

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE	PAGE OF PAGES	
			J	1	13
2. AMENDMENT/MODIFICATION NO. 0001	3. EFFECTIVE DATE 27-Jan-2011	4. REQUISITION/PURCHASE REQ. NO.		5. PROJECT NO.(If applicable)	
6. ISSUED BY NAVFAC MID ATLANTIC NORTH CAROLINA IPT 6506 HAMPTON BLVD NORFOLK VA 23508-1212	CODE N40085	7. ADMINISTERED BY (If other than item 6) See Item 6		CODE	
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code)			X	9A. AMENDMENT OF SOLICITATION NO. N40085-11-R-4008	
			X	9B. DATED (SEE ITEM 11) 11-Jan-2011	
				10A. MOD. OF CONTRACT/ORDER NO.	
				10B. DATED (SEE ITEM 13)	
CODE	FACILITY CODE				
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS					
<input checked="" type="checkbox"/> The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offer <input type="checkbox"/> is extended, <input checked="" type="checkbox"/> is not extended.					
Offer must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended by one of the following methods: (a) By completing Items 8 and 15, and returning <u> 1 </u> copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.					
12. ACCOUNTING AND APPROPRIATION DATA (If required)					
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.					
A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.					
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(B).					
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:					
D. OTHER (Specify type of modification and authority)					
E. IMPORTANT: Contractor <input type="checkbox"/> is not, <input type="checkbox"/> is required to sign this document and return _____ copies to the issuing office.					
14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)					
SOLICITATION NUMBER: N40085-11-R-4008 AMENDMENT NO: 0001 P1286 BACHELOR ENLISTED QUARTERS & P1286B CONNECTOR ROAD TO P1286 AMENDMENT 0001: PROPOSAL DUE DATE, CHANGES TO TECHNICAL FACTORS & RFI RESPONSES RECEIPT OF PHASE I PROPOSALS EXTENDED - DUE: MARCH 3, 2011 @ 2:00 P.M. ray.hinman@navy.mil, Tele: 757-322-8398					
Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.					
15A. NAME AND TITLE OF SIGNER (Type or print)			16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)		
			TEL: _____ EMAIL: _____		
15B. CONTRACTOR/OFFEROR	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA		16C. DATE SIGNED	
_____ (Signature of person authorized to sign)		BY _____ (Signature of Contracting Officer)		27-Jan-2011	

SECTION SF 30 BLOCK 14 CONTINUATION PAGE

SUMMARY OF CHANGES

SECTION SF 30 - BLOCK 14 CONTINUATION PAGE

The following have been added by full text:

AMENDMENT 0001

N40085-11-R-4008 AMENDMENT 0001

CONTINUATION PAGE

PLEASE SEE BELOW (**BOLD**) CHANGES TO TECHNICAL FACTORS:

SPECIAL CONTRACT REQUIREMENTS

(B) ADJECTIVAL RATINGS/DEFINITIONS

(2) Definitions: The following definitions are provided to assist evaluators in the evaluation of each factor:

- a. **Significat Strength**: A proposed method or techinque in the proposal that has a high magnitude of value to the Government and appreciably increases the likelihood of successful contract performance.
- b. **Strength**: A proposed method or technique in the proposal that is of value to the Government and increases the likelihood of successful contract performance.
- c. **Weakness**: A flaw in the proposal that increases the risk of unseccessful contract performance.
- d. **Significant Weakness**: A flaw that appreciably increases the risk of unsuccessful contract perormance.
- e. **Deficiency**: A material failure of a proposal to meet a Government requirement or a combination of significant weakness in a proposal that increases the risk of unsuccessful contract performance to an unacceptable level.

(Other Definitions Defined)

- f. **“Relevant Facility Project”**: New construction of Bachelor Enlisted Quarters, Apartment Buildings, Dormitories, Hotels, with a construction cost of \$15 million or greater, that are similar in size, scope, and complexity to the project solicited in the RFP. **Relevant Road Project**: New construction of

roadways / highways, security entry control facilities, and roadway / highway bridges with a cost of \$12,000,000 or greater, that are similar in size, scope, and complexity to the project solicited in the RFP. Two (2) projects must be relevant facility projects and at least one of the remaining projects shall have any combination of the Relevant Road Project. Include other projects with work listed under relevant road project. Size, scope, and complexity are defined below:

- 1. Size: A project that consists of a facility that has approximately the same or greater square foot (SF) for the facility and length for the road as the project solicited in the RFP.**
- 2. Scope: A project that includes similar features, to include, but not limited to, number of floors, construction materials, site improvements, mechanical and electrical systems, and sustainable design features as the project solicited in this RFP.**
- 3. Complexity: A project with similar phasing and/or construction schedule constraints, structural systems, site and/or environmental limitations, process systems and security requirements, as applicable, to the project solicited in this RFP.**

FACTOR 1 –CORPORATE EXPERIENCE

(A) Subfactor 1a, Prime Construction Firm

(1) Solicitation Submission Requirements:

- (A) Submit a minimum of **three (3) Relevant Facility projects** and a maximum of five (5) Relevant Projects. If the Offeror is a Joint Venture or Teaming Agreement, the minimum of **two (2)** and maximum of five (5) projects stated above, per Joint Venture partner/Teaming Agreement partner, shall be submitted. Teaming Arrangements are accepted if it is a signed and notarized agreement. The Mentor Protégé Agreements will be evaluated as one (1) entity. The evaluation will be based on experience from each Joint Venture/Teaming partner. Projects are limited to those completed in the last five (5) years from January 2011. Project description for each project shall explain the detailed scope of work performed and the relevancy to the project requirements of this RFP. Include in each project description any official LEED Certifications achieved from the U.S. Green Building Council (USGBC).
- (B) The Government will NOT evaluate projects performed by parent, affiliate, subsidiary, or any other company with a similar relationship to the offeror. Only those projects for which the Offeror or a Primary Joint Venture / Teaming Partner were the Prime Contractor will be evaluated. The projects selected must

clearly demonstrate the construction capabilities of the Offeror on projects that are **relevant, as defined above**, to the work required in this RFP.

Provide information on the Corporate Experience Form provided in Attachment A.

(C) Subfactor 1c – Prime Construction Firm and Designer of Record

(1) Solicitation Submittal Requirements

(a) Using the Corporate Experience Form located in Attachment A, submit a minimum of one (1) project and a maximum of two (2) projects that the construction firm and the proposed designer of record have performed together. Include a detailed project description with each project that clearly explains the scope of work performed and the relevancy of that scope of work to the subject project requirements as detailed in the RFP. If the Offeror is a Joint Venture / Teaming Agreement, the construction firm is comprised of all partners. (Parent companies, subsidiaries, and affiliates shall not be evaluated).

(2) Basis of Evaluation:

(a) The standard has been met when the construction firm and the proposed design firm have experience in performing projects **that are substantially complete** together.

(b) Proposals with one (1) or more projects **relevant projects** may be rated higher.

(c) Proposals with one (1) or more **relevant** projects using, or accomplished using the Design/Build approach shall be rated higher.

(d) Proposals that fail to use the attached Corporate Experience form, or format, shall not be evaluated.

FACTOR 4 – TECHNICAL SOLUTIONS

Subfactor 4a, Design Approach

(1) Solicitation Submittal Requirements:

(A) Technical Narrative-Submit a Technical Narrative, not to exceed 10 pages, that describes the overall concept for the project and compliance with the RFP. The narrative shall cover the project site, utilities, access, antiterrorism features, building layout and envelope, and major building, site mechanical and electrical systems, and sustainability features. Include LEED Strategy with checklist, LID Strategy,

completed Gross Building Area spreadsheet, and Energy Savings Targets for the facility.

(Six (6) bullet items removed from original)

Energy savings targets shall be expressed as a percentage from targets listed in the solicitation. Process and plug loads shall be deducted in the analysis as indicated in the following equation:

$$\text{Reduction From Standard} = (\text{standard bldg} - \text{proposed bldg}) / (\text{standard bldg} - \text{process \& plug load}) \text{ design}$$

- (B) Submit conceptual drawings, not to exceed 7 pages (no longer than 11” x 17”), to support the technical narrative. Drawings should reflect the requirements spelled out in the sections in Project Objectives, Site Analysis, and Building Requirements in Part 3. At a minimum, submit an overall conceptual site layout for the project site, conceptual layout and elevations for the Bachelor Enlisted Quarters and an enlarged floor plan for the living unit module and community facilities; to include the multipurpose room, laundry facilities, and main entry to the Bachelor Enlisted Quarters.
- (1) Conceptual site layout of the project site. This is intended to be a broad concept of the proposed layout of the facilities, to be revised during the post-award Concept Design Workshop. Include a legend and graphic scale in English units. The site layout shall indicate building orientation, roadways, parking and walkways, fire department access and ATRP standoff distances. Identify required design elements and Offeror-proposed betterments to be included in the project. **Betterments that enhance the design may contribute to the higher overall rating for this factor.**
 - (2) Conceptual building layout for the BEQ. Identify the required spaces, elements and Offeror-proposed betterments to be included in the project.
 - (3) Enlarged BEQ Living-unit layout and Interior Elevations. Identify any Offeror-proposed betterments.
 - (4) Conceptual exterior elevations (minimum 4 of each building type) of the BEQ to illustrate the proposed exterior design concept describing how the proposed construction integrates with the surrounding area and existing base facilities design or architectural theme. Identify Offeror-proposed betterments.
 - (5) Color 3D Rendering (bird’s eye view).
 - (6) Building Sections (minimum two (2) of BEQ building).

(7) Enlarged Multi-Purpose / Laundry Floor Plan

(2) Basis of Evaluation:

- (1) The Government will evaluate the narrative and conceptual drawings considering the extent to which the Offeror demonstrates a clear understanding of the architectural and engineering requirements of the project. The Government will evaluate the design-build team's technical solution to determine the likelihood that the work will be performed in accordance with the technical requirements of the RFP.
- (2) The standard is met when the Offeror provides a narrative and drawings that address the items above and **demonstrate a thorough understanding of Parts 3 and 4 of the RFP.**
- (3) Narratives and drawings that do not address all items may be rated lower.
- (4) Concept designs that demonstrate efficient use, visual interest, and circulation in their interior layout, exterior and site **may** be rated higher.
- (5) Proposals achieving building energy reduction **greater than the minimums stated in the RFP** may be rated higher.

Subfactor 4b, Betterments

(1) Proposal Submission Requirements

Submit a list of Offeror – Proposed Betterments. Do not exceed five (5) pages. The list of proposed Betterments shall include a description, quantity or size, proposed energy savings targets for each Betterment, applicable LEED credit(s) to be obtained, how the Betterment increases the reliability, maintainability of the facility and/or any proposed enhancements and/or extensions to standard warranties.

Betterments are Contractor proposed enhancements to the basic RFP requirements consisting of any component(s) or systems (s) that exceeds the minimum requirements stated in the RFP. Desirable Betterments are technical features that substantially reduce energy / utility consumption, reduce the total cost of ownership, use renewable technologies to approach net zero energy, and / or increase the reliability, and / or maintainability of the facility. Betterments that result in additional maintenance to equipment or facilities will not be accepted. Betterments that consist of, or require, operating or maintenance services or contracts will not be accepted.

Offerors shall identify betterments that **are included in** their proposal while still remaining within the stated budget. Each betterment will be evaluated to ensure it does not conflict with the requirements of the solicitation or site limitations, is within the scope of the project (DD 1391) and that it increase value of the final product. Acceptance of all, some, or none of offeror’s proposed betterments is at the sole discretion of the government. **(Last two sentences removed from original).**

(2) Basis of Evaluation

- **Betterments that revise or alter RFP requirements may not be considered.**
- **Betterments will remain within the stated budget.**
- **Betterments will not receive an adjectival rating. They will be evaluated for reasonableness and price.**

Betterments	Quantity

RFI RESPONSES:

Question:

1. Please provide more information on the Connector Road, Bridges, and Culverts. Sizes, lengths, etc.

Response: The Connector Road will be fully designed and a construction document package will be provided with Phase II RFP of this procurement process. The bridge is expected to be concrete single span approximately 100 feet long. This may change as design progresses. Culverts are in the early design phase.

Question:

2. With both of the BEQ’s at Courthouse Bay, and the BEQ’s and Connector Road at Rifle Range to be released and due within 2 weeks of each other, can NAVFAC develop a Procurement Strategy so that our references do not need to complete PPQ’s for each Solicitation? Perhaps one PPQ template that references both solicitations... like an “and/or situation?”

Response: Yes, this is a one-time authorization for your clients to submit one (1) PPQ for P1286/P1286B, P1317, and P1319.

Question:

3. RFP Part 1, Page 49 of 100 states: Definition of a “Relevant Project” for this factor is: Bachelor Enlisted Quarters, apartment buildings, dormitories, hotels. Each “Relevant Project” shall include connector road with bridges and culverts. Each “Relevant Project” submitted for evaluation shall be \$15 million or more in dollar value. This requirement is extremely limiting due to the require for inclusion of a connector road, bridges (plural = multiple) and culverts (plural = multiple). Bridges and culverts are more typically found as part of a site development contract or some sort of infrastructure project and not associated with BEQ’s, apartments, dorms, or hotels. We have completed dozens of BEQ projects and not one of them meets this very narrow requirement. And while some projects may indeed exist, it is unlikely that one Offeror has completed the minimum two relevant projects and that offeror’s associated Lead Design Firm has also completed a project that meets that requirement. The definition of a Relevant Project is very specific and a project that does not meet ALL of the definitions for relevancy requirements would not be evaluated. Again, the definition specifically requires that each project include a connector road and multiple bridges and multiple culverts. We request that this requirement be re-evaluated to allow for increased competition. A suggestion would be to eliminate the requirement for a bridge and culvert from the RFP and add a statement such as: “Project submitted that include a bridge or culvert may be rated higher.”

Response: See Amendment 0001 wording.

Question:

4. I am working our proposal for the above-referenced solicitation. In reviewing the Past Performance requirements, I want to ask if a final CCASS evaluation and/or a PPQ that has been recently submitted to the Mid-Atlantic office on another pre-qualification package would be acceptable in lieu of this PPQ. These representatives on the past projects are extremely busy and it can put a strain on them, asking the representative to constantly be completing past performance questionnaires. I appreciate your assistance with this matter.

Response: Yes, send a Final CCASS. PPQ’s are answered above.

Question:

5. Reference Section 00800 Special Contract Requirements, para C. 3. Factor 1 – Corporate Experience. Definition of a “Relevant Project” for this factor is: Bachelor Enlisted Quarters, apartment buildings, dormitories, hotels. Each “Relevant Project” shall include connector road with bridges and culverts. Each “Relevant Project” submitted for evaluation shall be \$15 million or more in dollar value. The vast majority of BEQ, dormitories, apartments or hotel projects do not include a connector road with a bridge.

Typically a barracks or BEQ project will have a short entry road into a parking lot for the BEQ. The only BEQ projects we have seen with a bridge have been large projects, such as MARSO or Wallace Creek Phase I. This will severely limit competition, as stated before, most BEQ projects do not include a connector road with a bridge. The two BEQ's comprise more than 70% of the project. We request that the requirement that each relevant project shall include a connector road with bridge and culverts be deleted from the RFP.

Response: See Amendment 0001 wording.

Question:

6. In Factor 1a of section 0800 paragraph C.3, Factor 1. It states that "a relevant project" shall include connector road with bridges and culverts. Can you please clarify if this means that a "BEQ, apartment building, dormitory or hotel" would only be considered relevant if the project including a connector road with bridges and culverts as part of the same project. If this is the case this criteria would significantly limit the number of relevant projects in the market severely limiting competition. Or may the requirement for a "connector road with bridges and culverts" as part of the relevant project, be considered more advantageous for evaluation but not a requirement for relevancy?

Response: See Amendment 0001 wording.

Question:

7. We request the project completion date requirement for Factor 1, sub-factors 1a and 1b, be extended from those completed in the last five years (5) from January 2011 to those completed in the last seven years (7) from January 2011.

Response: No, the Project Completion Date will remain 5 years.

Question:

8. For the subject solicitation, under Factor 1, Corporate Experience, Subfactor 1a, Prime Construction Firm, the definition of a Relevant Project is given as "Bachelor Enlisted Quarters, apartment building, dormitories, hotels." The definition further indicates that "Each Relevant Project shall include connector road with bridges and culverts." As this is an extremely narrow cross-section of projects and the significant element of work for this solicitation is the BEQ, would the Government consider amending the Relevant Project definition to include:

- (1). Bachelor Enlisted Quarters, apartment building, dormitories and hotels that have significant campus-style civil scopes of work.
- (2). Additional product types that include connector roads with

bridges and culverts.

Response: See Amendment 0001 wording.

Question:

9. The definition of a “Relevant Project” for this factor is: Bachelor Enlisted Quarters, apartment buildings, dormitories, hotels. Each “Relevant Project” shall include connector road with bridges and culverts.
- a. Will you considered a multiple room Hospital as relevant experience?
 - b. Do all the “Relevant Projects” need to include connector road with bridges and culverts? Can you change this to a minimum of one project with bridges and culverts?

Response: See Amendment 0001 wording.

Question:

10. Factor 2 – Past Performance. Are we permitted to submit with our proposal recent PPQ’s and/or CCASS evaluations in lieu of requiring our references to complete new PPQ’s? The volume of BEQ type proposals is requiring our references to constantly fill out the same form over and over again. We are starting to have a hard time due to the volume of requests for the same projects.

Response: See Amendment 0001 wording.

Question:

11. Subfactor 1c – Prime Construction Firm and Designer of Record RFI – Are current projects allowed to be submitted for this subfactor, or do the projects submitted have to be 100% construction completed? Can they be 100% design complete and not 100% construction complete?

Response: See Amendment 0001 wording.

Question:

12. Do projects submitted under this Subfactor 1c have to meet the definition of a “relevant project” which is under Subfactor 1a? We have multiple design/build projects where we have worked with our proposed Designer of Record which although not relevant per the definition in Subfactor 1a, would showcase experience performing projects successfully together.

Response: See Amendment 0001 wording.

Question:

13. Requiring Offeror to submit a BEQ that includes a Connector Road with bridges and culverts will limit the competition for this project; instead would the Navy consider changing the requirements to provide a minimum of two (2) and a maximum of five (5) BEQ's and then separately provide at least one (1) additional project that was for a Connector Road with bridges and culverts (stand alone) which could be submitted by either a member of a JV or Teaming Member?

Response: See Amendment 0001 wording.

Question:

14. In the Pre-solicitation notice it is stated that "The appropriate NAICS Code is 236220, with a Construction Size Standard of \$33,500,000". This is a Small Business Size Standard. Last paragraph states "This is a Full and Open Solicitation". Is this going to be open to any size company, or is it going to be a Small Business size as stated?

Response: The solicitation is Full & Open, the NAICS code given is to determine if a firm is a Small or Large business size. This solicitation remains Full & Open.

Question:

15. The RFP is significantly reducing the competition of this full and open solicitation by requiring relevant barracks/apartment buildings/dormitories/hotel experience to include connector road with bridges and culverts. With more than \$500M of military barracks experience in our portfolio and more in apartment and hotel experience, no single project can meet your definition of relevancy. This serves as an example of the expertise that will sit on the side lines under your current solicitation strategy. To increase competition while ensuring construction experience in all solicited work, we respectfully request the Government consider allowing prime contractors and designers to profile separate projects to demonstrate experience with barracks/hotels/dormitories and bridges, connector roads and culverts. In other words, please consider broadening the definition of relevant projects to include ones that demonstrate experience with barracks/apartment buildings/dormitories/hotels and others that demonstrate experience with connector roads, bridges and culverts.

Response: See Amendment 0001 wording.

Question:

16. Is this a design/build solicitation or will there be plans and specifications available online?

Response: Yes this is a design/build solicitation and plans will be available at Phase II. _

Question:

17. Reference: Solicitation N40085-11-R-4008, page 49 of 100, (A) Subfactor 1a, Prime Construction Firm – Definition of a “Relevant Project” for this factor is: Bachelor Enlisted Quarters, apartment buildings, dormitories, hotels. Each “Relevant Project” submitted for evaluation shall be \$15 million or more in dollar value.

- a. We believe the work combination under the Governments definition of “Relevant Project” including Connector Road with bridges and culverts is an unusual combination to find under a single project and very restrictive and as such is limiting competition; therefore, we ask if offeror’s may satisfy the requirements under Subfactor 1a cumulatively from multiple projects having some but not all the “Relevant Project” definition requirements for each project?

Response: See Amendment 0001 wording.

- b. Will the Government permit the Constructor or Designer of Record to submit projects to satisfy the Government’s definition of “Relevant Project,” as defined?

Response: See Amendment 0001 wording.

Question:

18. According to the Pre-Solicitation notice, the building envelope for this project is designed with reinforced concrete masonry units, rigid foam insulation, GWB furring and gypsum wall board on the interior. We propose replacing the CMU wall with a reinforced concrete wall using PolycreteR Big BlockT insulated concrete forms (ICFs). ICFs are forms for reinforced concrete walls that stay in place after the concrete cures and serve as both insulation and the attachment point for interior and exterior finishes. The advantages are as follows:

- . Speed of construction. Provides structural wall, insulation and attachment point for interior and exterior finishes in one step.
- . Eliminates the need for insulation subcontractor on envelope walls
- . Eliminates most of the structural steel (red iron)
- . Eliminates the need for GWB furring on interior of envelope wall
- . Five inches of Type II EPS rigid foam insulation significantly increases energy efficiency of structure.
- . Improved acoustics - STC 60 results in a very quiet building
- . Contributes to 25 LEED points
- . Reduced job site equipment and waste
- . Safer - ICFs weigh 32 lbs per 16 square feet of wall and require smaller crews and less jobsite equipment to install than CMU.

PolycreteR ICF construction is approved by NAVFAC and USACE. ICF projects are currently bidding through NAVFAC Southeast, USACE Louisville and Veterans

Administration among others. Please let us know if ICF construction will be acceptable for this project.

Response: This system (PlycreteR) was considered and rejected. The reason the product cannot be used is that on the interior side of the ICF, drywall or plaster has to be installed. The product is more susceptible to damage since IDD does not want drywall in the bedroom, which leaves plaster. Plaster could crack and the insulation behind the plaster could be tampered with. Concerns about the durability of the product with regards to the interior use and abuse of the bedrooms.

(End of Summary of Changes)