor 2 (Experience). The minimum experience requirements are based on the preponderance of work for the projects planned to be awarded under this MACC.

Question 3: NAICS Code for the MACC is 236220. 2012 NAICS Definition for Code 236220 includes "Warehouse construction (e.g., commercial, industrial, manufacturing, private)".

Please confirm that a Warehouse construction project is acceptable to be submitted for Factor 2 – Experience.

*Answer:* We cannot advise you if a specific project is acceptable to submit under Factor 2 of this solicitation. That is a business decision that your company has to determine based on the requirements of the RFP. Only work that falls under the NAICS code 236220, as specified in the solicitation, will be considered relevant to this procurement. You can find a list of the types of work for the North American Industry Classification System (NAICS) for this

solicitation (236220), as cited in Block 10 of the Standard Form (SF) 1442 of this RFP, posted on the United States Census Bureau website at [http://www.census.gov/cgi-bin/sssd/naics/naicsrch?code=236220&search=2012 NAICS Search](http://www.census.gov/cgi-bin/sssd/naics/naicsrch?code=236220&search=2012%20NAICS%20Search). As you note in your question, "warehouse construction (e.g., commercial, industrial, manufacturing, private)" falls under NAICS 236220.

Question 4: Would the government consider lowering the dollar value of the required projects for small business offerors? \$15 million and \$35 million seem excessive for small businesses. Would the government consider lowering the requirement on page 11 to \$5 million (or greater) and the requirement on page 12 to \$10 million (or more).

*Answer:* [All Offerors will be evaluated against the same criteria. The Government does not intend to change the minimum dollar thresholds for the project construction costs specified in the RFP under Factor 2 \(Experience\). The minimum experience requirements are based on the preponderance of work for the projects planned to be awarded under this MACC.](#)

Question 5: Standard Form 1442 states that one award will be reserved for a highly qualified small business. Since our company is a small business, can the requirement as shown by page 12 of the RFP (Spec Section 00210-Factor 2.a.1-EXPERIENCE) that requires that the Contractor to have completed a project of \$35,000,000 or more be reduced to a project of \$15,000,000 for companies that qualify as small businesses?

*Answer:* [All Offerors will be evaluated against the same criteria. The Government does not intend to change the minimum dollar thresholds for the project construction costs specified in the RFP under Factor 2 \(Experience\). The minimum experience requirements are based on the preponderance of work for the projects planned to be awarded under this MACC.](#)

Question 6: The RFP states that the NAICS code is 236220 and the types of projects may include, but are not limited to: administration buildings, academic and applied instruction training facilities, maintenance/repair facilities, military operations facilities, aircraft hangars, fire stations, office buildings, laboratories, and dining facilities. Please confirm that a project submitted for Factor 1 that presents Hospital or Clinic Facility Construction will be considered "relevant and similar scope."

*Answer:* [Factor 1 \(Technical Approach\) does not require the submission of projects. Projects are to be submitted under Factor 2 \(Experience\). We cannot advise you if a specific project is acceptable to submit under Factor 2 of this solicitation. That is a business decision that your company has to determine based on the requirements of the RFP. Only work that falls under the NAICS code 236220, as specified in the solicitation, will be considered relevant to this procurement. You can find a list of the types of work for the North American Industry Classification System \(NAICS\) for this solicitation \(236220\), as cited in Block 10 of the Standard Form \(SF\) 1442 of this RFP, posted on the United States Census Bureau website at \[http://www.census.gov/cgi-bin/sssd/naics/naicsrch?code=236220&search=2012 NAICS Search\]\(http://www.census.gov/cgi-bin/sssd/naics/naicsrch?code=236220&search=2012%20NAICS%20Search\). As shown on the referenced website, "Hospital construction" and "Clinic construction" both fall under NAICS 236220.](#)

Question 7: The RFP states that the NAICS code is 236220 and the types of projects may include, but are not limited to: administration buildings, academic and applied instruction training

facilities, maintenance/repair facilities, military operations facilities, aircraft hangars, fire stations, office buildings, laboratories, and dining facilities. Please confirm that a project submitted for Factor 1 that presents Barracks or Bachelor Enlisted Quarters Construction will be considered "relevant and similar scope."

*Answer:* Factor 1 (Technical Approach) does not require the submission of projects. Projects are to be submitted under Factor 2 (Experience). We cannot advise you if a specific project is acceptable to submit under Factor 2 of this solicitation. That is a business decision that your company has to determine based on the requirements of the RFP. Only work that falls under the NAICS code 236220, as specified in the solicitation, will be considered relevant to this procurement. You can find a list of the types of work for the North American Industry Classification System (NAICS) for this solicitation (236220), as cited in Block 10 of the Standard Form (SF) 1442 of this RFP, posted on the United States Census Bureau website at [http://www.census.gov/cgi-bin/sssd/naics/naicsrch?code=236220&search=2012 NAICS Search](http://www.census.gov/cgi-bin/sssd/naics/naicsrch?code=236220&search=2012%20NAICS%20Search). As shown on the referenced website, "Barrack construction" falls under NAICS 236220.

Question 8: The RFP states that the NAICS code is 236220 and the types of projects may include, but are not limited to: administration buildings, academic and applied instruction training facilities, maintenance/repair facilities, military operations facilities, aircraft hangars, fire stations, office buildings, laboratories, and dining facilities. Please confirm that a project submitted for Factor 1 that presents Utility Construction such as infrastructure to support military operations facilities will be considered "relevant and similar scope."

*Answer:* Factor 1 (Technical Approach) does not require the submission of projects. Projects are to be submitted under Factor 2 (Experience). We cannot advise you if a specific project is acceptable to submit under Factor 2 of this solicitation. That is a business decision that your company has to determine based on the requirements of the RFP. Only work that falls under the NAICS code 236220, as specified in the solicitation, will be considered relevant to this procurement. You can find a list of the types of work for the North American Industry Classification System (NAICS) for this solicitation (236220), as cited in Block 10 of the Standard Form (SF) 1442 of this RFP, posted on the United States Census Bureau website at [http://www.census.gov/cgi-bin/sssd/naics/naicsrch?code=236220&search=2012 NAICS Search](http://www.census.gov/cgi-bin/sssd/naics/naicsrch?code=236220&search=2012%20NAICS%20Search). As shown on the referenced website, "Utility Construction" falls under NAICS codes 237110 and 237130 (depending on type) -- not 236220.

Question 9: Per Phase One, Factor 2 (Experience), both design and construction experience is to be submitted with a maximum of (5) relevant projects with a construction cost of \$15,000,000 or greater is to be submitted. In addition, one of the past projects must have a construction cost greater than \$35,000,000.

On Page 1 of the RFP (Solicitation, Offer, and Award) it notes in box 10 that there is: "One award reserved for a highly qualified small business. Price evaluation will be given to HUBZone SB firms, in accordance with FAR 52.219-4."

To qualify for small business, the average total contract revenue over 3 years must average \$36 million. It is highly un-plausible that a small business will have multiple

project experience greater than \$15,000,000 and a single project over \$35,000,000 within the last 5 years.

May you please consider adjusting the project experience minimum cost to \$12,000,000 for the highly qualified HUBZone SB firms?

*Answer:* [All Offerors will be evaluated against the same criteria. The Government does not intend to change the minimum dollar thresholds for the project construction costs specified in the RFP under Factor 2 \(Experience\). The minimum experience requirements are based on the preponderance of work for the projects planned to be awarded under this MACC.](#)

### **October 4, 2016**

Question 10: If all other components of a relevant project are met, will new "Land side" commercial airport facilities such as transit centers and Terminal expansions be considered relevant in demonstrating Airfield facility work? We are inquiring to be sure that relevant Airfield facility work can either include the air side or the land side of airport facilities.

*Answer:* [Yes, airfield facility work includes airport building construction.](#)

Question 11: Large commercial and private projects greater than \$200M often include both vertical and horizontal improvement work. These projects are not issued under any particular NAICs code. Please confirm that as long as the project contains sufficient scope to meet RFP minimum requirements covered in the 236220 NAICs code it will be considered a "relevant" project even though the total project scope may include horizontal improvements that exceed the dollar value of the vertical improvements. In the latest responses to RFI's NAVFAC specifically stated, "Only work that falls under the NAICS code 236220, as specified in the solicitation, will be considered relevant to this procurement." We understand that NAVFAC cannot advise us on a specific project. However, we need to understand the basis of evaluation for project relevancy determinations with respect to large projects as described in this RFI that include relevant 236220 NAICs code work as well as significant horizontal work so that we can make an informed business decision.

*Answer:* [Yes. The description of the relevant scope of work should be addressed and quantified on Exhibit B in item #7 where the Offeror is asked to "Provide a detailed description of the project and the relevancy to the project requirements of this RFP." The Offeror needs to specifically address the portion of the project that falls under the NAICS code 236220.](#)

Question 12: The RFP definition of a project is, "A design-build or design-bid-build construction activity or task, with a single starting point and a single ending point." Please confirm that a project completed under the construction manager at risk delivery method is also an acceptable project type.

*Answer:* [Yes, the construction manager at risk delivery \(CMAR\) method is an acceptable project type; however, a CMAR project is not considered a design-build project, per the definition for design-build in the RFP.](#)

October 12, 2016

Question 13: RFP Part 1, Factor 3: Past performance, a. Proposal Submission Requirements, states, specific to design projects: "If a completed AE Contractor Appraisal Support System (ACASS) or CPARS evaluation is available, it shall be submitted with the proposal for each project included in Factor 2 for design experience." Please confirm: If the Offeror was both the Prime Contractor and Designer of Record on a project, may the same CPARS be provided for both Construction and Design Experience – or – is it preferred that a PPQ also be provided?

*Answer:* In order for a CPARS evaluation of a Prime Contractor to also be considered for the Designer of Record, the CPARS evaluation must specifically address the Designer of Record (DOR)'s performance on the design portion of the project. If the CPARS evaluation does not specifically address the DOR's performance on the design portion of the project, it will not be considered for the DOR. In that case, a PPQ should be submitted to demonstrate past performance of the DOR.

Question 14: RFP Part 1, Factor 3: Past performance, a. Proposal Submission Requirements, states, specific to Design projects: "If a completed AE Contractor Appraisal Support System (ACASS) or CPARS evaluation is available, it shall be submitted with the proposal for each project included in Factor 2 for design experience." Please confirm: If the Offeror was both the Prime Contractor and Designer of Record on a project and the project featured meets 100% design complete definition (but is not yet construction complete), will an Interim CPARS evaluation be considered acceptable, or is it preferred that a PPQ be provided?

*Answer:* An Interim CPARS evaluation submitted for the design portion of a project will only be considered if it specifically addresses the Designer of Record (DOR)'s performance on the completed design portion of the project. If the Interim CPARS evaluation does not specifically address the DOR's performance on the design portion of the project, it will not be considered for the DOR. In that case, a PPQ should be submitted to demonstrate past performance of the DOR.