1. CONTRACT INFORMATION

The U.S. Army Corps of Engineers (USACE), Southwestern Middle East District (SWM), intends to award a single unrestricted Architect-Engineer (A-E) Indefinite Delivery Contract (IDC) which will be awarded as a Single Award Task Order Contract (SATOC). This procurement is conducted under 40 USC Chapter 11 (Selection of Architects and Engineers Statute, formerly Public Law 92-582 Brooks Architect-Engineer Act), as implemented by Revolutionary Federal Acquisition Regulation Overhaul (RFO) Part 36 and RFO Defense FAR Supplement (RFO DFARS) Part 36. The A-E firm selected will provide A-E services including site studies and investigations, planning, design, and construction phase support services and will be selected based on demonstrated competence and qualifications for these types of A-E services. This announcement constitutes the only solicitation that will be issued for this requirement; no further written solicitations will be issued.

The SATOC will have a five-year base ordering period and a single two-year option period with a capacity of $100,000,000. Individual task orders will be issued on a negotiated firm-fixed-price (FFP) basis. Award of the contract is anticipated in April 2028 and in conjunction with an Integrated Design and Construction (IDaC) contract to be solicited and awarded after planning activities are complete.

The minimum guarantee is $5,000 for the base period. There will not be any separate minimum guarantee paid for the option period. The North American Industrial Classification System (NAICS) code for this requirement is 541330 Engineering Services with a small business size standard of $25,000,000.

To be eligible for award:

1. The offeror must be registered in the System for Award Management (SAM) at https://www.sam.gov and the Procurement Integrated Procurement Integrated Enterprise Environment (PIEE) at https://piee.eb.mil at the time of proposal submission, at the time of contract award, and throughout contract performance.

2. The Prime or Joint Venture (JV) firm must possess a valid current SECRET Facility Clearance (FCL) at the time of SF330 submission and remain current through contract award and performance. Offerors must provide their Commercial and Government Entity (CAGE) code in the SF330 to allow for verification of the FCL in the National Industrial Security System (NISS). Failure to possess the required FCL at the time of submission will result in the firm being determined non-responsible and ineligible for further consideration.

3. Compliance with Department of Defense (DoD) Cybersecurity Maturity Model Certification (CMMC) Level 2 (self-assessment).

2. PROJECT INFORMATION

The United States Air Force (USAF) has an operational requirement for the development of a new Space Campus at Al Udeid Air Base (AUAB), Qatar. To support this initiative, this SATOC will encompass comprehensive planning, design, and construction phase services. The required infrastructure consists of highly secure facilities mandated to meet Intelligence Community Directive (ICD) 705 compliance standards. The project is anticipated to include the following facilities:

1. Secure Administrative Headquarters building (CATCODE 610286).

2. Coalition Operations Center (CATCODE 131200 w/ 140422)

3. Supporting facilities including, but not limited to, secure warehouse facility (CATCODE 442421), conference center (CATCODE 740874), general purpose storage, access control and guard house complex, antennae yard and shelter buildings, multiple unit buildings, secure perimeter fencing, Intrusion Detection System (IDS) and Closed Circuit Television surveillance of the perimeter and compound, parking, sunshades, roads, and other site work.

4. Site and building utility services to include, but not limited to, services for potable water, non-potable water/fire water, fire suppression systems, electrical distribution, surface water management, sanitary sewer, lift stations, pump systems, secure and unclassified communication network, substations, generators, fueling operations, and chilled water.

5. Site work including, but not limited to, any applicable demolition, site preparation and grading, vehicle circulation network (paved and gravel), military and personal vehicle parking (paved and gravel), sunshades, concrete pads, pedestrian circulation, coordinated shelter for base circulation services, curb, gutter, sidewalks, ancillary hardscapes and xeriscaping.

The specific work to be performed will be addressed within each task order’s Statement of Work (SOW).

Firms must be capable of progressing the program’s current information through detailed planning and design using the collaborative IDaC project delivery method as part of an integrated project delivery team. IDaC is a USACE alternative to the Early Contractor Involvement (ECI) delivery method that requires extensive collaboration and formal partnering between the Owner, Designer of Record (DOR), and Construction Manager / General Contractor. The level of partnering anticipated will be Level 3 or Mega as defined in EP 31-1-1 Partnering Playbook. The A-E collaboration requirements are extensive and include, but are not limited to: continuous open team communication, partnering, willingness for the A-E to incorporate alternative designs and materials and include changes to schedule, access to shared models, phasing plans, specifications, means and methods of construction throughout the collaborative design progression period that takes place during the construction contractor's preconstruction phase

services, and cost estimating development. Firms must be able to collaborate in an "open book" environment with the USACE-selected construction contractor, and actively incorporate the IDaC construction contractor's review, recommendations, and suggested alternative comments into the design documents. A "Summary of the Integrated Design and Construction (IDaC) Delivery Method" is attached to this announcement.

3. SELECTION CRITERIA

Interested firms are invited to submit: (1) a Standard Form (SF) 330, Architect-Engineer Qualifications, Parts I and II, and (2) any requested supplemental data. Following an evaluation of the qualifications and performance data submitted, negotiations will be held with the most highly qualified firm based on the demonstrated competence and qualifications necessary for satisfactory performance per the specific selection criteria listed in this announcement.

Firms are required to show recent and relevant experience and qualifications. **Experience and qualifications that are not both recent and relevant will not be considered for evaluation by the Government under any selection criteria.**

RECENT means a design completed within the last ten years of the Synopsis/Solicitation issuance date OR is at least 95% complete as of the Synopsis/Solicitation issuance date. **Projects that are not recent will not be further considered or evaluated.**

RELEVANT means design services that result in $5,000,000 or more in A-E services for facilities or infrastructure outside the US and its outlying areas (see RFO 2.101) and includes at least one of the Experience Categories below. Projects involving more Experience Categories will be considered more relevant than projects with fewer Experience Categories.

A01 Acoustics, Noise Abatement
A09 Anti-Terrorism/Force Protection
A11 Auditoriums & Theaters
C08 Codes; Standards; Ordinances
C15 Construction Management
C17 Corrosion Control; Cathodic Protection; Electrolysis
C18 Cost Estimating; Cost Engineering and Analysis; Parametric Costing; Forecasting
E03 Electrical Studies and Design
E05 Elevators; Escalators; People-Movers
F01 Fallout Shelters; Blast-Resistant Design
F03 Fire Protection
G01 Garages; Vehicle Maintenance Facilities; Parking Decks
H04 Heating; Ventilating; Air Conditioning
I05 Interior Design; Space Planning
L03 Landscape Architecture

L05 Lighting (Interior; Display; Theater, Etc.)
L06 Lighting (Exteriors; Streets; Memorials; Athletic Fields, Etc.)
M05 Military Design Standards
M06 Mining & Mineralogy
O01 Office Buildings; Industrial Parks
P06 Planning (Site, Installation, and Project)
P07 Plumbing & Piping Design
P12 Power Generation, Transmission, Distribution
R02 Radio Frequency Systems & Shielding
R10 Risk Analysis
S01 Safety Engineering; Accident Studies; OSHA Studies
S02 Security Systems; Intruder & Smoke Detection
S03 Seismic Designs & Studies
S04 Sewage Collection, Treatment and Disposal
S05 Soils & Geologic Studies; Foundations
S09 Structural Design; Special Structures
S11 Sustainable Design
S13 Storm Water Handling & Facilities
T04 Topographic Surveying and Mapping
T06 Tunnels & Subways
V01 Value Analysis; Life-Cycle Costing
W01 Warehouses & Depots
W02 Water Resources; Hydrology; Ground Water

The selection criteria for this Synopsis/Solicitation are listed below in descending order of importance. Criteria (a) through (e) are primary. Criteria (f) is secondary and will only be used as a 'tiebreaker' among firms that are considered essentially technically equal.

a. **Professional Qualifications** of the key management and technical personnel (individuals who will have major contract responsibilities and/or provide unusual or unique expertise). The evaluation will consider the education, training, registration, certifications, length of service, and relevant qualifications and experience (such as ICD-705 standards, ATFP, hardened structures, IDaC/ECI/Integrated Project Design (IPD), etc.) of the offerors' key personnel in the following disciplines:

6 Architect
8 CADD / BIM Manager
12 Civil Engineer
13 Communications Engineer
16 Construction Coordinator
21 Electrical Engineer
25 Fire Protection Engineer
27 Foundation/Geotechnical Engineer
34 Groundwater Hydrologist
42 Mechanical Engineer
43 Mining Engineer

48 Project Manager
53 Scheduler
57 Structural Engineer

A current professional registration in any of the 50 States of the United States of America, or equivalent recognized international body, such as Fédération Européenne d'Associations Nationales d'Ingénieurs (FEANI) or members of the International Professional Engineers Agreement (IPEA), as well as a minimum of 10 years of experience are required for all key personnel engineers and architects with a minimum of 5 years of experience post licensure. All other key personnel must have a minimum of 10 years of experience.

In addition to the disciplines listed above, the SF330 Part II General Qualifications should indicate capabilities for the following disciplines:

1 Acoustical Engineer
17 Corrosion Engineer
18 Cost Engineer/Estimator
37 Interior Designer
50 Risk Assessor
51 Safety/Occupational Health Engineer
54 Security Specialist
56 Specifications Writer
61 Value Engineer

b. **Specialized Experience and Technical Competence** in:

- Planning, requirement definition/development, and design of ICD-705 compliant facilities,
- Integrated Design and Construction (IDaC), Integrated Project Delivery (IPD), or Early Contractor Involvement (ECI)
- Hardened infrastructure and heavily reinforced structures (e.g. CATCODE 141446),
- Design and construction methods for underground structures,
- Demonstrate expertise in the design of deep subterranean waterproof envelopes and structural mitigation of highly corrosive, saline groundwater (e.g., Sabkha conditions),
- Experience specifying heavy-duty continuous dewatering systems, cut-off walls (such as secant pile or diaphragm walls), and specialized concrete mix designs (e.g., Sulfate-Resisting Cement) for underground facilities, and
- The Experience Categories listed above

The evaluation will consider the breadth, depth, complexity of project experience, and extent to which Key Personnel proposed in Section E and Team Members proposed in Section C participated in the example projects submitted in Section F. At

least two projects submitted in Section F should have led to a construction project which is no less than 50% complete as of the solicitation date.

c. **Past Performance** on Government and private industry contracts with respect to management, quality, and schedule will be considered. The Contractor Performance Assessment Reports System (CPARS), which maintains evaluations for the past six years, is the primary source of information on past performance. Offerors may use the Past Performance Questionnaire (PPQ) template provided with this announcement for use in documenting past performance of non-Government contracts.

   The Government's Right to Obtain and Use Past Performance Information
   The Government reserves the right to contact and interview references and clients submitted by an offeror, and to use any other means available to verify past performance information. The Government reserves the right to obtain and use in its evaluation any negative past performance information, including information for projects not submitted by the offeror. The Government may obtain past performance information from any other sources, including but not limited to, CPARS using all CAGE/ Unique Entity Identifiers (UEI) of team members (partnership, joint venture, teaming arrangement, or parent company/subsidiary/affiliate) identified in an offeror's SF330; inquiries of owner representative(s); SAM Responsibility/Qualification; Subcontractor Reporting in SAM; interviews with Government personnel; and any other known sources not provided by the offeror.

d. **Capacity** to accomplish the work in the required time. The evaluation will consider available capacity of the key disciplines listed under Professional Qualifications from the Prime/JV firm and its team consultants when evaluating the capacity of a firm to perform the work. Only information presented in Part II of the SF330 will be the basis for evaluation for this criterion. Firms are reminded to use the discipline specific Function Codes as defined in the SF330 Instructions, page 5.

e. **Knowledge of Locality**. Offerors should demonstrate the ability to prepare designs and perform related engineering services that account for the local conditions in Qatar, including:
   - Design approval processes required by the Qatar Ministry of Municipality (MME), Qatar Civil Defense Department (QCDD), and Kahramaa
   - Requirements for local engineering sponsorship, Grade 'A' licensing requirements, ability to conduct business in Qatar, and the integration of these processes with USACE/DoD approvals.
   - Any other certifications and registrations required to have designs approved in Qatar
   - Deconflicting and integrating U.S. military design criteria (e.g., UFCs, ICD-705) with the Qatar Construction Specifications (QCS) and other local codes, laws, engineering criteria, and regulations.
   - Physical environment, such as geology and climate.

- Demonstrate design solutions for mitigating the geotechnical hazards and strategies for foundation design in karstic terrain.
- Local construction materials market, regional supply chain limitations, and labor constraints in Qatar.
- General requirements to conduct business in Qatar
- Designs utilizing locally available, standard materials to ensure constructability and cost effectiveness.

The evaluation will consider the extent to which the firm demonstrates its understanding, knowledge, and capability to successfully apply and complete the above requirements through their Section E Key Personnel, Section F Example Projects, and Section H Knowledge of Locality narrative.

f. Volume of Department of Defense (DoD) contract awards. The Government will evaluate the total volume of DoD work awarded (i.e. obligated) to the offeror within the 12-month period immediately preceding the Synopsis/Solicitation issuance date. To promote the equitable distribution of work, preference will be given to the firm with the lesser amount of awarded DoD work. Offerors are not required to submit independent documentation for this criterion. The Government will independently query SAM utilizing the UEI provided for the Prime and any JV partners listed in SF330, Part I, Section C. If a tie is not broken based on evaluating the Prime and JV partners, subconsultants in SF330, Part I, Section C will be considered.

4. SUBMITTAL REQUIREMENTS

a. Content and Format

General: SF330s must be submitted electronically and be in Adobe Portable Document Format (.pdf) unless otherwise directed. All documents must be numbered and searchable with bookmarks for each section of SF330 Part I and for SF330 Part II. Minimum font size is 10-point Arial on letter size pages (8.5 x 11 inches) or A4 (210 x 297 mm). A tabloid or ledger size page (11 x 17 inches) or A3 (297 x 420 mm) may be used, but each 11 x 17 inch or A3 page will count as two (2) pages toward any page limitations, unless otherwise specified. No other page sizes may be used. Any content beyond the page or other limits specified below will not be considered or evaluated.

SF330, Part I, Section C: Submit current and accurate information for the prime offeror, any joint venture partners, each branch office that will have a key role, and each sub-consultant for the proposed contract. Identify in Block 11, the CAGE and UEI of each firm listed.

SF330, Part I, Section D: Submit an organizational chart as required by SF330, Part I, Section D. The organizational chart is limited to two 11x17-inch or A3 pages.

SF330, Part I, Section E: Individual résumés are limited to two pages. The individuals identified by the project roles on the SF330 may **NOT** have multiple duties or be "dual-hatted." Provide individual résumés in SF330 Section E for each of the disciplines listed under Selection Criteria above. Individuals included in SF330, Part I, Section E must possess the certifications and registrations commensurate with their profession and have performed in their respective role (e.g. architect, civil engineer, fire protection engineer, etc.) on projects falling under the Experience Categories identified in under Selection Criteria above. Individuals included in SF330, Part I, Section E in roles requiring professional registration must provide the professional registration number and date first attained as part of the individual résumé.

SF330, Part I, Section F: Individual projects are limited to two pages. A maximum of ten projects may be submitted. Design Complete means the designs for the preparation of Construction Contract Documents (Plans & Specifications) shall be 100% complete, accepted as Ready to Advertise by the procuring Agency. A chart indicating the experience categories covered by each example project submitted in Section F must also be submitted. An Indefinite Delivery Contract (IDC) may not be submitted as a standalone project. Do **NOT** furnish portfolios, prints, magazines, newspaper clippings, or CDs of completed projects.

SF330, Part I, Section H: Do NOT repeat information from Sections A-G in Section H. The Knowledge of Locality narrative is limited to 10 pages. All large businesses must submit a Small Business and Small Disadvantaged Business Subcontracting Plan in accordance with Public Law 95-507 as part of the response to this Synopsis/Solicitation. The Subcontracting Plan is limited to 10 pages. Additionally, estimate the proposed extent of participation of Small Business, Small Disadvantaged Business, Woman-Owned Small Business, HUBZone Small Business, Service-Disabled Veteran-Owned Small Business and Veteran Owned Small Business team members in the contract team using a chart showing each firm that is a team member, their small business category, and their proposed level of participation measured as a percentage of the overall estimated effort (i.e. a chart with 3 columns, respectively entitled 'Firm Name', 'Small Business Category', and '% Participation'). At least 50% of the cost of the contract performance incurred for personnel shall be expended for employees of the prime offeror. The 50% self-performing requirement will be based on the contract as a whole. The A-E must also demonstrate a commitment to utilizing small businesses. Pursuant to FAR 52.219-9 (Small Business Subcontracting Plan), the Government’s recommended subcontracting objective for this acquisition is 5% of the total planned subcontracted value to be awarded to small business concerns. Submit information for Past Performance on projects provided in Section F.

b. Submission Instructions

SF330s **MUST** be submitted electronically using the PIEE Solicitation Module. SF330s submitted by mail or hand carry, or email will not be evaluated. SF330s sent

through proprietary or third-party File Transfer Protocol (FTP) sites or DoD SAFE will not be retrieved. It is the responsibility of the Offeror to confirm receipt of SF330s. All SF330s received after the exact time specified for receipt shall be treated as late submissions and will not be considered except under facts and circumstances allowed by RFO 15.107(b).

Registration with PIEE is required to submit an offer. PIEE registration is a multi-step process requiring self-validation of roles, please allow for sufficient system processing time. Offerors must establish an account in PIEE and complete vendor activation requirements specified in the Vendors Getting Started section of the Help/Training page.

Vendor Registration information is available at:
https://pieetraining.eb.mil/wbt/xhtml/wbt/portal/overview/vendorRegister.xhtml

An Overview of the Proposal Manager function and instructions on submitting a proposal are available at:
https://pieetraining.eb.mil/wbt/xhtml/wbt/sol/solicitation/proposals.xhtml

Additional training regarding the Solicitation application in PIEE and the different roles available is available at:
https://pieetraining.eb.mil/wbt/xhtml/wbt/sol/index.xhtml

Offerors **MUST** have a Proposal Manager role to submit a SF330 in PIEE. Offerors must follow the PIEE instructions for uploading files. PIEE supports up to 1.9 GB per file, an unlimited number of uploaded files, and supports multiple (but not all) file formats. If necessary, Offerors must separate files into smaller sections to upload them to the system. When required to separate the files into smaller sections, please divide the sections into logical portions and clearly name the files with the following naming convention:

W912ERYYRXXXX_FIRMNAME_VOL I

W912ERYYRXXXX_FIRMNAME_VOL II

Offerors are encouraged to submit offer files early to mitigate potential issues that include (but are not limited to) accessing PIEE, correcting data entry errors, encountering system issues, or technical difficulties. Offerors shall immediately notify the Contracting Officer if PIEE is inaccessible before the submission deadline. Contractor notification shall be in writing and include verbal notification, but verbal notification alone is **NOT** sufficient.

c. Bidder Inquiries

All inquiries regarding this Synopsis/Solicitation must be submitted via Bidder Inquiry through ProjNet at https://www.projnet.org/projnet/. Telephone and email inquiries will not be accepted. **DO NOT** submit SF330s via ProjNet. To submit and review

bidder inquiry items, bidders will need to be a current registered user or self-register in the system. Offerors shall only submit one question per inquiry. All inquiries containing multiple questions will be rejected. Offerors are requested to review all documents in their entirety and to review the Bidder Inquiry System for answers prior to submission of a new inquiry. Offerors will receive a system generated acknowledgement of their question(s) via email, followed by an answer after it has been processed by our technical team. Offerors may view all bidder inquiries through ProjNet. Inquiries must be submitted **no later than 15 calendar days <u>prior</u>** to the SF330 due date. The inquiry system in ProjNet will be closed at that time and will not accept further inquiry postings. To submit and review bid inquiries, prospective offerors will need to use the Bidder Inquiry Key presented below and follow the instructions listed below the key for access. **The Bidder Inquiry Key is: TBD**

Specific Instructions for ProjNet Bid Inquiry Access:

1. From the ProjNet home page linked above, click on Quick Add on the upper right side of the screen.
2. Identify the Agency as USACE.
3. Key. Enter the **Bidder Inquiry Key** listed above.
4. Email. Enter the email address you would like to use for communication.
5. Click Continue. A page will then open saying that a user account was not found and will ask you to create one using the provided form.
6. Enter your First Name, Last Name, Company, City, State, Phone, Email, Secret Question, Secret Answer, and Time Zone. Make sure to remember your Secret Question and Answer as they will be used from this point on to access the ProjNet system.
7. Select Add User. Once this is completed you are now registered within ProjNet and are currently logged into the system.

Specific Instructions for Future ProjNet Bid Inquiry Access:

1. For future access to ProjNet, you will not be emailed any type of password. You will utilize your Secret Question and Secret Answer to log in.
2. From the ProjNet home page listed above, click on Quick Add on the upper right side of the screen.
3. Identify the Agency. This should be marked as USACE.
4. Key. Enter the Bidder Inquiry Key listed above.
5. Email. Enter the email address used to register previously in ProjNet.
6. Select Continue. A page will open asking you to enter the answer to your Secret Question.
7. Enter your Secret Answer and click Login. Once this is completed you are now logged into the system. From this page you may view all bidder inquires or add an inquiry.

Government responses to inquiries and questions that are submitted to ProjNet in accordance with the procedures above are not binding on the Government unless an

amendment is issued and posted on SAM. In case of any conflicts, the posted Synopsis/Solicitation governs. Government responses will be limited to: (a) Notice that an amendment will be issued; (b) Reference to an existing requirement contained in the Synopsis/Solicitation; or (c) Notice that a response is not necessary. For specific step-by-step instructions for POSTING YOUR INQUIRIES, see the Reference link on the Contract Viewer. For questions about the ProjNet, please contact the Call Center help desk at 1-800-428-HELP, which operates from 8AM to 5PM (Central US time zone). ProjNet questions can also be emailed to the helpdesk at staff@rcesupport.com.