

DEPARTMENT OF THE NAVY, COMMANDING OFFICER, NAVAL FACILITIES  
ENGINEERING COMMAND, MID-ATLANTIC, CONTRACTS OFFICE, CODE  
OPNEAQ:DJA, 9742 MARYLAND AVENUE, NORFOLK, VIRGINIA 23511-3095

C-- Indefinite Quantity Contract for Civil/ Structural/Architectural/~~Mechanical/Electrical~~  
Services in support of Projects at Military Installations throughout the Naval Facilities  
Engineering Command, Mid-Atlantic IPTNE Area of Responsibility

N40085-10-R-9419 thru 9424

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**ALL INFORMATION NEEDED FOR INTERESTED PARTIES TO SUBMIT A STANDARD  
FORM (SF) 330, ARCHITECT ENGINEER QUALIFICATIONS IS CONTAINED HEREIN.  
THERE IS NO SEPARATE RFP PACKAGE TO DOWNLOAD.**

NAVFAC MIDLANT is requesting A&E qualifications from interested parties for Indefinite Delivery/Indefinite Quantity Contracts for Architectural and Engineering Design services for projects for **six (6)** contracts for projects at Military Installations throughout the NAVFAC MIDLANT Area of Responsibility (AOR). The MIDLANT AOR includes the entire mid-Atlantic and northern-Atlantic regions including, but not limited to Virginia, North Carolina, West Virginia, Maine, Vermont, New Hampshire, Massachusetts, Rhode Island, Connecticut, New Jersey, New York, Pennsylvania and Delaware. The preponderance of the work under these contracts is anticipated to occur within NAVFAC Mid-Atlantic Northeast IPT area of responsibility including the states of Delaware, Pennsylvania, New York, New Jersey, Massachusetts, Connecticut, Rhode Island, New Hampshire, Maine and Vermont. Work could also be added in any other area of responsibility of NAVFAC Mid-Atlantic or NAVFAC Washington, D.C. including the District of Columbia and the states of Maryland, Virginia, North Carolina and West Virginia.

NAVFAC intends to award up to **six (6)** separate, stand alone IDIQ A&E contracts, it is anticipated that the awarded contracts will reflect work within the particular geographic area and that orders will be issued against the appropriate contract vehicle for such work. No task orders will be competed among the contracts awarded. Contracts will be awarded not to exceed **\$10,000,000**.

**The preponderance of projects envisioned for these contracts are in the \$1,000,000 to \$40,000,000 range of estimated construction cost.** Projects can be categorized as Architectural and Engineering design services in nature and shall include, but are not limited to: personnel housing facilities (Bachelor Enlisted Quarters (BEQ) and Bachelor Officers' Quarters (BOQ)); office facilities; training facilities (operational, maintenance and classroom); and industrial maintenance facilities (Vehicle Maintenance Shops, Shore Intermediate Maintenance Activities, Aircraft Maintenance Hangars, Public Works Shops, Warehouses): (a) Building construction and addition of Special Projects and MILCON facilities; (b) General building renovation work, i.e., repair/replacement of roofs, windows, doors, ceilings, floors, restrooms, exterior and interior building finishes, HVAC, plumbing, lighting, power, fire protection and communications; (c) Conducting Life Safety Code Studies, interior space planning/design studies, (d) Site work, paving, landscaping, structural, electrical, communications, mechanical, plumbing, fire protection,

energy conservation systems, and utilities; and (e) marine facilities (harbors, jetties, piers, wharves, ship terminals, dredging).

Architectural and Engineering Design Services that may be required under this contract include, but are not limited to, facility planning which includes project programming documents (1391 development) which entails preparation of basic project documents of the DD Form 1391 in the Navy's Electronic Procurement Generator (EPG), development of requirements, preparation of engineering evaluations, project scope, and unit guidance costs or parametric cost estimating, development of alternatives and economic analysis; analysis of proposed sites for foundations, utilities, access, constraints and identification of environmental, sustainable design and anti-terrorism/force protection issues; Design-Bid-Build packages (drawings, specifications, basis of design, cost estimates, and all associated engineering services), Design-Build Request for Proposal (RFP) packages, government collateral equipment lists, USGBC LEED Checklists and Sustainable Design Reports, developing building commissioning requirements, project preliminary hazard analysis, obtaining permits and regulatory approvals, review of contractor submittals, field consultation and inspection during construction, Title II Inspection, Operation and Maintenance Support Information (OMSI), and record document preparation. The initial project(s) will be determined at a later date.

The Naval Facilities Engineering Command is presently using Design-Build as the preferred method for acquiring capital improvements. Though Design-Bid-Build methodologies (with the preparation of 100% Plans and Specifications) will continue to be utilized, a significant number will likely require preparation of Requests for Proposal packages for Design-Build solicitations using abbreviated (0% - 30%) design documentation. Packages would include elements of site/engineering investigation, architectural programming, and function/performance specifications. Phases and/or pre-priced contract options may be included and will be exercised at the discretion of the government for 0 to 35%, 35 to 100% design, and post construction contract award services. Contract award is contingent on availability of funds. Options are normally exercised within several months of completing prior work; however, delays of up to one year are possible. All projects will require design in the metric system, unless specifically exempted. As part of this contract, an asbestos and/or lead-based paint assessment may be required to determine the presence of hazardous material during removals/demolition or at utility points of connections. Firms must be able to accept work that involves asbestos, lead paint, PCBs, and other hazardous materials. Work will be prepared utilizing AutoCAD 2006 or higher. Specifications will be prepared using SPECINSTACT SGML program, and cost estimates using the Success estimating program in a Work Breakdown Structures (WBS) system format will be utilized. Selected firm will be required to provide documents in pdf format for posting to a Government web site during solicitation. All design and engineering services shall comply with the most current edition of UFC 1-300-09N Design Procedures, and other requirements as indicated on the Whole Building Design Guide Web Site ([www.wbdg.org](http://www.wbdg.org)).

Firms are advised that the selected firm, its subsidiaries or affiliates which design or prepare specifications for a construction contract cannot provide the construction services for the same contract. This includes concept design, which includes preparation of project programming documents (DD Form 1391), facility siting studies, environmental assessments, or request for proposals for Design-Build projects, or other activities that result in identification of project scope and cost. The contract requires that the selected firm have on-line access to email via the Internet for exchange of correspondence/information.

**SIGNIFICANT EVALUATION FACTORS** (in order of importance): The A&E must demonstrate their and each key consultant's qualifications with respect to the following evaluation factors for all services.

1. **SPECIALIZED EXPERIENCE.** Recent experience (within the past five years) of the design team members individually and collectively as a total team (A/E, client, outside agencies) in the type of work required or evidence of similar relevant experience (as described above) and in: a) Designing and providing construction documents for various Architectural and Engineering projects (as previously described), b) experience with multi-phased design and construction programs, c) Performing facility planning studies which includes 1391 development, developing of requirements, preparing engineering evaluations, project scope, and unit guidance or parametric cost estimating. Project development will include development of alternatives and economic analysis, analysis of proposed sites for foundations, utilities, access, constraints and identification of environmental issues. d) Designing projects to Navy, Air Force or other DOD agencies criteria, including experience with designing facilities using the metric system of measurement, e) On-site functional analysis and on-site schematics, space programming and budgetary or parametric cost engineering, f) Designs using AutoCAD, SPECSINTACT, and NAVFAC cost estimating, g) Evidence of prior experience or of the skills needed in the preparation of design/build Request for Proposal packages, h) Evidence of experience of both the firm and key personnel in and knowledge of the federal acquisition process, i) the firm's experience in providing construction phase services (shop drawing review, record drawings preparation, construction inspection services, and OMSI), and j) knowledge of local codes, laws and permitting procedures.

2. **PROFESSIONAL QUALIFICATIONS:** Firms will be evaluated in terms of the technical competence by discipline (education, active registration and experience) of individual design team members in the types of work required. At a minimum, professional registration is required of one individual in each of the specified disciplines. The team shall include, in addition to the more traditional disciplines, an engineer registered in the discipline of fire protection engineering and include 5 complete years of full-time experience dedicated to fire protection engineering since 2003. The team must indicate organization and office management as evidenced by management approach (management plan for these projects), and personnel roles in organization, in particular, management's approach/plan to engage and fully integrate with consultants, and sub-consultants, to assure that design is in compliance with standards and codes, and construction practices. Experience (with present and other firms) and roles of staff members specifically on projects addressed in evaluation factor number one must be indicated.

3. **CAPACITY:** a) Capacity of the firm and project teams to accomplish multiple, large, and small projects simultaneously, b) within different and disperse locations and c) Ability to sustain the loss of key personnel while accomplishing work within required time limits. The team must be capability to provide qualified backup staffing for key personnel to ensure continuity of services and ability to surge to meet unexpected project demands.

4. **PAST PERFORMANCE:** Past performance ratings by government agencies and private industry with respect to work quality, performance, compliance with schedules and cost control, with emphasis on Special and MILCON design projects.

5. **QUALITY CONTROL PROGRAM OF THE FIRM TO ENSURE TECHNICAL ACCURACY OF SUBMITTALS.** Firms will be evaluated on the acceptability of their internal quality control program used to ensure technical accuracy and coordination of environmental, planning, design and engineering services.

6. FIRM LOCATION: a) Location in the general geographical area of the anticipated projects, b) Knowledge of local site conditions and applicable regulatory requirements, and c) Ability of the firm to ensure timely response to requests for on site support

7. SUSTAINABLE DESIGN: Firms will be evaluated in terms of their knowledge and demonstrated experience in applying sustainability concepts through an integrated design approach and designing in accordance with the U. S. Green Building Council, Leadership in Energy and Environmental Design (LEED®) Green Building Rating System. Identify examples indicating design team (including consultants) experience and concepts employed, LEED® certification credits and points anticipated and final LEED® points awarded, and LEED® accredited professionals proposed for this contract.

8. SUBCONTRACTOR UTILIZATION: Use of small business, small disadvantaged business, women owned small business, historically black colleges and minority institutions, used as primary consultants or sub-consultants. Note: A preliminary small business subcontracting plan will be required if a slated firm is a large business concern prior to being interviewed. Current Naval Facilities Engineering Command, MID ATLANTIC small business subcontracting goals measured as a percentage of total subcontracting are as follows: small business 76.78%, small disadvantaged business 16.03%, women owned small business 14.37%, service-disabled veteran owned small business 3.0%, veteran-owned small Business 3.0% and HUBZone small business 1.35%. Large Business Firms shall submit their Navy-wide SF 295 (Standard Form 295, Summary Subcontract Report) with their Standard Form 330.

9. VOLUME: Volume of work previously awarded to the firm by the Department of Defense within the past twelve months.

Type of Contract: Indefinite Quantity Contract/Firm Fixed Price Estimated Start Date: SEPTEMBER 2008. The duration of the contract will be for one (1) year from the date of an initial contract award with four (4) additional one year option periods. The total amount that may be paid under this contract (including option years) will not exceed **\$10,000,000** for the entire contract term. The minimum guarantee for the entire contract term (including option years) will be satisfied by the award of the initial Task Order. The options may be exercised within the time frame specified in the resultant contract at the sole discretion of the Government subject to workload and/or satisfaction of the A/E performance under the subject contract. **There will be no dollar limit per task order, but a \$2,500,000 dollar limit per year.** No other general notification to firms for other similar projects performed under this contract will be made. This proposed contract is being solicited on an unrestricted basis; therefore, replies to this notice are requested from all business concerns. The small business size standard classification is NAICS 541330 (\$4,500,000).

Special Provision: It is anticipated that **six (6)** selections will be made from this announcement, in accordance with FAR 52.216-27. With the preponderance of work anticipated to occur within the NAVFAC Mid-Atlantic Northeast IPT AOR, contracts will be awarded for geographic diversity and in accordance with paragraph 6.

All contractors are advised that registration in the DOD Central Contractor Registration (CCR) Database is required prior to award of a contract. Failure to register in the DOD CCR Database may render your firm ineligible for award. For more information, check the DOD CCR Website: <http://www.ccr.gov>.

Architect-Engineer Firms which meet the requirements described in this announcement are invited to submit a completed SF 330. If the SF 254/SF 255 is submitted for this solicitation, it will not be reviewed or considered. The SF 330 should be typed and one sided. As an attachment, provide an organization chart of the proposed team showing the names and roles of all key personnel listed in Section E with the associated firm as listed in Section C. Please include your DUNS, CAGE, and TIN numbers in Block 30 of the SF 330. Provide evidence that your firm is permitted by law to practice the professions of architecture or engineering, i.e., State registration number. Responses are due on **12 March, 2010**, at 2:00 p.m. EDT. Responses should be sent to the following address: Mailing Address: Commanding Officer, Naval Facilities Engineering Command, Mid-Atlantic, Northeast IPT, Attn: **Manoo Shivaee**, OPNEAQ, 9742 Maryland Avenue, Norfolk, Virginia 23511-3095. Late responses will be handled in accordance with FAR 52.215-1 Instructions to Offerors -- Competitive Acquisition (Jan 2004). Hand carried responses will not be accepted. Electronic (E-mail, facsimile, etc.) submissions are not authorized. Firms responding to this advertisement are requested to submit only 1 copy of the qualification statement. Inquiries concerning this project should include solicitation number and title. No material will be returned. Respondents may supplement this proposal with graphic material and photographs that best demonstrate capabilities of the team proposed by the project.