

**NAVAL FACILITIES ENGINEERING COMMAND, MID - ATLANTIC  
9742 MARYLAND AVENUE NORFOLK, VIRGINIA 23511-3095  
POC: Lindsay Naill [Lindsay.naill@navy.mil](mailto:Lindsay.naill@navy.mil) (757) 341-1654**

**SMALL BUSINESS DESIGN BUILD/ DESIGN BID BUILD MULTIPLE AWARD CONSTRUCTION CONTRACT (MACC)  
FOR NEW CONSTRUCTION, RENOVATION, ALTERATION AND REPAIR FOR PROJECTS  
IN THE HAMPTON ROADS AREA, VIRGINIA**

**PROPOSED TASK ORDER:**

**DESIGN-BUILD, P-576, KNOWN DISTANCE RANGE TOWER,  
NAVAL AIR STATION, OCEANA, DAM NECK ANNEX, VIRGINIA BEACH, VIRGINIA  
Project Work Order No. 1362164**

**FOR CONTRACTS:**

N40085-13-D-7772  
Kenmar-Gaskins JV  
31 W. Adams St., Suite 102  
Jacksonville, FL 32202  
POC: Vicki Marino  
Phone: (904) 638-6607  
Email: [vmarino@kenmargc.com](mailto:vmarino@kenmargc.com)

N40085-13-D-7773  
Richard Brady & Associates (BRADY)  
5029 Corporate Woods Drive, Suite 190  
Virginia Beach, VA 23462  
POC: Dewayne Lockhart  
Phone: (757) 408-4252  
Email: [dlockhart@rbrady.net](mailto:dlockhart@rbrady.net)

N40085-13-D-7774  
Leebcor Services, LLC  
430 McLaws Circle, Suite 201  
Williamsburg, VA 23185  
POC: John Karafa  
Phone: (757) 220-5577  
Email: [john.karafa@leebcorservices.com](mailto:john.karafa@leebcorservices.com)

N40085-13-D-7775  
Ocean/Turner JV  
104 Aragona Blvd  
Virginia Beach, VA 23462  
POC: Thornton Elmore III, Emery Chickey  
Phone: (757) 200-9590  
Email: [thor.elmore@ocsinc.us](mailto:thor.elmore@ocsinc.us)  
[emery.chickey@ocsinc.us](mailto:emery.chickey@ocsinc.us)

N40085-13-D-7776  
Whitesell-Green, Inc.  
P.O Box 2849  
Pensacola, FL 32513  
POC: Randall Gibson  
Phone: (850) 434-5311  
Email: [rgibson@whitesell-green.com](mailto:rgibson@whitesell-green.com)

## GENERAL REQUIREMENTS

**NAVFAC Solicitation Number:** N40085-15-R-0020 (Clauses incorporated in Base Contract apply to this solicitation)

**Title:** DESIGN-BUILD, P-576, KNOWN DISTANCE RANGE TOWER

**Location of the work:** NAVAL AIR STATION, OCEANA, DAM NECK ANNEX, VIRGINIA BEACH, VIRGINIA

**Description of the work:** This project installs a pre-fabricated seven story, 600 SF footprint, training tower on the Known Distance rifle range at NAS Oceana, Dam Neck Annex. Work includes all site work and foundation requirements, range control office on the first floor and helicopter facade on the roof.

**Estimated Budget Amount:** The estimated contract to budget amount is \$1,600,000.

**NAICS Code:** 236220

**Time for completion:** All work shall be completed within 380 calendar days.

**Wage Determination:** General Decision Number: VA150120 01/02/2015 VA120

**Liquidated damages:** \$750.00 Per Calendar Day

**Utilities:** Utilities will be provided by the Government. Any Government utility costs will be charged to the Contractor at the following rates:

COMMODITY	UNIT	
Electricity	MWH	\$99.86
Potable Water	KGAL	\$9.96
Natural Gas	KCF	\$15.03
Sanitary Sewer	KGAL	\$7.39

**Record Shop Drawings:** Record drawings are required, with reproducible copies

**Government Furnished Property:** No Government Furnished Property.

**Basis for Award:** Best Value Source Selection (BVSS), Lowest Price Technically Acceptable.

**Bid Guarantee:** Shall be in a penal sum equal to at least 20 percent of the largest amount for which award can be made under the bid submitted, but in no case to exceed \$3,000,000.

**Site Visit:**

**Tuesday, February 10, 2015**

**01:00 PM EST**

**NAS Oceana, Dam Neck Annex, Virginia Beach, Virginia**

**This will be the ONLY Government scheduled site visit.**

**ALL** contractors must submit the attached One Day Pass Site Visit (Attachment C) request spreadsheet for personnel attending the site visit regardless if they have a Rapid Gate pass, in order to obtain access to the

DEVGRU Naval Special Warfare Development Group (NSWDG) compound. Pass requests are due no later than COB 3 February 2015 to [lindsay.naill@navy.mil](mailto:lindsay.naill@navy.mil).

All participating contractors shall meet at the DEVGRU NSWDG Pass and I.D. Office at 1:00 PM. Security is tight and all visitors will be required to stay together as we caravan through the DEVGRU NSWDG compound.

Offerors who do not currently have a valid Contractor's ID and Vehicle Decal issued by the Department of Defense (DoD) must submit the One Day Pass Request Oceana spreadsheet (Attachment D) to Lindsay Naill at [lindsay.naill@navy.mil](mailto:lindsay.naill@navy.mil) no later than COB 3 February 2015. Contractors who submit timely requests for access to NAS Oceana for the site visit may pick up their one day passes at the NAS Oceana Pass & ID Office located at (1450 Tomcat Blvd, Bldg 252) prior to proceeding to Dam Neck Annex (Dam Neck Road). The following items are required to obtain a pass ((Government/ Military ID (CAC Card), or Oceana Contractor ID or Contractors Visit Request on file), Driver's License, Vehicle Registration or Rental Car Agreement, proof of Car insurance, and proof of State Safety Inspection). Note, Rapid Gate badge holders with access to NAS Oceana do not need to request one day passes for NSA Oceana.

Electronics and cameras of any kind are not allowed. Contractors will be instructed to leave them in their POVs. A command camera will be available and pictures will be taken as requested. Once the pictures have been cleared by security they will be issued by the Contract Specialist.

Directions to Oceana Pass Office:

1. From I-264, Exit onto 1st Colonial Rd toward NAS Oceana
2. Take Oceana Blvd. to Tomcat Blvd
3. Once on Tomcat Blvd, it is the first brick building on the right side directly across from the Navy Exchange
4. The Oceana Pass Office is Building No. 252 and has an address of 1450 Tomcat Blvd

Directions to Dam Neck Annex:

1. Continue onto Oceana Blvd
2. Turn right onto General Booth Blvd
3. Turn left onto Dam Neck Rd
4. Proceed straight until you reach the front gate of NAS Oceana Dam Neck Annex
5. Continue straight on Dam Neck Rd. Turn Left on Regulus Ave. Proceed to DEVGRU NSWDG Pass and I.D. Office.

**Proposal Acceptance Period:** 120 Days from receipt of offers.

**Proposal Due Date/Time:** Tuesday, March 3, 2015 / 2:00 PM (EST)

**QUESTIONS AND RFI'S:** The RFI cut-off date is COB **Thursday, February 19, 2015**. All Questions/RFI's are to be directed to Lindsay Naill via email [lindsay.naill@navy.mil](mailto:lindsay.naill@navy.mil) in a Word Document free of any formatting (including tables).

#### **Proposal Delivery Information**

Proposals may be sent via Federal Express (FedEx), United Postal Service (UPS) or hand-carried to the following address:

ATTN: Lindsay Naill, Building Z140, Room 225  
NAVFAC MIDLANT

9324 Virginia Ave.  
Norfolk, VA 23511

### **Security Information**

Offerors who would like to hand deliver their proposal and who do not currently have a valid badge issued by the Department of Defense (DoD) to enter Naval Station Norfolk must do the following:

1. Submit the P-576 Proposal Drop Off One Day Pass Request NSN (Attachment E) **NO LESS THAN 5 BUSINESS DAYS** prior to the proposal due date. The spreadsheet is uploaded under Additional Documents in NECO. The request shall be sent to Lindsay Naill at [lindsay.naill@navy.mil](mailto:lindsay.naill@navy.mil).
2. Present the following information at the pass office:  
Valid Driver's License, Current Vehicle Registration and/or Rental Car Contract, Current State Safety Inspection, Current Proof of Insurance.

Naval Station Norfolk Pass & ID Office is located on Hampton Boulevard across from Gate 5. All potential offerors must adhere to this notice in order to avoid delay in submitting your proposal. The level of security at the Naval Station Norfolk may change at any time. As the level of security heightens, the amount of time required to gain access to the Naval Station also increases.

### **EVALUATION FACTORS FOR AWARD**

1. The Government shall evaluate each offeror on price and the following non-price factor:

Factor 1 – Technical Solution  
Factor 2 – Past Performance

2. The proposed Task Order will be awarded to the technically acceptable offer with the lowest evaluated price.

### **PRICE**

#### **A. Price Submission:**

1. **PRICE BINDER:** Offeror shall submit one (1) original, marked "Original", and one (1) copy, each in a separate three ring binder (1 ½ inch minimum ring size), with the following:
  - Price Proposal Form
  - Copy of Representation and Certifications from ORCA
  - Bid Bond
  - 8 ½ X 11 format, Times New Roman, 12 point font
  - Include a cover page with Solicitation Number, Solicitation Title, Prime Contractor Name, Address, Phone Number, Fax Number, DUNS, Cage Code, Point of Contact, phone number, and email address. Cover Page will not be included in the page count.

#### **B. Basis of Evaluation:**

1. The Government will evaluate price based on the total price. Total price consists of the basic requirements and all option items. In accordance with FAR 52.217-5, evaluation of options will not

obligate the Government to exercise the option(s). Analysis will be performed by one or more of the following techniques to ensure a fair and reasonable price:

- a. Comparison of proposed prices received in response to the RFP.
- b. Comparison of proposed prices with the Independent Government Cost Estimate (IGCE).

## **NON-PRICE FACTORS**

### **A. Solicitation Submittal Requirements:**

1. **TECHNICAL BINDER:** Offeror shall submit one (1), marked "Original", a CD and four (4) copies, each in a separate three-ring binder (1 ½ inch minimum ring size) with the following characteristics:
  - Text 8 ½ x 11 format, Times New Roman, 12 point font
  - 11 x 17 for drawings in Factor 1 – Technical Solution.
  - Page count excludes cover page and tabs. PAGES THAT EXCEED THE PAGE LIMITATION SHALL NOT BE EVALUATED.
  - Include a cover page with Solicitation Number, Solicitation Title, Prime Contractor Name, Address, Phone Number, Fax Number, DUNS, Cage Code, Point of Contact, Title, phone number, and email address. Cover Page will not be included in the page count.

## **TECHNICAL FACTOR 1 – TECHNICAL SOLUTION**

### (a) Solicitation Submittal Requirements:

Provide a narrative describing the technical approach to the project that meets the requirements of the RFP. Include the following:

- Interior circulation/adjacencies
- Structural system and construction methods
- Exterior façade describing how the proposed construction integrates with the surrounding area and existing base facilities design or architectural theme.
- Site layout including a description of the building orientation, roadways, parking (include ingress and egress), walkways, and drainage /low impact development (LID).
- Removable Wall Panel Construction and attachment methods (i.e. materials and hardware).

Narrative shall not exceed three (3) double-sided pages (or six (6) single-sided pages). Up to four (4) conceptual drawings shall be provided to supplement the narrative (i.e. floor plan, exterior elevation, site plan and removable wall panel and attachment details).

### (a) Basis of Evaluation:

The Government will evaluate the narrative and conceptual drawings (if included) 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 effectiveness of 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.

## **FACTOR 2 – PAST PERFORMANCE**

### (a) Solicitation Submittal Requirements:

Offerors do not need to provide any information under this factor as the Government will base the evaluation on known past performance on task orders awarded under this Multiple Award Contract (MAC). However, Offerors may provide any information on problems encountered and the corrective actions taken on task orders under this MAC. Offerors may also address any adverse past performance issues under this MAC. Explanations shall not exceed two (2) double-sided pages (or four (4) single-sided pages) in total.

### (b) Basis of Evaluation:

This evaluation focuses on how well the Offeror performed on projects under this Multiple Award Contract. More emphasis will be placed on task orders that are more similar to the RFP. The Government reserves the right to obtain information for use in the evaluation of past performance from any and all sources including sources outside of the Government. Other sources may include, but are not limited to, past performance information retrieved through the Past Performance Information Retrieval System (PPIRS), inquiries of owner representative(s), Federal Awardee Performance and Integrity Information System (FAPIS), Electronic Subcontract Reporting System (eSRS), and any other known sources not provided by the Offeror.

The Government will consider the currency and relevance of the information, the source of the information, context of the data, and general trends in the Contractor's performance. This evaluation is separate and distinct from the Contracting Officer's responsibility determination. The assessment of the Offeror's past performance will be used as a means of evaluating the Offeror's ability to successfully meet the requirements of the RFP.

In the case of an Offeror without a record of relevant past performance or for whom information on past performance is not available or so sparse that no meaningful past performance rating can be reasonably assigned, the Offeror may not be evaluated favorably or unfavorably on past performance. Therefore, the Offeror shall be determined to have unknown past performance. In the context of acceptability/unacceptability, "unknown" shall be considered "acceptable."

## **VI. EVALUATION**

1. The Government reserves the right to eliminate from consideration for award any or all offers at any time prior to award of the contract; to negotiate with offerors in the competitive range; and to award the contract to the offeror submitting the lowest price technically acceptable proposal.
2. As stated in the solicitation, the Government intends to evaluate proposals and award a contract without discussions with offerors (except clarifications as described in FAR 15.306(a)). The Government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary. In addition, if the Contracting Officer determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Contracting Officer may limit the number of proposals in the competitive range to the greatest number that will permit an efficient competition among the most highly rated proposals."
3. The LPTA process is selected as appropriate for this acquisition because the best value is expected to result from selection of the technically acceptable proposal with the lowest evaluated price.

4. An overall technical rating must be at least "ACCEPTABLE" in order to be eligible for award. An "UNACCEPTABLE" rating in any factor results in the overall technical proposal being rated "UNACCEPTABLE" unless corrected through discussions. An "UNACCEPTABLE" rating in any subfactor results in the factor being rated "UNACCEPTABLE" and the overall technical proposal being rated "UNACCEPTABLE" unless corrected through discussions." An overall technical rating of "UNACCEPTABLE" makes a proposal ineligible for award.
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## ATTACHMENTS

- ATTACHMENT A – PRICE PROPOSAL FORM DATED 2014\_12\_10
- ATTACHMENT B – WAGE DETERMINATION
- ATTACHMENT C – SITE ACCESS PASS REQUEST
- ATTACHMENT D – ONE DAY PASS REQUEST NAS OCEANA
- ATTACHMENT E – P576 PROPOSAL DROP OFF ONE DAY PASS REQUEST NSN
- ATTACHMENT F – 1362164\_P576\_Known\_Distance\_Range\_Tower