

**PREPROPOSAL CONFERENCE**  
Building 126 Renovation  
VA Medical Center, Long Beach, CA

**INTRODUCTION**

Good morning. My name is Louis Sinclair, and I am a Project Manager with VA's Office of Construction and Facilities Management. I would like to welcome you to this pre-proposal conference for project number 600-402B, Building 126 Renovation, VAMC Long Beach, CA as advertised under solicitation number VA101-16-R-0021.

I would also like to introduce the other members of the project team who are here today to discuss the project:

Project Liaison for the Medical Center  
Project Manager for the AE, Leo A Daly, Nicos Katsellis  
Michael Siu, Senior Resident Engineer, VA Office of Construction and Facilities Management  
Noella Bond, Contracting Officer, VA Office of Construction and Facilities Management

**GENERAL DISCUSSION**

1. Our discussion of each topic today will be brief and generally will highlight those areas of importance as you prepare for your offer.
2. I would like to make clear that anything I say should not be interpreted as changing the contract document as distributed. If you believe any statements made here today are in conflict with the contract documents, please request clarification.
3. Please hold all questions until the question and answer portion of the conference. At that time, if you have any questions, please stand up and identify yourself and the company you are representing before asking your question.
4. Project Type: This is a design bid build construction project. Selection will be made based on best value-trade off to the Government and the award may be to other than the lowest priced bid.
5. We will not be able to answer all questions verbally today and may have to study some questions for issuance of possible amendments.
6. This procurement is Unrestricted.
7. I will now ask the Architect-Engineer from Leo A Daly to briefly go over the project scope and project phasing.

## PROPOSALS

At this time, I will turn the discussion over to the contracting officer, Noella Bond, who will discuss particular contract clauses and requirements.

8. Proposal Requirement (begins page 12): This section provides details regarding all your responsibilities of the contract in addition to the contract clauses. Please read them as it contains valuable information needed to put together a proposal.
9. Deliver your proposals on time in accordance with FAR Clause 52.215-1. Late proposals may not be accepted.
10. Please ensure you acknowledge all amendments on the Standard Form 1442, Page 2. Failure to do so may deem your proposal unresponsive and not allow us to review your proposal.
11. Register on the System for Award Management (<https://www.sam.gov/portal/public/SAM>) if you have not already done so. If you are proposing as a joint venture, the JV must also be registered.
12. System for Award Management (<https://www.sam.gov/portal/public/SAM>): Offerors are required to complete Reqs and Certs prior to proposal receipt date.
13. Bid Bond: 20% of the Base Bid CLINs or \$3M, whichever is less.
14. A public bid opening will not occur. This is a request for proposals.
15. Proposals will be in two parts. Price proposals and Technical proposals. The technical proposal shall be clear, concise and shall include sufficient detail for effective evaluation and for substantiating the validity of the offeror's statements. The proposal should not simply rephrase or restate the Government's requirements, but rather shall provide convincing rationale to address how the offeror intends to meet these requirements. The technical proposal will consist of the following:
  - a. Construction Management Experience: Sub-factors include Corporate Project Experience, Key Personnel Project Experience, and Technical/Management Approach
  - b. Schedule
  - c. Past Performance
  - d. Small Business Participation (page 15)
16. The deadline for submission of RFI's is September 2, 2016 4:30 PM Pacific Time. All RFI's must be emailed to the contracting officer Noella Bond at

[noella.bond@va.gov](mailto:noella.bond@va.gov). Do not contact the VA's Architect-Engineer consultant, they will refer all questions to the contracting officer.

17. Proposals are due on September 13, 2016, 1:00PM Pacific Time to the contracting officer in Vallejo, CA.
18. A Project Labor Agreement (PLA) is not required by this solicitation; however, an offeror may choose to include a PLA or chose not to include a PLA with their proposal.
19. This project is unrestricted.
20. The VA requires that the large business contractor submit their small business sub-contracting plan with their proposal. This requirement does not apply to small businesses.
21. The small business goals for this project are as follows:

Small Businesses	17.5%
Small Disadvantaged Business	5%
Women-Owned Small Business	5%
HUB-Zone Small Business	3%
Veteran-Owned Business	5%
Service-Disabled Veteran-Owned	3%

22. Offerors should be aware that the failure to comply in good faith with the clause of utilization of small business concerns, or the annual plan, shall be material breach of the contract.
23. Liquidated damages may be assessed if contractor fails to make good faith effort in compliance with the small business subcontracting plan (FAR Clause 52.219-16).
24. Subcontractors are encouraged to initiate contact with prime contractors and major subcontractors (utilize [www.fbo.gov](http://www.fbo.gov) to register as an interested vendor). Establish working relationships so that you will be able to coordinate with the prime contractors in presenting a valid proposal. All too often, people wait to the last minute, and although you may be ready to provide a good bid on a portion of the contract, it may be too late for the prime contractors to consider your offer. Prime contractors: please note that making arrangements with other-than-small businesses, then simply turning away small business subcontractors at the last minute, does not constitute a good faith effort. If you are unable to meet the subcontracting plan, ensure you make a valid attempt to get subcontractor offers and maintain a record of subcontracting opportunities. If you call someone, send them a copy of the specs, and ask for a bid, be sure to make a note of it because that will assist you in presenting your plan. The plan is not only what subcontracting opportunities you are able to produce, but also what attempts you have made to fulfill your obligations.

## CONTRACTUAL MATTERS

19. Equal Opportunity: The contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin.
20. Buy American - Construction Materials under Trade Agreements, FAR 52.225, page 45, and VAAR 852.236-89 Buy American Act, page 67, provides preference for domestic construction material. In addition, the Contracting Officer has determined that World Trade Organization Government Procurement Agreement (WTO GPA) countries and Free Trade Agreement (FTAs) apply to this acquisition. Therefore the Buy American restrictions are waived for designated country construction materials. The designated countries list is on page 46..
21. Performance and Payment Bonds (100%) are required from the successful offeror (FAR Clause 52.228-15) 15 days after contract award.
22. Insurance: Before the government will issue a Notice to Proceed, under this contract, the contractor shall provide a certificate of insurance.
23. Supplement Insurance Requirement: Worker's Compensation, Employer's Liability, General Liability, Automobile Liability.
24. Builders Risk Insurance is not required by the solicitation; however recommend that you discuss this with your Surety, since they may require it.
25. Federal, State, and Local Tax: Taxes must be included in your price. No tax exemption will be granted.
26. Payments: VAAR 852.236.83- Network Analysis System (NAS) Primavera. The government shall make progress payments monthly as the work proceeds. Ten percent (10%) retainage if satisfactory progress has not been made. An interest penalty shall be paid automatically by the designated payment office without the request of the contracting officer, if payments are not made by the due date (Prompt Act, Para 1.28).
27. Any changes to the contract will be subject to the VAAR Changes Clause, 852.236-88, for allowable percentages of overhead and profit. Refer to page 65 of the solicitation
28. Partnering is voluntary but highly encouraged. Cost will be split between contractor and government. The goal is to build professional work relationships geared toward successful project completion by promoting mutual benefits.

26. Performance of work by the contractor is at least 12%, FAR 52.236-1, page 51. If the contractor fails or refuses to meet 12%, the contract price will be reduced by 15% of that portion of work accomplished by others (1.32). Refer to VAAR 852.236-72, page 58 of the solicitation.
27. Commence work within 10 days of the NTP. Duration of this contract is 885 calendar days.
28. The contractor will have to investigate the site and must satisfy himself of the general and local conditions which can affect the work or cost (vertical transportation, parking, disposal, handling/storage of materials, water, power, availability of labor, etc). The government assumes no responsibility for any conclusions or interpretations made by the contractor based on the information made available by the government or any understanding reached of any of its officers, unless that understanding is in the contract.
29. Superintendent. Competent superintendent who is satisfactory to the contracting officer and has authority to act for the contractor, provide work history/resume'.
30. Other contracts: Other contracts will be in progress during this project. Your cooperation is fully requested during construction.
31. Accident Prevention: Before commencing the work, the contractor shall submit in writing, a proposal plan for implementing this clause. The RE is designed as the Safety Officer, and will have weekly safety inspections.
32. Specifications and Drawings: Dimensions shown of existing work and all dimensions required for work that is to connect with existing work, shall be verified by the contractor by actual measurement of actual work. Any work at variance with that specification or shown shall not be performed by the contractor until approved in writing by the contracting officer.
33. Construction warranty is 1 year from the acceptance date unless otherwise specified. Liquidated damages apply at \$2,308.40 a day.
34. Government Supervision is provided by the Resident Engineer Staff.
35. A Daily Report will be required for the proceeding work day.
36. Coordination with the VA Medical Center: The Contractor shall consult with the SRE and secure his permission to start the work.
37. Davis Bacon Labor Standards in regards to wage rates apply. Conformance to the Davis Bacon Act is required. Labor standards will be part of all subs as well as prime contractors. For class of laborers or mechanics not listed, the contracting

officer shall approve an additional classification as proposed by the contractor. Non compliance will be referred to the Department of Labor.

38. Affirmative Action to ensure Equal Employment Opportunity (FAR 52.222-23). Your attention is called to the Equal Opportunity clause and the Affirmative Action compliance. The goal for minority and female participation for the contractor's aggregate workforce in each trade is 6.9% for female participation and 28.3% for minority for each trade. Contractors must make a good faith effort to employ women and minorities evenly on each project. DOL (Federal Contract Compliance) will measure on a monthly basis these hours and prevailing wages.
39. Compliance with E-Verify is required (FAR Clause 52.222-54). A contractor must enroll as a Federal Contractor in E-Verify. For all employees assigned to the contract, the contractor must verify employment eligibility through E-Verify. For information on registration for and use of the E-Verify program to the Department of Homeland Security Web site <http://www.dhs.gov/E-Verify>.
40. VETS-100 FORM: Yearly report of the number of special disabled, Vietnam-Era and other war and campaign veterans by job category and hiring location. You must be registered with the Department of Labor and comply with this requirement.

## **Q&A SESSION**

At this time, we welcome any questions you may have regarding the project or the contract documents. I would like to reiterate that we may not be able to answer all questions verbally today, and may have to study some questions for issuance of possible amendments or addendums.

Any responses we do provide today should not be interpreted as changing the contract document as distributed. If you believe any statements made here today are in conflict with the contract documents, please request clarification.

Please be sure stand up and identify yourself and the company you are representing before asking your question.

## **PROJECT SITE VISIT**

At this time, the Senior Resident Engineer, Michael Siu, will lead the group on a tour of the project site. This pre-proposal conference will conclude at the end of the site visit, and you are not required or expected to reconvene here in the conference room.

No photographs of patients.

Badging from VA police.