

1.0. SOURCE-SELECTION PROCEDURES AND EVALUATION FACTORS

This acquisition will be negotiated under negotiated best value with trade-offs procedures outlined in FAR Part.15. All Offerors are instructed to provide information in their proposal Technical Volume 1 regarding their management plan, team composition, proposed schedule, and past performance experience, specifically on waterline projects. Additional information shall be provided on proposed subcontractors and the percentage of work to be self-performed. All Offerors are instructed to provide their pricing in a separate Pricing Volume 2.

The below technical evaluation factors EC1- through EC-4 are listed in descending order of importance, and combined are significantly more important than non-technical factor EC-5, Price:

EVALUATION FACTORS

EC-1 MANAGEMENT PLAN:

The Management Plan should emphasize the degree to which the construction team can:

1. Demonstrate that they understand and are familiar with local conditions, including but not limited to: City of Grand Junction specifications as shown per the website: (<http://www.gjcity.org/PublicWorksAndPlanning.aspx?id=2147484758>), CDOT permitting requirements, weather, soil conditions, quality and availability of the area's subcontractors, etc.
2. Effectively and realistically demonstrate its ability to maintain quality assurance and quality control construction practices. Provide a copy of a QA/QC Plan from a previous project of similar size and scope that is in compliance with the Contract Clause titled "Inspection of Construction:

The Contractor is responsible for quality control (QC) and shall establish and maintain an effective quality control system in compliance with the Contract Clauses and this specification section. QC, consists of plans, procedures, and organization necessary to produce an end product which complies with the contract requirements. Cover all construction operations, both onsite and offsite, and be keyed to the proposed construction design and construction sequence. The project superintendent will be held responsible for the quality of work and is subject to removal by the Contracting Officer for non-compliance with the quality requirements specified in the contract. In this context the highest level manager responsible for the overall construction activities at the site, including quality and production is the project superintendent. The project superintendent must maintain a physical presence at the site at all times and is responsible for all construction and related activities at the site, except as otherwise acceptable to the Contracting Officer.

QUALITY CONTROL PLAN

Submit no later than 10 days after receipt of Notice to Proceed, the Contractor Quality Control (CQC) Plan proposed to implement the requirements of the Contract Clause titled "Inspection of Construction." The Government will consider an interim plan for the first 7 days of operation. Construction

will be permitted to begin only after acceptance of the CQC Plan or acceptance of an interim plan applicable to the particular feature of work to be started. Work outside of the accepted interim plan will not be permitted to begin until acceptance of a CQC Plan or another interim plan containing the additional work.

Content of the CQC Plan

Include, as a minimum, the following to cover all construction operations, both onsite and offsite, including work by subcontractors, fabricators, suppliers etc.:

- a. A description of the quality control organization, including a chart showing lines of authority and acknowledgment that the CQC staff will implement the three phase control system for all aspects of the work specified. Include a CQC System Manager who reports to the project superintendent.*
- b. The name, qualifications (in resume format), duties, responsibilities, and authorities of each person assigned a CQC function.*
- c. A copy of the letter to the CQC System Manager signed by an authorized official of the firm which describes the responsibilities and delegates sufficient authorities to adequately perform the functions of the CQC System Manager, including authority to stop work which is not in compliance with the contract. Letters of direction to all other various quality control representatives outlining duties, authorities, and responsibilities will be issued by the CQC System Manager. Copies of these letters must be furnished to the Government.*
- d. Procedures for scheduling, reviewing, certifying, and managing submittals, including those of subcontractors, offsite fabricators, suppliers.*
- e. Control, verification, and acceptance testing procedures for each specific test to include the test name, specification paragraph requiring test, feature of work to be tested, test frequency, and person responsible for each test. (Laboratory facilities approved by the Contracting Officer must be used.)*
- f. Procedures for tracking preparatory, initial, and follow-up control phases and control, verification, and acceptance tests including documentation.*
- g. Procedures for tracking construction deficiencies from identification through acceptable corrective action. Establish verification procedures that identified deficiencies have been corrected.*
- h. Reporting procedures, including proposed reporting formats.*
- i. A list of the definable features of work. A definable feature of work is a task which is separate and distinct from other tasks, has separate control requirements, and may be identified by different trades or disciplines, or it may be work by the same trade in a different environment. Although each section of the specifications may generally be considered as a definable feature of work, there are frequently more than one definable features under a particular section. This list will be agreed upon during the coordination meeting.*

Acceptance of Plan

Acceptance of the Contractor's plan is required prior to the start of construction. Acceptance is conditional and will be predicated on satisfactory performance during the construction. The Government

reserves the right to require the Contractor to make changes in his CQC Plan and operations including removal of personnel, as necessary, to obtain the quality specified.

Notification of Changes

After acceptance of the CQC Plan, notify the Contracting Officer in writing a minimum of seven calendar days prior to any proposed change. Proposed changes are subject to acceptance by the Contracting Officer.

Coordinating Meeting

After the Preconstruction Conference, before start of construction, and prior to acceptance by the Government of the Quality Control Plan, the Contractor shall meet with the Contracting Officer or Authorized Representative and discuss the Contractor's quality control system. The CQC Plan shall be submitted for review a minimum of 5 calendar days prior to the Coordination Meeting. During the meeting, a mutual understanding of the system details must be developed, including the forms for recording the CQC operations, control activities, testing, administration of the system for both onsite and offsite work, and the interrelationship of Contractor's Management and control with the Government's Quality Assurance. Minutes of the meeting shall be prepared by the Government and signed by both the Contractor and the Contracting Officer. The minutes shall become a part of the contract file. There may be occasions when subsequent conferences will be called by either party to reconfirm mutual understandings and/or address deficiencies in the CQC system or procedures, which may require corrective action by the Contractor.

QUALITY CONTROL ORGANIZATION

Personnel Requirements

The requirements for the CQC organization are a CQC System Manager, and sufficient number of additional qualified personnel to ensure safety and contract compliance. Personnel identified in the technical provisions as requiring specialized skills to assure the required work is being performed properly will also be included as part of the CQC organization. The Contractor's CQC staff must maintain a presence at the site at all times during progress of the work and have complete authority and responsibility to take any action necessary to ensure contract compliance. The CQC staff will be subject to acceptance by the Contracting Officer. The Contractor shall provide adequate office space, filing systems and other resources as necessary to maintain an effective and fully functional CQC organization. Complete records of all letters, material submittals, shop drawing submittals, schedules and all other project documentation shall be promptly furnished to the CQC organization by the Contractor. The CQC organization shall be responsible to maintain these documents and records at the site at all times, except as otherwise acceptable to the Contracting Officer.

CQC System Manager

The Contractor shall identify an individual within their organization at the site of the work who shall be responsible for overall management of the CQC and have authority to act in all CQC matters for the

Contractor. The CQC System Manager must be a graduate engineer, graduate architect, or a graduate of construction management, with experience on construction projects similar in type to this contract OR a construction person with a minimum of ten (10) years in related work. The CQC System Manager shall be on the site at all times during construction and shall be employed by the Contractor. The CQC System Manager shall be assigned no other duties. An alternate for the CQC System Manager will be identified in the plan to serve in the event of the CQC System Manager's absence. The requirements for the alternate are the same as the CQC System Manager.

Organizational Changes

The Contractor shall maintain the CQC staff at full strength at all times. When it is necessary to make changes to the CQC staff, the Contractor shall revise the CQC Plan to reflect the changes and submit the changes to the Contracting Officer for acceptance.

Submittals and Deliverables

Submittals, if needed, must comply with the requirements in Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES. The CQC organization shall be responsible for certifying that all submittals and deliverables are in compliance with the contract requirements.

Control

Contractor Quality Control is the means by which the Contractor ensures that the construction, to include that of subcontractors and suppliers, complies with the requirements of the contract. At least three phases of control must be conducted by the CQC System Manager for each definable feature of the construction work as follows:

Preparatory Phase

This phase is performed prior to beginning work on each definable feature of work, after all required documents and materials are approved/accepted, and after copies are at the work site. This phase shall include:

- a. A review of each paragraph of applicable specifications, reference codes, and standards. The Contractor shall make available to the Contracting Officer during the preparatory inspection a copy of those sections of referenced codes and standards applicable to that portion of the work to be accomplished in the field. These copies shall be maintained and made available in the field for use by Government personnel until final acceptance of the work.*
- b. A review of the contract drawings.*
- c. A check to assure that all materials and/or equipment have been tested, submitted, and approved.*
- d. A check to assure that provisions have been made to provide required control inspection and testing.*
- e. Examination of the work area to assure that all required preliminary work has been completed and is in compliance with the contract.*
- f. A physical examination of required materials, equipment, and sample work to verify that they are on hand, conform to approved shop drawings or submitted data, and are properly stored.*
- g. Reviews of the appropriate activity hazard analysis to ensure safety requirements are met.*

- h. *Discussion of procedures for controlling quality of the work including repetitive deficiencies. Document construction tolerances and workmanship standards for that feature of work.*
- i. *A check to ensure that the Contracting Officer has accepted the portion of the plan for the work to be performed.*
- j. *Discussion of the initial control phase.*
- k. *The Government shall be notified at least 24 hours in advance of beginning the preparatory phase. This phase shall include a meeting conducted by the CQC System Manager and attended by the superintendent, other CQC personnel (as applicable), and the foreman responsible for the definable feature. The results of the preparatory phase actions shall be documented by separate minutes prepared by the CQC System Manager and attach to the daily QC report. The Contractor shall instruct applicable workers as to the acceptable level of workmanship required in order to meet contract specifications.*

Initial Phase

This phase is accomplished at the beginning of a definable feature of work. The following shall be accomplished:

- a. *A check of preliminary work to ensure that it is in compliance with contract requirements. Review minutes of the preparatory meeting.*
- b. *Verification of full contract compliance. Verify required control inspection and testing.*
- c. *Establish level of workmanship and verify that it meets minimum acceptable workmanship standards. Compare with sample panels as appropriate.*
- d. *Resolve all differences.*
- e. *Check safety to include compliance with and upgrading of the safety plan and activity hazard analysis. Review the activity analysis with each worker.*
- f. *The Government must be notified at least 24 hours in advance of beginning the initial phase. Separate minutes of this phase shall be prepared by the CQC System Manager and attach to the daily QC report. Exact location of initial phase shall be indicated for future reference and comparison with follow-up phases.*
- g. *The initial phase should be repeated for each new crew to work onsite, or any time acceptable specified quality standards are not being met.*

Follow-up Phase

Daily checks shall be performed to assure continuing compliance with contract requirements, including control testing, until completion of the particular feature of work. The checks shall be made a matter of record in the CQC documentation. Final follow-up checks shall be conducted, and all noted deficiencies corrected, prior to the start of additional features of work that may be affected by the deficient work. The Contractor shall not build upon nor conceal non-conforming work.

Additional Preparatory and Initial Phases

Additional preparatory and initial phases may be required by the Contracting Officer on the same definable features of work if the quality of on-going work is unacceptable; if there are changes in the applicable QC staff, or in the onsite production supervision or work crew; if work on a definable feature is resumed after a substantial period of inactivity; or if other problems develop.

TESTS

Testing Procedure

The Contractor shall perform tests specified or required to verify that control measures are adequate to provide a product that conforms to contract requirements. Upon request, the Contractor shall furnish to the Government duplicate samples of test specimens for possible testing by the Government. Costs incidental to the transportation of samples or materials shall be borne by the Contractor.

Testing includes operation and/or acceptance tests when specified. A list of tests to be performed shall be furnished as a part of the CQC plan. The list shall give the test name, frequency, specification paragraph containing the test requirements, the personnel and laboratory responsible for each type of test, and an estimate of the number of tests required. The Contractor shall perform the following activities and record and provide the following data:

- a. Verify that testing procedures comply with contract requirements.*
- b. Verify that facilities and testing equipment are available and comply with testing standards.*
- c. Check test instrument calibration data against certified standards.*
- d. Verify that recording forms and test identification control number system, including all of the test documentation requirements, have been prepared.*
- e. Results of all tests taken, both passing and failing tests, shall be recorded on the Quality Control report for the date taken. Specification paragraph/item reference, location where tests were taken, and the sequential control number identifying the test will be given. Actual test reports may be submitted later, if approved by the Contracting Officer, with a reference to the test number and date taken. An information copy of tests performed by an off-site or commercial test facility will be provided directly to the Contracting Officer. Failure to submit timely test reports, as stated, may result in nonpayment for related work performed and disapproval of the test facility for this contract.*

COMPLETION INSPECTION

Punch-Out Inspection

Near the end of work, or any increment of the work established by a time stated by the specifications, the CQC Manager shall conduct an inspection of the work. A punch list of items which do not conform to the approved drawings and specifications shall be prepared and included in the CQC documentation, as required by paragraph DOCUMENTATION. The list of deficiencies shall include the estimated date by which the deficiencies will be corrected. The CQC System Manager or staff shall make a second inspection to ascertain that all deficiencies have been corrected. Once this is accomplished, the Contractor shall notify the Government that the facility is ready for the Government Pre-Final inspection.

Pre-Final Inspection

The Government will perform the pre-final inspection to verify that all work within the facility is complete and that the waterline system is ready to be fully activated. A Government Pre-Final Punch List may be developed as a result of this inspection. The Contractor's CQC System Manager shall ensure that all items on this list have been corrected before notifying the Government, so that a Final inspection with the customer can be scheduled. Any items noted on the Pre-Final inspection shall be corrected in a timely manner. These inspections and any deficiency corrections required by this paragraph must be

accomplished within the time slated for completion of the entire work or any particular increment of the work if the project is divided into increments by separate completion dates.

Final Acceptance Inspection

The Contractor's Quality Control Inspection personnel, plus the superintendent or other primary management person, and the Contracting Officer's Representative shall be in attendance at the final acceptance inspection. Additional Government personnel including, but not limited to, those from VA Engineering and Administration, and VA Clinical Staff may also be in attendance. The final acceptance inspection will be formally scheduled by the Contracting Officer based upon results of the Pre-Final inspection. Notice shall be given to the Contracting Officer at least 14 days prior to the final acceptance inspection and shall include the Contractor's assurance that all specific items previously identified to the Contractor as being unacceptable, along with all remaining work performed under the contract, will be complete and acceptable by the date scheduled for the final acceptance inspection. Failure of the Contractor to have all contract work acceptably complete for this inspection will be cause for the Contracting Officer to bill the Contractor for the Government's additional inspection cost in accordance with the contract clause titled "Inspection of Construction".

DOCUMENTATION

The Contractor shall maintain current records providing factual evidence that required quality control activities and/or tests have been performed. These records shall include the work of subcontractors and suppliers and shall be on an acceptable form that includes, as a minimum, the following information:

- a. Contractor/subcontractor and their area of responsibility.*
- b. Operating plant/equipment with hours worked, idle, or down for repair.*
- c. Work performed each day, giving location, description, and by whom. When Network Analysis (NAS) is used, identify each phase of work performed each day by NAS activity number.*
- d. Test and/or control activities performed with results and references to specifications/drawings requirements. The control phase shall be identified (Preparatory, Initial, Follow-up). List of deficiencies noted, along with corrective action.*
- e. Quantity of materials received at the site with statement as to acceptability, storage, and reference to specifications/drawings requirements.*
- f. Submittals and deliverables reviewed, with contract reference, by whom, and action taken.*
- g. Offsite surveillance activities, including actions taken.*
- h. Job safety evaluations stating what was checked, results, and instructions or corrective actions.*
- i. Instructions given/received and conflicts in plans and/or specifications.*
- k. Contractor's verification statement.*

These records shall indicate a description of trades working on the project; the number of personnel working; weather conditions encountered; and any delays encountered. These records shall cover both conforming and deficient features and shall include a statement that equipment and materials incorporated in the work and workmanship comply with the contract. The original and one copy of these records in report form shall be furnished to the Government daily within forty-eight (48) hours after the date covered by the report, except that reports need not be submitted for days on which no work is performed. As a minimum, one report shall be prepared and submitted for every 7 days of no work and on the last day of a no work period. All calendar days shall be accounted for throughout the life of the contract.

The first report following a day of no work shall be for that day only. Reports shall be signed and dated by the CQC System Manager. The report from the CQC System Manager shall include copies of test reports and copies of reports prepared by all subordinate quality control personnel.

NOTIFICATION OF NONCOMPLIANCE

The Contracting Officer will notify the Contractor of any detected noncompliance with the foregoing requirements. The Contractor shall take immediate corrective action after receipt of such notice. Such notice, when delivered to the Contractor at the work site, will be deemed sufficient for the purpose of notification. If the Contractor fails or refuses to comply promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. No part of the time lost due to such stop orders shall be made the subject of claim for extension of time or for excess costs or damages by the Contractor.

3. Key Personnel Experience/Qualifications – MUST show documentation and demonstrate that the contractor and proposed subcontractors have had previous experience in performing work on similar projects.
4. Demonstrate successful public safety management, as well as successful construction safety management and practices on past projects. Provide a copy of the overall company Construction Safety Policy that is in harmony with the requirements of the Code of Federal Regulations 29, Part 1926.
5. Clearly outline outbuilding water outages needed to perform work and the proposed timeframes for outages in the proposed construction schedule as required by EC-3 below. Also state how you will ensure that the main hospital will continue to maintain normal operating activities throughout the waterline replacement project.

EC-2 STRENGTH to TEAM:

Consideration will be given to the strength brought to the team by critical:

1. Employees
2. Suppliers
3. Subcontractors

The Selection Committee will also evaluate members of the construction team and the success the team has had in the past in working together to achieve project objectives. This will include any previous experience the team members have in working together. If you intend to use a teaming agreement with subcontractors, please include a copy of your teaming agreement with your proposal.

The construction team's proposal shall emphasize the team's expertise in:

1. Construction in a Medical Center/DVA facility while maintaining normal operations of the existing adjacent facility.
2. Waterline Replacement projects.
3. Its capacity to devote time to the project.

4. The degree to which the contractor has previous project experience with critical team members.

Identify all key members of the construction team in an organizational chart which demonstrates:

1. The specific responsibilities.
2. Specific Control of the project.

Include biographical data of all key project personnel to include the following:

1. Name of individual
2. Company employed by
3. Company position title
4. Years with the company
5. Work experience with projects that were of a similar nature.

EC-3 SCHEDULE:

The proposed schedule will be evaluated as to how well it meets the objectives of the project:

1. Explain how you would Maintaining Normal Operations of Building 1, Main Hospital
2. Explain your procedures of Planned outages for Outbuildings
3. Explain your procedures of Phased closures for affected parking areas and show vehicular traffic control measures taken within the facility.
4. Discuss your Schedule process required to obtain CDOT utility permit and the City of Grand Junction Water tap fees.
5. Discuss the process in scheduling work to be done in North Avenue
6. Lab Testing

Unless other objectives are stated, the shorter the construction duration that is evaluated to be feasible while maintaining safety and quality in conformance with the RFP is preferred and will receive a higher evaluation.

The construction team schedule will:

1. Describe the project schedule (Gantt or CPM type bar chart) identifying major work items including long lead items with start and stop dates that are realistic. The schedule will show the critical path activities highlighted in red. (i.e., outbuilding utility outages, vehicular traffic/parking lot closures, etc.)
2. Describe critical suppliers and subcontractors and if they have reviewed and agree to the schedule.
3. Schedule should reflect an understanding of how the abandonment of existing waterlines and the installation of new waterlines and associated components will affect ALL outbuilding occupants as well as the main hospital. The schedule should also indicate times when proposed construction will affect vehicular traffic, parking lot areas, pedestrian routes, and coordination with offsite entities.

4. The Government required finish date for this Project is One Hundred Fifty (**150**) days after NTP for base bid. This includes all construction, site work, all contracted modifications and final punch list and site cleanup and demobilization from the site.

EC-4 PAST PERFORMANCE:

1. Offeror shall demonstrate corporate experience with no less than two projects completed within the last five years similar in size and scope to this Project.
2. In describing project construction experience, provide the following information:
 - a. Project title, location and brief description including local government agency coordination and contracting method (design-build, design bid construction, CM at risk, RFP etc.), Project owner, contact name and telephone number and email addresses of owners' contract person;
 - b. Project prime contractor and major subcontractors and name and telephone number of contact person(s). Note each firm and managing persons also proposed for this solicitation
 - c. Project statistics including start and completion dates (original vs actual) for construction; cost (with brief explanation of what is included in the cost), linear footage, size of pipe, significant traffic control or phasing, and any awards received
 - d. Referenced projects should preferably have dealt with the situation where adjacent facilities were required to be protected and all services maintained to keep remaining building occupants in operation.
 - e. The contractor shall respond within 48 hours of attempted contact either by the Contracting Officer or VAMC Engineering staff. Failure to respond within the specified time may result in your technical score being lowered for this area of evaluation.

EC-5 PRICE:

All teams must include a firm fixed lump sum price for the Project work with sufficient breakdown to assure that the Team understands the types of work involved in the project. The proposal will be evaluated for cost/price realism. The price proposal **MUST** include a breakdown of the lump sum price by all current CSI Divisions **and** show discreet quantities and prices for all equipment including but not necessarily limited to meters and associated vaults, fire hydrants, back flow prevention devices, and valve box assemblies, etc. Quantities of labor hours and labor hour rates which are at least equal to or greater than those listed in the attached Davis Bacon Wage Determination for all trades and hourly rates are also required. Construction teams are encouraged to propose any value added items that they can deliver within the budget under a section titled "Value Engineering". Offerors are advised that if the technical proposals are essentially equal, award will be made on the basis of lowest cost. A proposal that is unrealistic in terms of technical level of effort or unrealistically low in cost and/or price will be considered to reflect a lack of technical competence or inability to comprehend the complexity and risk of contract requirements.

The Government Technical Evaluation Team will use the following adjectival rating system, rating each proposal's response to the above evaluation criteria using the following adjectival rating schemes for both past performance and non-past performance factors:

Past Performance Only (NEUTRAL RATING INCLUDED):

RATING	DEFINITION/STANDARD
Excellent	Based on the offeror's performance record, no doubt exists that the offeror will successfully perform the required effort. There is a very low performance risk.
Very Good	Based on the offeror's performance record, little doubt exists that the offeror will successfully perform the required effort. There is a low performance risk.
Satisfactory	Based on the offeror's performance record, some doubt exists that the offeror will successfully perform the required effort. Normal contractor emphasis should preclude any problems. There is a moderate performance risk.
Marginal	Based on the offeror's performance record, substantial doubt exists that the offeror will successfully perform the required effort. There is a high performance risk.
Unsatisfactory	Based on the offeror's performance record extreme doubt exists that the offeror will successfully perform the required effort. There is a very high performance risk.
Neutral	No performance record is identifiable.

Non-past-performance Factors (No NEUTRAL Rating):

RATING	DEFINITION/STANDARD
	Proposal demonstrates excellent understanding of requirements and approach

Excellent	that significantly exceeds performance or capability standards. Has exceptional strengths that will significantly benefit the Government.
Good	Proposal demonstrates good understanding of requirements and approach that exceeds performance or capability standards. Has one or more strengths that will benefit the Government.
Satisfactory	Proposal demonstrates acceptable understanding of requirements and approach that meets performance or capability standards. Acceptable solution. Few or no strengths.
Marginal	Proposal demonstrates shallow understanding of requirements and approach that only marginally meets performance or capability standards necessary for minimal but acceptable performance.
Unsatisfactory	Fails to meet performance or capability standards. Requirements can only be met by major changes to the proposal.