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**SECTION 00 11 21
REQUEST FOR PROPOSAL (RFP)**

A. PART I - GENERAL

A1. Scope of Contract

A. Project Number: 757-14-101

B. Project Title: Columbus Construct Combined Heat and Power (CHP)
Boiler Plant

C. Project Location: 420 North James Road, Columbus, OH 43219

D. Scope of Work:

See Solicitation VA701-16-R-0006 Specifications and Drawings

A2. Definitions

A.

1. Contracting Officer (CO): A person with the authority to enter into, administer, and/or terminate contracts and make related determinations and findings. The term includes certain authorized representatives of the contracting officer acting within the limits of their authority as delegated by the contracting officer. "Administrative contracting officer (ACO)" refers to a contracting officer who is administering contracts. "Termination contracting officer (TCO)" refers to a contracting officer who is settling terminated contracts. A single contracting officer may be responsible for duties in any or all of these areas.
2. Contracting Officer's Representative (COR): The Contracting Officer's written designation of a representative responsible for administering contracts under the immediate direction of the Contracting Officer. For the purposes of this contract the term "COR" will be used herein.
3. Technical Monitor (TM): This term, as used herein, refers to the person(s) assisting the COR in administering contracts under the immediate direction of the Contracting Officer.
4. Contractor: This term, as used herein, refers to the contractor under this contract. The contractor is solely responsible for the management (planning, supervision, and contract coordination) and construction (including all labor, equipment, materials, tools, and inspections) to meet the requirements of this contract.
8. Project Management: The contractor shall provide an individual in the capacity of a contractor project manager. The contractor

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project manager shall have legal (on-site signature) authority to represent the Contractor. The Project Manager shall be the initial point of contact for coordinating with the VA.

B. Tentative Schedule: Insert Procurement Milestones.

Milestone	Date
Pre-Solicitation	02-15-2016
Solicitation Issued	03-14-2016
Pre-Proposal Conference	04-05-2016
Technical Questions Submission Suspense Date	04-14-2016
Proposals Received	04-27-2016
Contract Award	05-27-2016
Notice to Proceed	06-15-2016
Estimated Project Completion	11-14-2017

C. Period of Performance - The anticipated completion of this project is 521 calendar days after "Notice to Proceed" (NTP).

A3. Cost Range

The anticipated cost range for this project is between \$10,000,000.00 and \$20,000,000.00.

A4. Pre-Proposal Conference & Site Walk Through

The VA has scheduled the following pre-proposal site visit. See Federal Acquisition Regulation (FAR) Clause 52.236-27 of this solicitation for further information.

All potential offerors, subcontractors and suppliers are strongly encouraged to attend this site visit.

The following agenda is furnished for this meeting:

1. Open meeting & Introductions;
2. Review General requirements, Solicitation Documents and Offer Submission Procedure;
3. Questions and answers;
4. Close; and
5. Site walk through.

A5. Selection Criteria

A. In accordance with FAR part 15.101-2, the Government intends to award a contract resulting from this solicitation to the responsible Offeror whose proposal represents the Lowest Price Technically Acceptable

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(LPTA). The VA will make the award based on the lowest evaluated price of proposals meeting the acceptability standards for non-cost factors. The four (4) evaluation factors (three non-cost factors and one price factor) are listed below:

Factor 1 - Construction Experience (Non-Cost Factor)

Factor 2 - Qualifications of Proposed Staff (Non-Cost Factor)

Factor 3 - Past Performance (Non-Cost Factor)

Factor 4 - Price

- B. During the review of offers, the Government may request additional information from offerors. The Government may initiate action to award a contract at any point after receipt and review of offers. Therefore, offerors are encouraged to submit their most favorable terms in both a technical and cost standpoint. The Government intends to evaluate proposals and award a contract without discussions with offerors.
- C. A rating for each non-cost factor must be at least "ACCEPTABLE" in order to be eligible for award. An "UNACCEPTABLE" rating for any non-cost factor makes an Offeror's proposal ineligible for award unless corrected through discussions.
- D. Technical (non-cost) proposal requirements are located in section C4 of this document. Price proposal requirements are located in section C5 of this document. Evaluation of offers is located in section C6 of this document.
- E. Responsibility determination will be made in accordance with FAR 9.1, Responsible Prospective Contractors.

B. PART II - RESPONSIBILITIES

B1. VA Team

- A. The VA team is comprised of the VA-PCAC, a COR who will be located at the construction site and VA medical center staff. The coordinator/manager of the VA team will be the COR, who will have Contracting Officer authority.

B2. Use of Advisors

- A. Contractors are advised that VA contractor personnel may assist the Government during the Government's evaluation of Proposals. The persons shall be authorized access to only those portions of the proposal and discussions that are necessary to enable them to provide specific technical advice on specialized matters or on particular problems. These individuals will be required to protect the confidentiality of

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any specifically identified trade secrets and/or privileged or confidential commercial or financial information obtained as a result of their participation in this evaluation. They shall be expressly prohibited from scoring, ranking or recommending the selection of a Vendor.

B3. Roles and Responsibilities

- A. The Contractor must identify all roles and responsibilities needed to support this effort. Potential tasks, descriptions, Contractor and VA roles at a minimum are provided below:

Task	Description	Contractor Role	VA Role
1. Project Planning	Kick-off meeting and determine project scope and objectives; complete project plan	Contractor	COR, Project Manager, TM
2. Validate Site Conditions	Validate site condition	Contractor	COR, Project Manager, TM
4. Shop Drawing Submittal	Shop drawings submittal for major components	Provide Shop Drawings	COR, Project Manager, TM
5. Coordination	Coordinate utility outages with facilities	Contractor	COR, TM
6. Construction	Construction of Project	Contractor	COR, TM
7 Commissioning	Commissioning of Project	VA Third Party Commissioning Agent	COR, TM
8. Training	Train VA engineers	Contractor	System Engineer, TM
9. Warranty	Warranty Certificate	Provide after Construction acceptance	COR, Project Manager, TM

C. PART III - PROPOSAL REQUIREMENTS

C1. General

- A. Proposals shall be based on solicitation documents issued for RFP Solicitation Number VA701-16-R-0006. Proposals will be in the format stipulated elsewhere in Section C2. Proposal Format.

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B. Proposals shall be received on or before the date and time specified in Block 13 of the SF 1442. There will be no public opening of the proposals.

C. Submit sealed offers to:

1. US Postal Service Deliveries:

Ashley McAvinew
Department of Veterans Affairs
Program Contracting Activity Central (VA-PCAC)
6150 Oaktree Blvd Suite 300
Independence, OH 44131

2. Commercial Delivery Services / Hand Carry (Monday- Friday, 8:00 AM to 4:30 PM (EDT))

Ashley McAvinew
Department of Veterans Affairs
Program Contracting Activity Central (VA-PCAC)
6150 Oaktree Blvd Suite 300
Independence, OH 44131

D. Submit an original hard copy of the Bid Guarantee to:

1. US Postal Service Deliveries:

Ashley McAvinew
Department of Veterans Affairs
Program Contracting Activity Central (VA-PCAC)
6150 Oaktree Blvd Suite 300
Independence, OH 44131

2. Commercial Delivery Services / Hand Carry (Monday- Friday, 8:00 AM to 4:30 PM (EDT))

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6150 Oaktree Blvd Suite 300
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3. Failure to furnish the required bid guarantee in the proper form and amount, by the time set for opening, will require rejection of the proposal in all cases except those listed in FAR 28.101-4, and may be cause for rejection even then. SEE FAR Provision 52.228-1, Bid Guarantee, of this Solicitation.

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C2. Proposal Format

- A. Technical and Price sections of the Offerors proposals will be evaluated independently; therefore, the offeror shall submit the proposal in two (2) Volumes (Volume I: Technical and Volume II: Price). In order that the Volume I Technical may be evaluated strictly on the merit of the material submitted, the contractor shall include **NO** price information in Volume I. Offeror shall separately bind Volumes I and II. Both Technical and Price volumes, therefore, must be labeled with the Offeror's organization, business address, and VA Solicitation Number. Offerors shall affix their names and return addresses on their envelope/packaging. A total of three (3) hard copies of the proposals shall be submitted.
- B. The Offeror shall submit Volumes I and II in electronic format as a single application-generated (not scanned), searchable PDF document. The Offeror shall submit one (1)-DVD Disks containing Volumes One (1) and Two. Include page numbers and the company name in the header or footer of each page.
- C. The offer, including title page, detailed table of contents, preface, for Volume I Technical shall not exceed a total of **THIRTY (30)** pages in Microsoft Arial size 12 font. Volume II Price Proposal shall not exceed a total of **TEN (10)** pages in Arial size 12 font. Use graphic presentations where such use will contribute to the compactness and clarity of the proposal.
- D. A page is defined as each face of an 8.5 X 11 inch sheet of paper containing information. All information (except for document numbers, page numbers, etc.) shall be provided in an image area of 7 X 9 inches. The background color of each page of the submission shall be white or ivory stock only. Excess pages will not be evaluated. Text lines will be single-spaced. A smaller font size for any graphics presented in a proposal is permitted as long as the information is legible to the human eye. Fonts other than Arial are permissible in the presentation of graphic material only.
- E. The offeror's technical response shall clearly address each evaluation factor listed in this solicitation. Failure to submit in the format required and clearly address those factors may result in rejection of the offer.

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- F. Offeror shall include all required Representations and Certifications; and acknowledge receiving amendments by filling out section 19 of the SF 1442 and returning a signed copy of the amendment(s) with the offer.

C3. Final Proposal Revisions (FAR 52.215-1)

- A. If determined to be necessary, proposal revisions will be requested from the proposals received. The CO will identify those offerors, whose proposals are within the competitive range, considering the selection criteria identified in this section. Discussions may be conducted with those Offerors falling within the competitive range, after which proposal revisions will be requested. Those selected as within the competitive range will be given seven (7) calendar days to prepare their proposal revisions. Sealed proposal revisions will be submitted as per Part III.C1.C, above, except as noted below and will be due at a time and place to be determined.
- B. Offerors submitting proposal revisions will not be requested to re-submit any documents which are unchanged from their initial proposals. They should provide necessary changes to individual paragraphs, as briefly as possible, together with a table of contents, which clarifies where within the initial proposal the additional information or changed documents would be placed. Proposal revisions shall include a completed **SF 1442** that acknowledges receiving all amendments, by number. A new bid bond shall be submitted only if the final proposal revisions Offeror's price proposal is greater than its initial price proposal.

*Note this section C.3 only applies if discussions are conducted.

C4. Technical Proposal Requirements (Volume I)

The proposal shall address the following evaluation factors and elements contained under each evaluation factor. Evaluations will be conducted in accordance with criteria in provided in Part I, A5:

Volume I Factor 1 - Construction Experience:

Offerors shall provide evidence that they have the technical qualifications and experience needed to meet the technical performance requirements of this project. Offerors shall submit no less than ONE (1) example of their successful technical construction experience with projects that involved technical requirements similar to the requirements of this project. The construction project submitted shall involve:

- Work as a prime or subcontractor under the same NAICS code as this solicitation, which is 237130, Power and Communication Line and Related Structure Construction.

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- Work of a dollar magnitude equal to, or greater than \$10,000,000. If offering subcontracted work as proof of technical construction experience, offerors must submit evidence that supports the magnitude of the work they performed as a subcontractor.
- Work where the offeror self-performed at least FIFTEEN percent (15%) of the cost of the project labor performed on site, using the offeror's own employees. If offering subcontracted work as proof of technical construction experience, offerors must submit evidence that at least FIFTEEN percent (15%) of the cost of the subcontracted project labor performed on site was from the offeror's own employees;
- Work that was of a similar nature to the scope of work for this project. This is defined as work performed at a Patient Care Area of an active and occupied Hospital or Medical Facility on a VA Boiler plant or chiller plant. The work should clearly demonstrate the ability to read, understand and fully implement the BEI 3rd Edition Safety Testing Manual (or latest version) in a finished and working production facility. If an offeror chooses to submit experience that was not conducted at Patient Care Area of a Hospital or Medical Facility, they must explain how the nature and complexity of the work conducted involved technical construction requirements equivalent to that described in the Plans & Specifications of this solicitation.

For each of the submitted Technical Construction Experience projects, provide the following information:

- (a)The name and location of the construction project;
- (b)The performance period, including the starting and completion dates;
- (c)The total cost of the project in dollars. If offering subcontracted work as proof of technical construction experience, provide the total cost of offerors work on that particular project as a subcontractor.
- (d)The percentage of total labor self-performed by the offeror's employees. If offering subcontracted work as proof of technical construction experience, provide the total percentage of offerors work on that particular project as a subcontractor.
- (e)A brief description of the construction project scope of work, which explains how the project involved work as a prime contractor or subcontractor under NAICS Code 237110 involving construction work that was technically similar to the project work under this Solicitation. All work shall be completed work.

Volume I Factor 2 - Qualifications of Proposed Staff

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Offerors shall provide information regarding the technical qualifications of the proposed project staff, to include the individuals who will be responsible for the following functions:

- (a) Project Management;
- (b) Quality Control; and
- (c) Safety Compliance.

Offerors need only submit a brief resume of each key individual. If any of the submitted individuals will perform more than one of the listed functions, this is acceptable as long as the submitted documentation identifies any and all functions the given individual will be performing. Offerors should present planned sub-contractors to be used and any past experience working jointly on a project.

Volume I Factor 3 - Past Performance:

Offerors shall identify no less than ONE (1), and no more than FIVE (5), previously-awarded, and completed construction contracts, which were issued by either: Federal, State, or Local Government Agencies; and/or Private Organizations. To be evaluated as Relevant Past Performance, the construction contracts submitted by offerors shall involve:

- Construction work as a prime contractor;
- A dollar magnitude equal to, or greater than \$10,000,000.00.
- Work that was 100% completed within a time period of no more than FIVE (5) years prior to the date of submitting this proposal.

Contractors shall submit a maximum of five (5) relevant construction projects for the Offeror that best demonstrates your experience on relevant projects that are similar in size, scope, and complexity to this solicitation. If the work is still incomplete, or was completed more than five years prior to the date of submitting this proposal, it will not be deemed relevant but may be presented.

For each of the submitted Relevant Past Performance contracts, provide the following information:

- (a) The name of the construction contract, and the contract ID number;
- (b) The name of the contracting agency or organization the contract was awarded by;
- (c) The date of the construction contract award, and the contract award amount in dollars;
- (d) The date of the construction contract completion, and the final contract amount, in dollars;
- (e) The % of the project your company performed with in-house staff;

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- (f)The total cost and number of change orders (field and/or owner requested);
- (g)The Variance on Schedule and Cost from planned bid to actual completion;
- (h)A brief description of the construction contract scope of work; and
- (i)Identification of at least one point-of-contact at the organization that awarded the submitted contract, including: the name of the point-of-contact; their current mailing address; phone number; and email address (if applicable).

***SPECIAL NOTE** for Offerors That May Lack Past Performance Information: In accordance with FAR Part 15.305(a)(2), in the case of an offeror that is without a record of relevant past performance, or for whom information on past performance is not available, the offeror may not be evaluated favorably or unfavorably on past performance. Such offerors may submit relevant past performance information regarding: predecessor companies; key personnel who have relevant experience; or subcontractors that will be performing major or critical aspects of this requirement; provided that such information is relevant to the construction in this solicitation. Offerors may provide information on problems encountered on the identified contracts and the offeror's corrective action, which may be considered by the Government. The Government also reserves the right to consider past performance information from all available sources, in addition to any information submitted by offerors.*

C5. Price Proposal Requirements (Volume II)

- A. Carefully follow "Instructions, Conditions, and Notices to Offerors". **Standard form (SF) 1442 Solicitation, Offer and Award** (Construction, Alteration, or Repair) and the pricing schedule located on Page 5 when submitting price offers. Submit a bid guarantee as stipulated in the Section "Instructions, Conditions, and Notices to Offerors":
- B. The prices shall be Firm Fixed Price. The Offeror shall take care not to include remarks that take exception to the Government's Specifications/Drawings or pricing requirements or otherwise preclude the Government from evaluating the offer or render the offer as non-responsive or unacceptable.

C6 Evaluation of Offers

All proposals shall be subject to evaluation by a team of Government personnel. The Government intends to award without discussions based upon the initial evaluation of proposals.

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All Offerors are advised that, in the interest of efficiency, the Government reserves the right to conduct the evaluation in the most effective manner. Specifically, the Government may first evaluate the total proposed price of all Offerors. Thereafter, the Government will evaluate the technical proposal of the lowest priced Offeror only. If the lowest priced Offeror's technical proposal is determined to be rated as Acceptable, the Government may make award to that Offeror without further evaluation of the remaining Offerors' technical proposals. If the lowest priced Offeror's technical proposal is determined to be rated as Unacceptable, then the Government may evaluate the next lowest priced technical proposal, and so forth and so on, until the Government reaches the lowest priced technical proposal that is determined to be rated as Acceptable. However, the Government reserves the right to evaluate all Offerors' technical proposals should it desire to conduct discussions, or otherwise determine it to be in the Government's best interest.

The proposal will be evaluated strictly in accordance with its written content. Proposals which merely restate the requirement or state that the requirement will be met, without providing supporting rationale, are not sufficient. Offerors who fail to meet the minimum requirements of the solicitation will be rated Unacceptable and thus, ineligible for award.

Factor 1 - Construction Experience:

(a) Basis of Evaluation: The Government will evaluate the relevant construction experience of the offeror as well as the prior working experience between the offeror and their subcontractors to determine the Offerors ability to accomplish this project.

Factor 2 - Qualifications of Proposed Staffing:

(a) Basis of Evaluation: The Government will evaluate proposed staffing to determine if the Offeror demonstrated the appropriate technical training & previous construction experience to meet the technical requirements of a project of this nature based on successful performance of previous similar projects.

Factor 3 - Past Performance:

(a) Basis of Evaluation: The Government will evaluate the degree to which past performance evaluations and all other past performance information reviewed by the Government (e.g., PPIRS, FAPIIS, the Proposal and Past

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Performance Questionnaires) reflect a trend of satisfactory performance considering:

- A pattern of successful completion of task;
- A pattern of deliverables that are timely and of good quality;
- A pattern of cooperativeness and teamwork with the Government at all levels (task managers, contracting officers, auditors, etc);
- How recent tasks performed are, that are identical to, similar to, or related to the task at hand, and;
- A respect for stewardship of Government funds.

An offeror with no past performance information will receive a neutral past performance rating.

Failure to provide EMR documentation with the proposal submission will result in the offeror being considered non-responsive.

Factor 4 - Price:

(a)Basis of Evaluation: The Government will evaluate price based on the total price. Total price consists of the five (5) Bid Items, four of which are Deduct Alternates. The Deduct Alternate Bid Items will only be used if the VA is over budget from Bid Item 1. Analysis will be performed by one or more of the following techniques to ensure a fair and reasonable price:

- Comparison of proposed prices received in response to the RFP.
- Comparison of proposed prices with the IGCE.
- Comparison of proposed prices with available historical information.

If the Offeror communicates in its proposal any qualifications, exceptions, exclusions, or conditions to the proposed prices not provided for in the offerors proposal documents, the Contracting Officer may reject the proposal and exclude the Offeror from further discussions.

Any Assumptions used in the proposal preparation must be fully explained under a separate tab labeled Assumptions. Offerors must clearly identify any exceptions to the solicitation terms and conditions and provide complete accompanying rationale. Provide rationale in support of the assumption and fully explain its impact, if any, on the performance, schedule, cost and specific requirements of the solicitation. Note, any assumptions not included on a separate tab labeled Assumptions in the proposal shall NOT be considered.

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