

**PROJECT LABOR AGREEMENT SURVEY FOR P646 DSS FACILITY ADDITION AT MARINE CORPS  
BASE QUANTICO, VIRGINIA**

**THIS IS A PROJECT LABOR AGREEMENT SURVEY ONLY. THIS IS NOT A REQUEST FOR PROPOSAL, REQUEST FOR QUOTE, OR INVITATION FOR BID. THERE WILL NOT BE A SOLICITATION, SPECIFICATIONS, OR DRAWINGS AVAILABLE AT THIS TIME.**

NAVFAC Washington is soliciting comments from the construction community addressing the potential use of Project Labor Agreements (PLA) for a large scale construction project (exceeding \$25 million) within the Quantico, VA area.

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.

**Project Description:** P646 DSS Facility Addition

This project constructs a four-story; secure high-rise facility addition (approximately 40,000 Sq Ft) to accommodate DOD personnel. Design and architectural features will replicate the current facility. The addition will be designed and constructed to include offices, restrooms, storage areas, mechanical rooms, and other special spaces.

Project shall at minimum be designed and constructed in conformance with DOD Manual 5200.1, "DoD Information Security Program", Volumes 1-4.

Supporting facilities include site and building utility connections for potable water, sanitary and storm sewers, electrical, telephone, area distribution node (ADN) building and equipment, and local area network (LAN).

Paving and site improvements include exterior site and building lighting, sidewalks, earthwork, grading, landscaping, and storm water management requirements.

Systems for this project include electrical, telecommunications, information, fire alarm and sprinkler, HVAC, and ECMS Chilled water and hot water heating will either be supplied from existing building capacity in the Logistics Building through a new concrete trench (if sufficient capacity exists) or else from stand-alone systems.

NOTE: Local Air Quality. The current Air Permit is nearing its maximum limit. Coordination with the Air Program Manager, MCB Quantico, NREA Branch, is required to update the permit for new emitting equipment. Additional built-in equipment includes lightning protection, fire pump, uninterruptible power supply (UPS), PDA lockers, and white noise generator systems.

Structural components of the addition will consist of steel framing and reinforced concrete over steel form decking. The roof of the addition shall be a low-sloped, elastomeric roofing membrane and board insulation over metal deck. The

addition's exterior shall be constructed of precast concrete panels, aluminum window punch outs, aluminum scupper boxes, and blast resistant window glazing.

The interior of the addition will be finished with a combination of tile, carpet, painted concrete masonry units (CMU) walls, suspended gypsum board, acoustical ceiling tiles, and fireproof spray insulation throughout. Structural components of the parking facility will consist of reinforced concrete columns, post-tensioned beams and precast slabs.

Sustainable features shall be integrated into the design development and construction in accordance with Executive Order 13123 (greening the Government through Efficient Energy Management). Contractor is to obtain a LEED Silver rating from by the USGBC for the facility. The existing facility to which the new addition is adjoined was constructed approximately 2 years ago. Compliance with the Energy Policy Act (2005) is required. LID UFC 3-210-10N requirements shall also be incorporated.

**Request responses to the following questions:**

- (1) Should PLAs be executed on selected large dollar contracts in the Quantico Virginia 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 Washington consider before deciding to include PLA provisions in a Quantico Virginia contract?

Responses shall be submitted via email to [david.d.morgan@navy.mil](mailto:david.d.morgan@navy.mil) or [cyndi.crowder@navy.mil](mailto:cyndi.crowder@navy.mil) no later than 14:00 LOCAL TIME on 8 August 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.

**Contracting Office Address:**

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