

Factor 3: Past Performance - Customer Satisfaction

Phase 2 Technical Evaluation Factors

Factor 1: Construction Management

Sub Factor 1A, Project Personnel Experience

Sub Factor 1B, Management Approach

Sub Factor 1C, Design Concept Narrative

Factor 2: Schedule

Factor 3: Price

E. EVALUATION METHODOLOGY

The three (3) most highly-qualified firms following Phase 1 evaluation will be selected to participate in Phase 2 of this Design-Build selection process. Each factor and sub factor, under both Phase 1 and Phase 2, are deemed equal in their importance.

PHASE 1; EVALUATION FACTORS:

Factor 1: Corporate Specialized Experience: The Offeror shall demonstrate the relevant experience of key project personnel through a biographical narrative. At a minimum, the offeror shall describe how the project manager of the design, and how the project manager of construction shall manage the schedule. Additionally, the Offeror shall provide at a minimum information on their proposed project manager, construction manager, and construction superintendent. To receive an Acceptable rating on this factor, the submitted resumes shall include all requested information below. The biographical narrative and resume must demonstrate at least five (5) years of relevant project experience. In addition, in order to receive an acceptable rating, the proposal must demonstrate the availability of the key personnel to handle the project responsibilities. Include;

- Project title, location and brief description including the building use (National Cemetery Columbarium, etc.) and contracting method (design build, design bid build, etc.) Design build teams that have worked together previously and teams that have worked on cemetery projects shall carry more weight than a team that has done other similar design projects
- Project owner and name and telephone number of owner's contact person.
- Project statistics including start and completion dates (original vs. actual) for design and construction; cost (with brief explanation of what is included in the cost).

Factor 2: Technical Approach – Design/Build Narrative: Proposals shall be evaluated based on written narrative which includes all the major elements of design-build process. Proposals shall be evaluated based on the overall description of the design-build process from Notice to Proceed to project completion which shall include all stages of design including submittal milestones on through to construction milestones and closeout of the project.

Factor 3: Past Performance (Customer Satisfaction) – The Evaluation Panel may reach out to the Points of Contacts (POC) supplied for projects submitted in response to this Phase 1 solicitation. The panel will review the Past Performance Questionnaires and may contact the POCs from the questionnaire for more details on their response or to ask additional questions should they arise. Past performance from Federal Government databases and from other sources can also be used to evaluate past performance. Past performance Questionnaires are required to be submitted under Phase 1.

PHASE 2: TECHNICAL EVALUATION FACTORS

Factor 1: Construction Management Proposals shall be evaluated based on design concept narrative, relevant and recent specialized experience of key personnel, management approach and schedule of design-build contracts and/ or contracts of comparable size, complexity and scope within the last three 3 years.

- Provide a design narrative that describes all the design elements included in this scope of work, include information about materials and finishes to be used for the structures, utility systems, and any special considerations as applicable.
- Construction Narrative
 - Provide a construction narrative that describes phasing of the work as applicable, mobilization, staging, site preparation, utility work, erection of structures, irrigation and landscaping.

Factor 2 Schedule: Provide project design and construction schedule. Contractor's understanding of schedule and project specific schedule parameters shall be evaluated.

- Project Progress Schedule - The progress schedule will be in a time scaled bar graph format. The horizontal axis will be scaled for time beginning with the Notice to Proceed and concluding with contract completion. The vertical axis will show the milestones and major portions of the contract work. All schedule items will show a start date and a completion date. The detailed schedule will indicate specific tasks with dates for each step of the process including:
 - Design Period: Include pre-design site survey work, each design and construction document review submittal milestone, and indicate Government review periods.
 - Construction Period: Include permitting as applicable, mobilization, site prep, staging, long lead items, start and completion of construction scope items.
 - Narrative of Schedule Parameters: Provide written commitment as to the time frame for project completion. Specify how much allowance has been made for anticipated weather delays and potential delays due to cemetery operations and events.

All offerors should be aware that this cemetery is in full operation. Therefore, all cemetery interments will take precedence to any nearby construction. Coordination will become necessary for the awardee to coordinate schedules should it become necessary.

Factor 3 Price: Price is not rated but evaluated based on the Offeror's total proposed price being complete, and reasonable given the proposed technical approach.

The Offeror shall be evaluated based on how much allowance has been made for bad weather in the schedule, the days of the week and the hours of construction operations during each phase of the work, and the percentage of contract completion that will be achieved at the end of each month of the contract.

The Offeror shall be evaluated on the maximum anticipated completion of this project (including design and construction of the entire project) as indicated in the solicitation.

Factor 3 Price: Price is not rated but evaluated based on the Offeror's total proposed price being complete, and reasonable given the proposed technical approach.

Each proposal will receive an overall assessment of technical merit using the same ratings as Phase 1.