

SOURCES SOUGHT NOTICE FOR
P707 EMBASSY SECURITY GUARD BEQ AND OPS FACILITY
AT MARINE CORPS BASE, QUANTICO, VA

Notice Type: Sources Sought

Solicitation No: N40080-16-R-4505

Date: 27 October 2015

Response Date: 10 November 2015 2:00 PM EST

Set Aside: N/A

Classification Code: Y-Construction of Structures and Facilities

NAICS Code: 236220 - Commercial and Institutional Building Construction

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 Quantico, Virginia. This procurement is for project P707, to design and construct a) a minimum 75,000 SF, multi-story Georgian-style Bachelor Enlisted Quarters (BEQ)/company administrative facility, and b) a minimum 9,600 SF low rise Georgian style Administrative facility.

P707 consists of designing and constructing a) a minimum 75,000 SF, multi-story Georgian-style Bachelor Enlisted Quarters (BEQ)/company administrative facility, and b) a minimum 9,600 SF low rise Georgian style Administrative facility. Exterior features include cast stone and brick veneer on reinforced concrete masonry unit and a standing seam metal roof over structural steel framing on pile foundations. Interior finishes include a combination of tile, carpet, painted CMU walls, suspended gypsum board and acoustical ceiling tiles. For the BEQ, facilities include 126 rooms with semi-private bathrooms and walk-in closets, operations offices and a passenger/freight elevator. Core service areas consist of a reception area with duty desk, laundry facilities, multi-purpose areas, administrative offices and public restrooms. The Administrative facility includes administrative offices, an armory, and a passenger/freight elevator. The project will comply with ATFP regulations and physical security mitigation in accordance with minimum DoD Anti-Terrorism Standards for Buildings and progressive collapse mitigation. Design and construction will include high performance and sustainable design principles in accordance with applicable laws and Executive Orders. Low Impact Development will also be included in the design and construction as appropriate. The facilities will comply with the Energy Policy Act of 2005 and the Energy Independence and Security Act of 2007. Mechanical utilities include heating, ventilation and air conditioning, water lines, plumbing, sanitary sewer lines, and fire protection systems. Electrical utilities include transformer substation, primary and secondary distribution systems, lighting, and telecommunication infrastructure. Information systems include telephone, computer network, fiber optic, cable television, security and fire alarm systems. Site preparation includes clearing, earthwork, stream clearing and demolition of pavement and storm sewer. Paving and site improvements include concrete/asphalt for road access, dumpster pad, perimeter fencing, gates, vehicle barrier system, compound access control building, parking spaces, sidewalks, landscaping, irrigation, underground retention system and storm water controls. Project will demolish Building #27266 (28,300 SF). Environmental monitoring includes abate hazardous materials for the demolition of Building #27266 and unexploded ordnance (UXO) screening and remediation.

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.

Please provide the below requested information on projects completed in the last 2-5 years:

Project Name / Location	Detailed Project Description	Initial Cost Est. / Actual final cost	Was the project completed on-time?	Number of craft trades present on the project	PLA (Y/N)	Were there any challenges experienced during project? (delays, investigations, health and safety issues, labor shortages, management/organizational issues, etc)
1)						
2)						
3)						

Requested are responses to the following:

- (1) Category of Construction (residential, commercial, highway, heavy industrial)
- (2) Estimated cost, duration, deadline and complexity
- (3) Which trades are expected to be employed on the projects?
 - a. Are you likely to need some union skilled trades for at least part of this project?

- (4) What market share does union labor have in the geographic area for this project or type of construction?
- (5) Does the local market contain the sufficient number of available skilled workers for this project?
- a. Are the other projects in the vicinity going to limit the pool of skill labor available for your project?
- (6) Has a project like this been done before in the local market?
- (7) What investments have been made to support registered apprenticeship programs?
- (8) Will the completion of the project require an extended period of time or have sensitive deadlines?
- (9) Have PLAs been used on comparable projects undertaken by the public or private sector in this geographic region? Have PLAs been used on this type of project in other regions?
- (10) Which CBAs are likely to expire during the course of the project under consideration that might cause delays? (local building trades and contractors can provide information)
- (11) How do prevailing wage rates in the local market compare to Davis Bacon rates?
- a. What impact does unionization in the local market have on wages?
- (12) Could a PLA contribute to cost savings in any of the following ways?
- a. Harmonization of shifts and holidays between the trades to cut labor costs?
 - b. Minimizing disruptions that may arise due expiration of CBA?
 - c. Availability of trained, registered apprentices, efficient for highly skilled workforce?
 - d. Allowing for changes in apprentice to journeyman ratio.
 - e. Serving as a management tool that ensures highly skilled workers from multiple trades are coordinated in the most efficient way?
 - f. Other?
- (13) Could a PLA minimize risk and contribute to greater efficiency in any of the following ways?
- a. Mechanisms to avoid delays
 - b. Complying with labor standards, safety rules and EEO laws.
 - c. Ensuring a steady supply of skilled labor in markets with low supply or high competition for workers.
- (14) Are there ways in which a PLA might increase costs on this particular project?

Responses shall be submitted via email to Romona Skeete at romona.skeete@navy.mil no later than 2:00 PM EST on Tuesday, 10 November 2015.

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.