

SOURCES SOUGHT NOTICE FOR
P222 UPGRADES TO STEAM DISTRIBUTION SYSTEM
NAVAL SUPPORT FACILITY
INDIAN HEAD, MARYLAND

NAVFAC Washington is soliciting comments for the construction community addressing the potential use of Project Labor Agreements (PLA) for a large scale construction project (exceeding \$25 million) within the Indian Head, Maryland area. This procurement is for project P222, Upgrades to Steam Distribution System at NSF Indian Head at Indian Head, MD.

MILCON Project P-222, Upgrades to Steam Distribution System at NSF Indian Head at Indian Head, MD consists of constructing a decentralized steam distribution system with steam nodal plants and a 34,000 square foot, low-risk, utilities and energy management (UEM) support building. Nodal plants and UEM building will include infrastructure for cranes. One nodal plant will be capable of cogeneration of steam and electricity. Natural gas will serve as the primary fuel source for the nodal steam plants. Boilers or alternate heating systems will be installed in buildings not served by the ne nodal steam system. This project will include Anti-Terrorism (AT) features and comply with AT regulations, physical security, and progressive collapse mitigation in accordance with DOD Minimum Anti-Terrorism Standards for Buildings. The UEM support building includes offices, control room, training/break room, shop space for utilities personnel and warehouse/storage areas that are currently located in buildings scheduled for demolition in this project. The UEM Building will be LEED Silver certified and in compliance with the Energy Policy Act of 2005. UFC and MDE Low Impact Development criteria will be included in the design and construction of this project. Electrical utilities include primary and secondary service distribution systems, lighting, transformers, telephone and communication networks and electrical lines to tie the cogeneration plant into the existing electrical infrastructure. Built-in equipment includes back-up generators.

Mechanical utilities include heating, ventilation and air conditioning, water lines, plumbing and plumbing fixtures, sanitary sewer lines, fire protection systems and supply lines. This includes 7.5 miles of natural gas distribution lines. Scope of work also includes installation six mile natural gas feeder line originating outside of the installation and delivering this utility to NSF Indian Head. Coordination with Washington Gas will be required.

Paving and site improvements include parking lots and access roads, landscaping, stormwater management.

Demolition of existing infrastructure includes the existing Goddard Power Plant, multiple supporting buildings and steam lines. The total area of demolition is approximately 54,000 square feet.

Environmental mitigation includes tree replacement, clean-up of contaminated soil, archaeological site investigations, wetland remediation and compliance with Maryland's coastal zone regulations.

A PLA is defined as a pre-hire collective bargaining agreement with one or more labor organizations that establishes the terms and conditions of employment for a specific construction project and is an agreement described in 29 U.S.C 158(f). Federal Acquisition Regulation (FAR) Policy: (a) Project Labor Agreement (PLA) is a tool that agencies may use to promote economy and efficiency in Federal procurement. Pursuant to Executive Order 13502, agencies are encouraged to consider requiring the use of project labor agreements in connection with large-scale construction projects. (b) An agency may, if appropriate, require that every contractor and subcontractor engaged in construction on the project agree, for that project, to negotiate or become a party to a project labor agreement with one or more labor organizations if the agency decides that the use of project labor agreements will (1) Advance the Federal Government's interest in achieving economy and efficiency in Federal procurement, producing labor-management stability, and ensuring compliance with laws and regulations governing safety and health, equal employment opportunity, labor and employment standards, and other matters; and (2) Be consistent with law. Reference: Provision: 52.222-33 Notice of Requirement for Project Labor Agreement Clause 52.222-34 Project Labor Agreement.

Request responses to the following questions:

- (1) Should PLAs be executed on selected large dollar contracts in the Washington DC Metropolitan area?
- (2) Are there concerns by prime contractors on the availability of skilled construction labor?
- (3) Would a PLA benefit a project which contains a unique and compelling mission-critical schedule?
- (4) What type of project should not be considered for PLA clauses?
- (5) What is the time impact to the completion of the contract due to a PLA?
- (6) What is the cost impact to the bid due to a PLA?
- (7) What other factors should NAVFAC consider before deciding to include PLA provisions in a Washington DC Metropolitan contract?

Responses shall be submitted via email to Matthew Gilliard at matthew.gilliard@navy.mil and to Carolyn Sulla at carolyn.sulla@navy.mil no later than 2:00 PM EST on 22 March 2012.

This is NOT a Request for Proposal and does not constitute any commitment by the Government. Responses to this labor market survey will be used by the Government to make appropriate acquisition decisions. All interested sources must respond to future solicitation announcements separately from responses to this survey.

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