APPLICATION EVALUATION PROCEDURES
TRI-BASE AREA CONSTRUCTION BASIC ORDERING AGREEMENT
9 April 2026

1. BASIS FOR AWARD

1.1. Award Selection Methodology. This is not a typical source selection to result in award of a contract. The United States Air Force (USAF) is seeking qualified contractors to establish Basic Ordering Agreements (BOAs) for future construction works at Royal Air Force (RAF) Tri-Base Area. RAF Feltwell, RAF Lakenheath, and RAF Mildenhall, United Kingdom. Contractors will be placed in "Pools" from which future projects will be ordered by competitive proposals from members of the Pool. The application process will be used to select the Pool that the contractor is qualified for.

1.2. GENERAL

1.2.1. **Number of Agreements to be Awarded**. The Government intends to establish a pool of BOAs for a variety of construction in the Tri-Base area. There is no pre-established limit to the number of agreements that can be awarded. The goal is to establish and maintain a robust vendor base capable of various construction projects from horizontal (paving, utility work), complex renovations, to design build reconfiguration of existing facilities.

1.2.2. **Number of Offers.** The Government will only evaluate one application from each offeror.

1.2.3. **No Guarantee, no Minimum.** This application and selection process will result in Basic Ordering Agreements. There is no guarantee of future work and no guarantee of a minimum amount of work. When construction services are needed, requests for proposals will be provided to BOA holders who will need to submit offers to be considered for award of task orders to perform the construction.

2. EVALUATION PROCESS. The evaluation process is used to determine the appropriate pool the contractor is qualified for, if any. The evaluation process to be used is as follows. Failure to pass Steps 1 and 2 will result in no Basic Ordering Agreement being offered. Successful completion of Step 1 and 2 will result in contractor being offered a BOA. Steps 3 and higher will determine which pool the contractor will be assigned to.

Step 1 – Perform compliance review of proposals to assess compliance with terms and conditions of the solicitation, active System for Award Management (SAM) registration, submission of all required documents, and completed representation and certifications (online through SAM).

Step 2 – Evaluate to see if contractor is licensed to perform construction in the UK under the Construction Industry Scheme (CIS).

Step 3 – Evaluate Past Performance. Contractor must have completed at minimum 3 separate construction contracts valued at over £250,000 each on an RAF base in the UK for either

United States(US) Forces or Defense Infrastructure Organization (DIO) in the last 2 years. Performance can be either as principle contractor or as sub-contractor at any tier.

Step 4 – Evaluate qualifications of licensed UK Architecture/Engineering firm teaming partner.

3. PROPOSAL EVALUATION

3.1. Evaluation Factors. The following evaluation factors, each of equal importance, will be used to evaluate each proposal.

Active registration in System for Award Management at SAM.gov.
Licensed to perform construction in the UK under the Construction Industry Scheme (CIS).
Past Performance
Architect/Engineer Qualifications

3.2. Initial Compliance Review. Initially, the Government will evaluate all proposals for compliance with all aspects of the application process. This will assess submission of all required documents, acknowledgement of any amendments, and agreement to all terms and conditions (or valid exceptions). Any non-compliance items will be addressed to the applicant who will be given an opportunity to correct the non-compliance. Applicants who pass the compliance review will advance to the Active Sam Registration factor.

3.3. Active SAM Registration Factor. Applicants must have active registration in SAM.gov on the day the application is received by the Government and has completed all required representations and certifications. If the offeror has an active registration in SAM.gov, they will be evaluated as PASS for the Active SAM Registration evaluation factor. All proposals who pass the Active SAM Registration factor.

3.3. Licensed under UK Construction Industry Scheme (CIS) Factor
The Government will evaluate the documents provided to ensure the offeror is registered in the UK Construction Industry Scheme. This will be validated at the UK.gov website. If the offeror is listed in the CIS database, they will be evaluated as PASS for the licensed under UK Construction Industry Scheme (CIS) evaluation factor.

3.4. PAST PERFORMANCE

3.4.1. The Government will review the contractor's past performance to ensure they are familiar working within the constraints of a RAF base. There are unique requirements with base access, security, and working around, near or on active airfields that are not present with normal commercial construction. Because of these unique requirements, we will evaluate past performance to ensure companies have experience working in these conditions. The Government will review the contractor's past performance for successfully performing 3 separate contracts on an RAF base for either US Forces or DIO within the last 2 years from the date of submission of their proposal.

3.4.2. Measure of Merit. If the offeror provides evidence of satisfactory completion of 3 construction projects valued over £250,000 on an RAF base for either US Forces or DIO, they will be evaluated as **PASS** for the Past Performance evaluation factor. A contractor that is not evaluated as PASS, will qualify for the Minor Construction pool. Those who receive a PASS rating, will advance to the next step.

3.5. ARCHITECT/ENGINEER QUALIFICATIONS

3.5.1. The Government will evaluate the qualifications of the Architect/Engineering firm the principle contractor has teamed with for completing design build construction projects under the Basic Ordering Agreement. The firm must be permitted by law to practice the professions of architecture or engineering and have licensed and experienced engineers and architects. The engineers shall demonstrate knowledge of the location (the Tri-Base area) and the professional capabilities for each of the following disciplines: Architectural, Electrical, Mechanical, and Civil Engineering are the minimum mandatory disciplines. Additional experience in Environmental, Fire Protection, and Force Protection disciplines is highly desired but not mandatory. The mandatory disciplines are thought to be used frequently. The desired disciplines could be expected to be used occasionally, but not regularly, therefore, the lack of a desired discipline will not render an otherwise acceptable offer as unacceptable.

3.5.2. Measure of Merit. The US Air Force will consider the information provided to determine if the contractor has the sufficient licensed engineers to complete designs under the BOA. As a minimum, the information must show that the has qualified engineers/architects for the following mandatory disciplines: Architect, Mechanical Engineer, Electrical Engineer and Civil Engineer. Additional desired disciplines are Environmental Engineer, Force Protection Engineer, and Fire Protection Engineer. Lack of desired discipline will not make an otherwise acceptable offer, unacceptable but it could impact projects orders if those disciplines are required for the particular project.

The Government will assess the qualifications of the Architect/Engineering firm partnering with the principal contractor for the execution of design-build construction projects under the Basic Ordering Agreement. The firm must be legally authorized to practice architecture or engineering, and should possess licensed and experienced engineers and architects. Engineers are required to demonstrate expertise in the Tri-Base area, covering the following disciplines as a minimum: Architectural, Electrical, Mechanical, and Civil Engineering. If the proposal shows the engineering firm has architects/engineers with experience in Architect, Mechanical Engineering, Electrical Engineering and Civil Engineering, they will receive a rating of PASS for Architect/Engineering Qualifications. If the offeror is evaluated as missing one or more of the required disciplines, they will receive a FAIL rating for Architect/Engineering Qualifications.

4. POOL ASSIGNMENT

4.1. The evaluation process is used to first determine eligible contractors and next to determine the appropriate Pool for them to be placed into for ordering future work. Contractors that successfully pass steps 1 and 2 from above, will be offered a Basic Ordering Agreement. The Pool will be determined based on the capabilities and experience as evaluated with Steps 3 and 4.

4.2. Pools. Initially there will be 2 Pools. The US Air Force may add pools based on requirements and available contractors. We anticipate the requirements will exist for paving, both concrete and tarmac (asphalt), and roofing, and painting.

4.3. Offers receiving a Pass rating in Step 1 and Step 2 will be offered a BOA in the Minor Construction Pool.

4.4. Offers receiving a Pass rating in Step 1, Step 2, Step 3 and Step 4 will be offered a BOA in the Design Build Pool.

4.5. Contractors interested in Paving, Roofing or Painting Pools must receive a Pass rating Steps 1 and Step 2. They will be placed in the appropriate pool based on the specialty.