

SOURCES SOUGHT NOTICE FOR
AMBULATORY CARE CENTER
AT THE
JOINT BASE ANDREWS, CAMP SPRINGS, 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 Joint Base Andrews, Camp Springs, Maryland area. The project consists of an Ambulatory Care Center, a 344,554 square foot facility that will provide medical, ancillary and support functions. The existing medical facilities will be vacated and demolished. Supporting facilities include utilities, site improvements, parking and access roads. Site Utility development includes water, sewer, gas, electrical, communication. Also includes Anti-terrorism/Force protection features. Site improvements include storm water management, landscaping.

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 Dorothea Holley at dorothea.holley@navy.mil and to Carolyn Sulla at carolyn.sulla@navy.mil no later than 2:00 PM EST on 14 November 2011.

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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Point of Contact(s):

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