Bridging Design Build Contract for the Department of Health and Human Services Consolidation into Mary E. Switzer Building Lower Level and Conference Center

The Solicitation, Phase 1 – Request for Qualifications

552.219-71 Notice to Offerors of Subcontracting Plan Requirements (MAR 2012)

The General Services Administration (GSA) is committed to assuring that maximum practicable opportunity is provided to small, HUBZone small, small disadvantaged, women-owned, veteran-owned, and service-disabled veteran owned small business concerns to participate in the performance of this contract consistent with its efficient performance. GSA expects any subcontracting plan submitted pursuant to FAR 52.219-9, Small Business Subcontracting Plan, to reflect this commitment. Consequently, an offeror, other than a small business concern, before being awarded a contract exceeding $700,000 ($1,500,000 for construction), must demonstrate that its subcontracting plan represents a creative and innovative program for involving small, HUBZone small, small disadvantaged, women-owned, veteran-owned, and service-disabled veteran owned small business concerns as subcontractors in the performance of this contract.

Notice of Commercial Package Carriers

Because of increased security standards, commercial package carriers may experience delays in making deliveries to the address designated for receipt of offers. United States Mail delivered to Government offices in the Washington, DC area is subject to irradiation, significantly delaying deliveries and potentially damaging or defacing mail contents. Offerors should take these facts into consideration when determining how and when to transmit offers to the office designated for receipt.

Table of Contents

I. General Information
- A. The Project
- B. The Solicitation and Contract

C. List of Phase 1 Solicitation Documents
D. Authorized Representatives
E. Pre-Proposal Conference
F. Estimated Price Range/Budget Amount
G. Questions Regarding Phase 1
H. Receipt of Qualifications

II. Proposals
A. Proposal Contents
B. Proposal Format
C. Technical Proposal
D. Other Information to Submit with Proposal
E. Requirements for Joint Venture Offerors

III. General Provisions
A. Availability of Funds
B. Request for Clarification
C. Notice to Small Business Firms
D. Information Concerning the Disclosure of Solicitation Results
E. Affirmative Procurement Program
F. Notice Concerning Preparation of Proposals
G. Bond Requirements (Phase 2 Requirement)
H. Contractor Performance Information
I. Safeguarding Documents Designated as Sensitive But Unclassified
J. Additional Security Requirements

IV. FAR/GSAR Solicitation Provisions
To be issued in Phase 2

V. Additional Solicitation Provisions and Instructions
A. Additional Provisions

VI. Method of Award
A. Evaluation of Phase 1 Proposals
B. Evaluation of Phase 2 Proposals
C. Determination of Responsibility
D. Price Reasonableness / Price Realism
E. Unbalanced Prices
F. Total Evaluated Price
G. Non-Price Factors
H. Evaluation of Joint Venture Offerors

I. General Information

I.A. The Project

The Department of Health and Human Services ("HHS") has requested the General Services Administration's ("GSA") assistance in the consolidation of the Office of Human Resources (OHR) from multiple leased locations into the Lower Level of the Mary E. Switzer Building (the "Switzer Building"). In addition, HHS has requested the conversion of office space located on the first floor of the Switzer Building into a conference center that can accommodate 200+ people. These requests have been combined into a single project.

The Switzer Building is located at 330 C Street, SW, Washington, DC. The building comprises eight stories, which is inclusive of a full basement, and a total of 594,152 gross square feet. Approximately 44,000 USF will be affected by this project. The Switzer Building is listed on the National Register of Historic Places and has achieved a Gold LEED New Construction rating as the result of a recently-completed modernization project. More recently, the building occupancy was increased to approximately 1,800 employees after a follow-on consolidation project.

The two-phase modernization project began in 2005 included: 1) the replacement and upgrading of all building systems and interiors, 2) the replacement of the building's original windows with all new windows, 3) the restoration of two of five historic skylights, 4) the conversion of the penthouse into two floors of useable space with two sky-lit atriums, 5) the transformation of the building into a High Performance Green Building, and 6) the repurposing of the building site. The site work involved the transformation of a large surface parking lot into a landscaped plaza and the installation of a vehicle barrier system around the entire perimeter of the property.

The consolidation project began in 2013 and focused on reconfiguring spaces located on floors Lower Level (partial), 1st, 2nd (partial), 3rd, 4th, 5th, 6th, and 7th. The scope of the consolidation project included: 1) architectural, mechanical, and electrical reconfiguration of interior spaces that were originally constructed to meet the needs of another tenant, 2) installation of IT and AV technology for conference rooms, private offices, huddle rooms, and other collaboration spaces, 3) installation of new furniture, fixtures, and equipment to support open office areas, private offices, and meeting spaces, 4) build-out of a new security command center on the Lower Level and installation of ancillary security devices inside and around the building, and 5) build-out of two lobbies to accommodate an increased population of employees.

Now that the 2005 modernization project and the 2013 HHS consolidation projects are complete, the building is occupied and functional. Floors 2-7 are fully occupied and the Lower Level and first floor are partially occupied. The building will remain occupied during this project, including continuous occupation of the Lower Level and first floor.

Work required to construct the first floor conference center and to consolidate OHR into the Lower Level includes, but is not limited to:

A. <u>Conference Center</u>:

   i. Selective demolition of historic elements, partitions, doors and hardware, ceilings, flooring, and building systems;
   ii. Sustainment of utilities, building services, and building systems affecting and

serving adjacent occupied spaces;

iii. Construction of temporary protection needed to allow the unrestricted safe use of the occupied portions of the building, including protection from noise, fumes, odors, dust, and other irritants;

iv. Removal of two existing structural columns within the space and all necessary modifications to the building related to the column removal, including the installation of new columns, beams, and footings within the occupied building;

v. Modification of the roof structure and complete replacement of the roof over the conference center and adjacent spaces as required to meet blast resistance standards;

vi. Construction of interior partitions; doors, frames, and hardware; and finishes (carpet, resilient flooring, paint, ceiling grid and tiles, special finishes, millwork, other specialties, operable partitions, etc.);

vii. Construction of a custom security guard desk, barrier turnstiles, and other security-related features in the historic east lobby;

viii. Construction of ADA/ABBAS-compliant restrooms;

ix. Alterations to building infrastructure and systems (electrical, IT, security, mechanical, fire protection and life safety, etc. as needed to convert the space from office use to assembly);

x. Construction of new HVAC, plumbing, electrical power, lighting, and controls;

xi. Provision of a complete and fully integrated audio-visual system;

xii. Provision of a complete telecommunications / IT cable infrastructure (raceway, cabling, jacks, racks, patch panels, patch cables, wire management, termination, labelling, testing and certification, etc.);

xiii. Provision of a physical and electronic security system, including CCTV cameras, access control systems, and full integration into existing building security systems;

xiv. Provision of all FF&E so as to provide a “turn-key” finished space immediately usable by the tenants.

xv. All coordination of the above with other Government consultants, contractors, and vendors as needed to prepare the space for occupancy and use.

B. Lower Level:

i. Selective demolition of historic elements, partitions, doors and hardware, ceilings, flooring, bathrooms, building systems and the removal and disposal of excess materials stored in the Lower Level;

ii. Sustainment of utilities and building services affecting and serving adjacent occupied spaces;

iii. Construction and furnishing of swing space needed to accommodate building occupants temporarily displaced by construction activities;

iv. Construction of temporary protection needed to allow the unrestricted safe use of the occupied portions of the building, including protection from noise, fumes, odors, dust, and other irritants;

v. Exterior alterations to allow for additional natural light in the Lower Level, entailing the construction of an exterior moat / areaway on the south side of the building to match existing adjacent moats / areaways and the addition of new blast-resistant exterior windows for the Lower Level;

vi. Construction of new perimeter security camera mounting poles and the migration of the CCTV security cameras from the building façade to the new poles, followed by the repair of the building façade at the camera mounting locations;

vii. Construction of interior partitions; doors, frames, and hardware; and finishes (carpet, resilient flooring, paint, ceiling grid and tiles, special finishes, millwork, other specialties, operable partitions, etc.);

viii. Construction of ADA/ABBAS-compliant restrooms;

ix. Alterations to building infrastructure and systems (electrical, IT, security, mechanical, fire protection and life safety, etc.). Much of the Lower Level is configured as storage space. Conversion to office space as a result of this project will entail significant alterations to the building infrastructure and systems;

x. Construction of new HVAC, plumbing, electrical power, lighting, and controls;

xi. Construction of audio-visual and telecommunications / IT cable infrastructure (raceway, cabling, jacks, racks, patch panels, patch cables, wire management, termination, labelling, testing and certification, etc.);

xii. Construction of a physical and electronic security system, including CCTV cameras, access control systems, and full integration into existing building security systems;

xiii. Provision of all coordination, infrastructure, and preparation of the space for FF&E (systems furniture, ancillary furniture, demountable partitions, audiovisual equipment, IT equipment, etc.) to be installed by others. Examples of infrastructure include, but are not limited to, provision of electrical power feeds in locations coordinated with the furniture and AV vendors (circuits, outlets, and base feeds), HVAC, blocking and structural supports in locations coordinated with other vendors, and low-voltage cabling, raceway, jacks, base feeds, faceplates, etc. in locations coordinated with the furniture and AV vendors;

(i) All coordination of the above with other Government consultants, contractors, and vendors as needed to prepare the space for occupancy and use.

The Switzer Building will remain substantially occupied during construction. All floors are occupied, with the second through seventh floors completely occupied. The Lower Level and first floor are partially occupied and will remain partially occupied throughout the duration of the project. The first floor occupants include a childcare facility immediately adjacent to the site of the conference center as well as operating divisions of HHS. The first floor is also the means of ingress and egress for the building which cannot be restricted.

The Lower Level will also remain partially occupied during the project. In addition to office space, the Lower Level includes the building security command center, which is a 24/7 operation; building management and operations space; a fitness center that will remain in operation 24/7 during the initial months of the project; loading dock access, which must remain unimpeded; and mechanical, electrical, and telecom rooms serving the entire building. Lower Level construction will be phased to include temporary swing space for occupants displaced by the conference center construction and an internal move of existing occupants from the west side of the building to the east side. This will require the completion of the new east side space to allow the move, followed by the demolition and construction of the west side space. The fitness center will also remain in operation for part of the project and must remain accessible. Construction of the Lower Level must be phased so as to allow internal moves of occupants within the space. The new building tenants will also have a phased move into the Switzer Building as portions of the Project are completed. The DB contractor must be able to work in a manner that does not disrupt the

daily operations of the childcare center, security command center, building operations, and the other building tenants. The DB contractor must also adhere to all Government and building security requirements. All phased work and hours of operation must be closely coordinated with GSA and other Project stakeholders.

The Project, the general phasing of which shall be determined by the Government, shall begin immediately after the notice to proceed is issued by the contracting officer, and the contract shall be completed within 580 days (see subsection I.F.: Estimated Price Range and Completion Schedule). The Offerors that are invited to participate in the Phase II RFP will be required to provide a schedule and pricing for the completion of the project under this time constraint.

This project is for the design and construction of the lower level and conference center of the Mary E. Switzer Building.

Project Strategy

The GSA is using the bridging design-build method to deliver this project.

The GSA has hired Callison RTKL Associates, Inc to be the bridging (design intent) A/E. They have been contracted to complete the design intent documents that will be released with Phase II – RFP. The subsequent set of bridging design documents are expected to be completed late 2016 and will be issued as an Amendment to the Phase II - RFP Solicitation. The bridging design documents will be the basis on which the shortlisted Offerors will submit their Phase II – RFP proposals.

The bridging design documents are neither intended nor adequate for actual construction; for this Solicitation, they are intended to convey the partially developed design of the building interiors as well as the project-specific design criteria and requirements. The Offeror to whom this contract is awarded, the design-build contractor (the “DBC”), and its consultants shall be the architects/engineers of record for the Project and, as such, shall be responsible for complying with all codes, regulations, government requirements, and industry standards and shall be responsible for the proper execution, completion, and turnover of the work.

The GSA has also engaged AFG Group, Inc. to provide Construction Manager (CM) services to assist in the administration of both the bridging design- and design-build phases of the Project.

Some, but not all, IT / telecom, audio-visual, security, furniture, and tenant move services are being provided under separate contracts by other Government vendors. Some IT / telecom, audio-visual, security and furniture will be provided by the DBC. The DBC will be required to work closely with these other Government vendors to integrate the effort and to manage the overall schedule for the project as the GSA coordinates tenant-related activities.

I.B. The Solicitation and Contract

(1) This procurement is being conducted using the two phase selection process found in FAR 36.3. Qualification proposals will be evaluated in Phase 1 to determine which offerors will submit proposals for Phase 2. One contract will be awarded using competitive negotiation. In Phase 1, GSA will select a short list of the most highly qualified offerors and request that those offerors submit Phase 2 proposals. All responsible sources may submit a Phase 1 proposal. A

maximum of 5 firms will be selected to submit Phase 2 proposals. Only those selected offerors are authorized to submit Phase 2 proposals. Those offerors not selected for participation in Phase 2 will be notified. In Phase 2, Offerors may submit a price proposal subject to the Project Labor Agreement (PLA) requirements set forth in the Phase 2 solicitation (a PLA proposal), a price proposal not subject to the PLA requirements set forth in the Phase 2 solicitation, or both. Any price proposal submitted in Phase 2 shall clearly identify whether it is subject to such PLA requirements.

(2) This Solicitation sets forth requirements for Phase 1 qualifications proposals and the evaluation factors for Phase 2 proposals for a Contract to construct the Project. Proposals conforming to the Solicitation requirements will be evaluated in accordance with the Method of Award set forth herein. The Government will award the Contract to the selected Offeror, subject to the conditions set forth herein.

(3) Neither the Solicitation nor any part of an Offeror's proposal shall be part of the Contract except to the extent expressly incorporated therein by the Contracting Officer.

I.C. List of Phase 1 Solicitation Documents

The Solicitation Documents are comprised of:

(1) The Solicitation - Phase 1

(2) Offeror Representations and Certifications Form

(3) Standard Form (SF) 1442 – Solicitation Offer and Award

(4) Draft of The Agreement

(

I.D. Authorized Representatives

The following individuals are designated as the authorized GSA representatives under this Solicitation:

(1) Contracting Officer

Name: Mary E. Pineda
Address: 301 7th & D Street, SW, Room 6651 Washington, DC 20406
Telephone: 202-205-8468
Email: Mary.Pineda@gsa.gov

(2) Alternate Point of Contact

Name/Title: Jane Facchina, Contract Specialist
Address: 301 7th and D Street, SW Room 6651, Washington, DC 20407
Telephone: 202-680-0276
Email: Jane.Facchina@gsa.gov

(1) I.E. Pre-Proposal Conference [

(2) A pre-proposal conference regarding this Solicitation is scheduled as follows:

Date: Tuesday, November 15, 2016
Time: 10:00am EST
Location: Mary E. Switzer Building - Main Entrance (C Street)
330 C Street Washington, DC 20230

(3) All comments intending to clarify or improve the RFQ will be considered. Upon implementation of any approved recommendations, an amendment to the RFQ will be issued to all interested parties if necessary. Unless formally amended, all terms and conditions of the RFQ will remain unchanged following the pre-proposal conference.

Interested parties must notify the Contracting Officer for further information about attendance and to confirm location, time, and date. Only those parties who have notified the Contracting Officer and provided necessary information in advance of the meeting will be allowed to attend. To request a reasonable accommodation due to a disability, contact the Contracting Officer.

I.F. Estimated Price Range or Budget Amount

The estimated price range for the Project is between $10,000,000.00 and $14,000,000.00.

I.G. Questions Regarding Phase 1

Submit all questions regarding the Phase 1 to the Contracting Officer (Mary Pineda at Mary.Pineda@gsa.gov) and the Contract Specialist (Jane Facchina at Jane.Facchina@gsa.gov) on or before ***November 21, 2016 at 2:00pm***. Any responses provided by GSA will be posted on FedBizOpps as an Amendment to the Solicitation.

I.H. Receipt of Qualifications

[(1) In order to be considered for Phase 2 and award, Phase 1 qualifications proposals conforming to the requirements of this Solicitation must be received at the following office no later than 2:00 pm local time on the following date and at the following address:

Date: December 7, 2016
Address: 301 7th & D Streets, SW, Washington, DC 20407 ROOM 6651

(2) All submittals must clearly indicate the solicitation number.

(3) Offers sent by commercial package delivery and hand delivery shall be deemed received as of the date and time of delivery to the office designated for receipt of offers. Offers sent by facsimile will not be accepted.

(4) Offers sent by United States Mail shall be deemed timely if delivered to the address of the office designated for receipt of offers on or before the date established for receipt of offers.

II. Proposals

II.A. Proposal Content

Proposals shall consist of the following documents, completed and executed in accordance with this Phase 1 Solicitation:

(1) Technical Proposal

(2) Other Documents as Required

II.B . Proposal Format

Using the format prescribed below, Offerors are to provide the requested information in a succinct manner, making every effort to present information clearly and concisely and providing

only the information requested within this Solicitation. Offerors should consistently address the requirements of the Project when responding to the evaluation criteria described in Phase I of this Solicitation. All information shall be submitted in English. Proposals that do not follow these instructions, or otherwise include documentation that is difficult to read, may result in Phase I disqualification or a lower Phase I evaluation rating.

Proposals shall be submitted in the following format: pages shall be 8-1/2x11 inch (except where explicitly stated otherwise herein) with simple lettered/numbered dividers for each submission section. Proposal text shall be single-spaced in 12 point typeface Times New Roman; a 1" margin shall be used all around. The entire Proposal must be submitted on single-sided white paper. Proposal submissions must include one original and six copies, each in a **two-inch wide, three-ring binder.** The information provided in the Proposal shall be reproducible by black-and-white photocopying machines.

All signatures on all documents, originals and copies, must be original signatures in blue ink.

This Phase I - RFQ does not commit the Government to pay any costs incurred in the submission of any proposal, nor does it commit the Government to procure or contract for the requirements stated herein.

Phase I Proposals shall be submitted in the following format:

a. **Proposal Cover:** The front cover of each Proposal (original and copies) shall clearly identify the Offeror's name, include the label "Proposal for Phase One Solicitation, RFQ GS-11P-16-MK-C-7010," and state the time and date for the receipt of Proposals. The cover of each copy of the Proposal shall identify the copy as "Copy [#] of 6 Copies".

b. **Section I - Cover Letter:** Provide a one page letter on the Offeror's letterhead identifying a single point of contact, address, phone number, fax number, and e-mail address where GSA inquiries or notices should be directed. An authorized representative of the Offeror's organization shall sign the letter. If the Offeror is not yet a legal entity or is a proposed joint venture, all major participants or proposed joint venture members shall sign the letter. Provide a statement declaring the Offeror's intent, if selected to participate in Phase II, to enter into a contract with the GSA to deliver the project in the event that the Offeror is ultimately selected for award.

c. **Section II – Phase I Qualification Proposal:** The Offeror's qualification proposal should be no more than a total of 50 pages consisting of the following subsections:

    1. Technical Approach
    2. Relevant Experience of the Offeror
    3. Past Performance of the Team

    The Section II page limitation also applies to all of the other requirements as listed under Section III. Submissions that exceed the 50 page maximum will be considered nonresponsive and the Offeror will not be considered for participation in Phase II – RFP.

Under applicable law, proposals submitted in response to a competitive procurement are not subject to disclosure pursuant to the Freedom of Information Act (FOIA) and its amendments, and the Government is prohibited from disclosing the information (see 48 C.F.R. (FAR) § 24.202). The prohibition, however, will not apply if the proposal is set forth or incorporated by reference in a contract between the Government and the Offeror that submitted the proposal. If an Offeror's submissions contain information that it believes should be withheld from requestors under FOIA on the grounds that they contain "trade secrets and commercial or financial information", 5 USC§552(b) (4), the Offeror should mark its submissions in the following manner:

- The following notice should be placed on the title page: "Some parts of this document, as identified on individual pages, are considered by the submitter to be privileged or confidential trade secrets or commercial or financial information not subject to mandatory disclosure under the Freedom of Information Act. Material considered privileged or confidential on such grounds is contained on page(s) _____".

- Each individual item considered privileged or confidential under FOIA should be marked with the following notice: "The data or information is considered confidential or privileged, and is not subject to mandatory disclosure under the Freedom of Information Act".

The point of contact for inquiries and clarifications is the Contract Specialist, who can be reached at the phone number and email address provided in subsection I.D. of this Solicitation. To the extent that prospective Offerors have questions regarding this Solicitation, the questions are to be submitted as specified in subsection I.G.

Oral Presentation

No oral presentation is anticipated as part of the Phase I - RFQ process.

II.C. Technical Proposal

[

The Government has identified within this Solicitation technical evaluation factors (factors other than price) that are critical to this procurement. Phase I technical evaluation factors are identified and described within this subsection. Phase II technical evaluation factors are identified in subsection VI.B and will be described in the Phase II – RFP.

The following criteria represent the technical evaluation factors that will be used in the evaluation of Offerors for Phase I.

Factor 1 – Technical Approach
Factor 2 – Specialized Experience and Technical Competence
Factor 3 – Past Performance of the Team (including the architect-engineer and construction members)

Proposals must address the technical approach, technical qualifications, and the other Phase 1 evaluation factors stated herein. Any proposal that does not meet all of the following criteria will be rejected as unresponsive.

(1) Evaluation Factor 1: Technical Approach

This factor is concerned with the Offeror's understanding of the project requirements and the management approach. The Offeror shall submit a written plan addressing the following:
The Offeror shall submit a narrative that addresses its approach to meeting or exceeding project performance criteria. The Offeror must demonstrate within the narrative its ability to successfully perform quality work on schedule and within the allowable budget. In doing so, the Offeror shall address all of the management element subfactors below. This information should be captured within no more than fifteen (15) letter-sized pages, with exceptions highlighted in the individual sections noted below.

A. Project Team Organization and Communication:

The Offeror shall provide the contractual relationship, name, full mailing address, and a brief description of the role of each firm that will be involved in the performance of this contract. DBC or joint venture partners shall be listed first.

The Offeror shall discuss how it will communicate and coordinate between individual team components, subcontractors, and the Government by providing a preliminary organization chart of the proposed project team. The chart shall show lines of authority and communication within the corporate organization, the project team's components and individuals, and the Government. The organization chart must be provided on one sheet of 11" x 17" paper.

The following key personnel shall be included in narrative and the organization chart:

i) Project Executive of the D-B Contractor Entity
ii) Project Manager of D-B Entity
iii) A/E Lead Designer/ Project Manager
iv) Construction Project Manager
v) Construction Superintendent
vi) Construction Quality Control Manager
vii) Historic Preservation Specialist
viii) Registered Communications Distribution Designer (RCDD)
ix) Structural Engineer
x) FF&E Coordinator
xi) Lead AV Designer

B. Project Management:

The Offeror shall discuss the following regarding its approach to bridging design-build management:

a) The process during design for solving technical, functional, and constructability issues while maintaining the design intent and obtaining buy-in of solutions from the Government and the Government's other contractors for FF&E, IT, and A/V;

b) The method by which design and construction efforts, including quality control, will be coordinated with the GSA;
c) The use of schedules and cost-control systems; and
d) How the management experience of the design team will be responsive to the requirements of this contract and how it will incorporate direction from the A/E Lead Designer / Project Manager.

C. Risk Mitigation Plan:

The Offeror shall submit its plan to mitigate and control risks, outlining its fundamental risk management strategies. Risks may include budget control and change order management, the procurement of permits, long-lead materials and equipment necessary to meet the schedule, the maintenance of safe access to, and continuity of operations within partially-occupied buildings, including the Offeror's site logistics, and the implementation of environmental controls to ensure the protection and preservation of select historic elements during demolition and construction as well as control and mitigation measures for noise, dust, fumes and other hazards and nuisances to building occupants.

D. Quality Control Plan:

The Offeror shall provide a design and construction quality control plan ("QCP") tailored to the Project. The QCP shall describe in detail the Offeror's methodology for controlling quality during both design and construction, including how it will mitigate and manage issues caused by design omissions and errors. The QCP shall also demonstrate the Offeror's understanding of the high level of quality expected due to the nature of the historically significant building and the means by which the DB Contractor will attain and maintain the quality throughout the design and construction portions of the Project.

(2) Evaluation Factor 2: Past Experience on Similar Projects

The Offeror shall submit information that demonstrates that the members of its proposed project team have had experience in their respective capacities (e.g.: the GC as prime construction contractor, the A/E as an A/E) on at least four (4) but no more than five (5) Similar Projects combined (defined below in this section). All Similar Project narratives must address the project experience of the GC, the A/E, or both. Narratives will describe the following requirements as they are applicable to each proposed project team member:

1. The project narrative will demonstrate that the proposed DBC/GC has previously worked as a prime construction contractor on Similar Projects. The GC must submit at least two (2) Similar Projects to demonstrate the GC's past experience. At a minimum, the GC shall submit at least (1) project that demonstrates that the GC has worked with the proposed A/E; <u>more consideration will be given to Offerors that submit more than one (1) project in which</u>

the proposed GC and A/E teams have worked together previously. This requirement may be met with the submission of one (1) project or two (2) projects depending on the circumstances. For example, one project need only be submitted if it is both a Similar Project and demonstrates that the GC and the proposed A/E have worked together.

2. The project narrative will demonstrate that the proposed A/E has previously worked as an architect/engineer on a Similar Project. The A/E must submit at least at least two (2) Similar Projects to demonstrate the A/E's past experience. At a minimum, the A/E shall submit at least (1) project that demonstrates that the A/E has worked with the proposed GC; more consideration will be given to Offerors that submit more than one (1) project in which the proposed A/E and GC teams have worked together previously. This requirement may be met with the submission of one (1) project or two (2) projects depending on the circumstances. For example, one project need only be submitted if it is both a Similar Project and demonstrates that the A/E and the proposed GC have worked together.

The Offeror shall submit only one project summary for projects where the proposed GC and A/E have worked together; that is, the Offeror shall not submit duplicate summaries for both the GC and A/E. They will not "double-count" towards the minimum of two Similar Project narratives. To be considered a "Similar Project" for the purposes of this evaluation, each project must have at least three of the following characteristics; more favorable consideration will be given to Offerors that demonstrate all similar project characteristics.

Similar Project Characteristics:

a) Construction of the project was completed within six years prior to the due date of the Phase I RFQ;

b) The project was either bridging design-build or design-build (more favorable consideration will be given to projects that used the bridging design-build delivery method);

c) The project involved the selective demolition of building elements and new alterations to the interior and exterior of a historic building, interior fit-out construction (i.e. partitions, doors carpet, paint, ceiling tiles, etc.), structural modifications, and alterations to existing components related to electrical, mechanical, and fire protection/life safety systems;

d) The project's original construction contract award amount was at least $10 million and the project involved extensive repair and/or alterations of at least 40,000 USF over a period of no more than eighteen (18) months; and

e) The building was fully or partially occupied for the entire duration of the project.

Within the narrative provided for each Similar Project, the Offeror must provide the information below. The average length of the narrative and other documentation supporting the presentation

of each project under this factor shall not exceed two (2) pages.

(a) Project title;
(b) Owner;
(c) Location;
(d) Contract type;
(e) Contract number;
(f) Date of award;
(g) Companies performing the project (D-B Contractor only, GC only, or A/E only);
(h) Contractor's responsibilities (specific scope of work for which the Offeror or team component was responsible);
(i) Construction contract award amount;
(j) Final construction contract amount;
(k) Start and completion dates of construction (Month/Year);
(l) Original schedule duration and actual project duration in calendar days;
(m) If there is a variation between the original and actual project completion dates, a brief explanation of why the project experienced delays;
(n) An explanation of the scope of the project in light of similarities to the Switzer HHS Consolidation into the Lower Level and Conference Center Build-out project and its characteristics as described above; and
(o) For any projects submitted for the evaluation of the proposed A/E, the Offeror shall also address the A/E's design approach with salient features for each project and discuss how the client's program, functional, mission, economic, schedule, and operational objectives were satisfied by the overall design/planning solution.

Offerors shall receive <u>more favorable consideration</u> if all members of the proposed team (DBC, A/E, GC) have worked together previously on more than two (2) submitted Similar Projects.

The Government will not consider predecessor companies, key personnel, or the experience of proposed subcontractors for this evaluation factor. This factor will be evaluated based upon the written response by the Offeror. However, the Government may independently verify (in any manner it chooses) the information for the projects identified.

(3) Evaluation Factor 3: Past Performance of Team (including the architect-engineer and construction members)

The offeror demonstrates itself as Design Builder/Constructor providing verifiable information and references for four (4) projects completed over the last ten (10) years that:

(a) Demonstrate ability to meet project budget constraints by managing cost changes and claims.
(b) Demonstrate ability to effectively coordinate with the design team.
(c) Demonstrate ability to effectively coordinate with the trades.
(d) Demonstrate ability to complete projects within the approved schedule.
(e) Demonstrate ability to ensure high degree of trade's craftsmanship.

(f) Demonstrate success in achieving subcontractor goals.

The offeror shall also submit at a minimum two references for each similar project. References shall be in letter format and must include the name, address, and current telephone numbers of the person or company providing the reference. The offeror is responsible to ensure that contact information is current and reliable. The Government will consider information provided by reference as well as other relevant information for other sources when evaluating the Offeror's past experience. If negative information is received from sources not noted in the Offeror's proposal, the Offeror will be given an opportunity to respond.

The offeror demonstrates that its Design Team has experience in Design Build contracts by providing verifiable information and references for a minimum of (2) projects completed over the last ten (10) years. The offeror shall submit at a minimum two (2) references for each design team member. References shall be in letter format and must include the name, address, and current telephone numbers of the person or company providing the reference. The offeror is responsible to ensure that contact information is current and reliable. The Government will consider information provided by reference as well as other relevant information for other sources when evaluating the Offeror's past experience. If negative information is received from sources not noted in the Offeror's proposal, the Offeror will be given an opportunity to respond.

Evaluation of Past Performance will be a subjective assessment. The Government is seeking to determine whether the offeror has consistently demonstrated a commitment to customer satisfaction, timely delivery of services, adherence to contract schedules, subcontractor management, safety management, quality control programs, good workmanship, conformance to specifications, and fair and reasonable prices. The Government may choose to contact additional customer(s) not provided by an offeror and may obtain additional information through other sources, such as the Past Performance Retrieval System (PPIRS), and phone interviews using all DUNS numbers of team members (partnership, joint venture, teaming arrangement, or parent company/subsidiary/affiliate) identified in the offeror's proposal, inquiries of owner representative(s), and any other known sources not provided by the offeror.

If the offeror is a joint venture, information submitted for a party to the joint venture will not be evaluated to the extent that the terms of the joint venture agreement limit such party's performance or financial obligations as a party to the Contract contemplated by this Solicitation.

II.D. Other Information to Submit with Proposal

(1) Proof of Registration in the System for Award Management (https://www.sam.gov)

(2) Proof of Bonding Capacity to $14,000,000.

II.E. Requirements for Joint Venture Offerors

(1) All offers submitted by joint ventures must include a copy of the joint venture agreement which fully discloses the legal identity of each member of the joint venture, the relationship between the members, the form of ownership of each member, and any limitations on liability or authority for each member.

(2) An authorized representative of each member of the joint venture must sign the submission accompanying an offer regardless of any agency relationship established between the members.

(3) Representations and certifications, financial information, and past performance information must be submitted for each member of the joint venture.

III. General Provisions

III.A. Availability of Funds

Issuance of this Solicitation does not warrant that funds are presently available for award of a Contract. Award of the Contract shall be subject to the availability of appropriated funds, and the Government shall incur no obligation under this Solicitation in advance of such time as funds are made available to the Contracting Officer for the purpose of Contract award.

III.B. Requests for Clarification or Interpretation

The Government will attempt to answer all requests for clarifications or interpretations of the Solicitation Documents prior to the date set for receipt of offers, but will not warrant that all such requests will be answered within 15 calendar days. Therefore, prospective Offerors should make such requests not less than 15 calendar days prior to the date set for receipt of offers.

III.C. Notice to Small Business Firms

A program for the purpose of assisting qualified small business concerns in obtaining certain bid, payment, or performance bonds that are otherwise not obtainable is available through the Small Business Administration (SBA) (www.sba.gov). For information concerning SBA's surety bond guarantee assistance, contact your SBA District Office.

III.D. Organizational Conflict of Interest Notice

GSA wants to ensure all business is conducted in a manner above reproach, with complete impartiality and with preferential treatment for none. Therefore, each Offeror, as they assemble their design-build team, shall evaluate the eligibility of their team members to ensure potential organizational conflicts of interest do not exist. An organizational conflict of interest means that because of other activities or relationships with other persons, a person is unable or potentially unable to render impartial assistance or advice to the Government or the person’s objectivity in performing the contract work is or might be otherwise impaired or a person has an unfair competitive advantage. See Federal Acquisition Regulation 9.5 for additional information concerning organizational conflicts of interest. An organizational conflict of interest certification shall be included in the Phase One Proposal.

III.E. Affirmative Procurement Program

GSA has implemented an Affirmative Procurement Program (APP) intended to maximize the use of recovered materials, environmentally preferable, and bio-based products. Offerors should familiarize themselves with the requirements for using and reporting on the use of such materials in performance as set forth in the Agreement. Refer to clauses FAR 52.204-4 requiring double sided printing on recycled paper for all reports and FAR 52.223-10 encouraging vendors to practice waste reduction.

III.F. Notice Concerning Preparation of Proposals

Offerors are cautioned to carefully read the entire Solicitation and the Agreement to be included in the Contract contemplated by the Solicitation in order to be fully aware of all requirements

and clauses in the contemplated Contract. Verify that all blanks requiring information to be supplied in an Offer have been properly filled out, that all pricing and other numerical data is accurately calculated, and that all copies of the Offer contain the same information.

III.G. Bond Requirements (Phase 2 Requirement)

If a bid guarantee is required to be submitted with your offer, any contract awarded will require a performance bond as specified in the Agreement. Offerors who utilize individual sureties should note the requirement for a certified, audited, financial statement for each person acting as an individual surety under clause FAR 52.228-1 Bid Guarantee and the requirements of clause FAR 52.228-11 Pledge of Assets.

III.H. Contractor Performance Information

(1) *Evaluating Contractor Performance:* The General Services Administration is using the Contractor Performance Assessment Reporting System (CPARS) module as the secure, confidential, information management tool to facilitate the performance evaluation process. CPARS enables a comprehensive evaluation by capturing comments from both GSA and the contractor. The website for CPARS is http://www.cpars.gov

Completed CPARS evaluations are sent to the Past Performance Information Retrieval System (PPIRS) which may then be used by Federal acquisition community for use in making source selection decisions. PPIRS assists acquisition officials by serving as the single source for contractor past performance data.
(2) *CPARS Registration:* Each award requiring an evaluation must be registered in CPARS. The contractor will receive several automated emails. Within thirty days of award, the contractor will receive an e-mail that contains user account information, as well as the applicable contract and order number(s) assigned. Contractors will be granted one user account to access all evaluations.

(3) *Contractor CPARS Training:* Contractors may sign up for CPARS training. A schedule of classes will be posted to the CPARS training site (http://www.cpars.gov/allapps/cpcbtdlf.htm) and updated as needed.

(4) *Contractor Representative (CR) Role*: All evaluations will be sent the Contractor Representative (CR) named on your award. The CR will be able to access CPARS to review and comment on the evaluation. If your CR is not already in the CPARS system, the contracting officer will request the name and email address of the person that will be responsible for the CR role on your award.

Once an evaluation is ready to be released the CR will receive an email alerting them the evaluation is ready for their review and comment. The email will indicate the time frame the CR has to respond to the evaluation; however, the CR may return the evaluation earlier than this date.

GSA shall provide for review at a level above the contracting officer (i.e., contracting director) to consider any disagreement between GSA and the contractor regarding GSA's evaluation of the contractor. Based on the review, the individual at a level above the contracting officer will issue the ultimate conclusion on the performance evaluation.

Copies of the evaluations, contractor responses, and review comments, if any, will be retained as part of the contract file.

III.I. Safeguarding Documents Designated as Sensitive But Unclassified

Certain information contained in the Solicitation Documents may have been designated as Sensitive but Unclassified (SBU) building information. With respect to such information, Offerors shall agree to the terms for receipt of such information, as set forth in the provision "Administrative Matters" in Section III of the Agreement, as a condition of receipt of such information.

III.J. Additional Security Requirements

To be added to Phase 2 Solicitation

IV. FAR/GSAR Solicitation Provisions

To be issued with Phase 2 Solicitation.

V. Additional Solicitation Provisions and Instructions

V.A. Additional Provisions

NONE

VI. Method of Award

VI.A. Evaluation of Phase 1 Proposals

The Government will evaluate Phase 1 proposals based on the following evaluation factors and short list a maximum of five offerors to submit Phase 2 proposals:

(1) Technical Approach

(2) Past Experience of Similar Projects

(3) Past Performance of Team (including the architect-engineer and construction members)

The above technical factors shall be used by the Source Selection Evaluation Board (SSEB) in the Phase 1 RFQ to evaluate technical proposals. Factors 1 and 2 are of equal importance and factor 3 is of lesser importance than factors 1 and 2.

Evaluation Criteria:

ADJECTIVAL RATING	DEFINITIONS
Excellent	Proposal is innovative, comprehensive and complete in all details and exceeds all solicitation requirements and objectives. There are no weaknesses or deficiencies. Offerors will receive an overall adjectival rating of Excellent for proposals that earn any combination of Excellent on at least two (2) evaluation criteria and one (1) with Very Good.
Very Good	Proposal contains a substantial response with clearly definable details and exceeds some or most of the solicitation requirements. There are no weaknesses or

	deficiencies. Offerors will receive an overall adjectival rating of Very Good for proposals that earn any combination of Excellent and Very Good on at least two (2) evaluation criteria and one (1) with Acceptable.
Acceptable	Proposal meets the minimum requirements of the solicitation with no significant weaknesses or deficiencies. Offerors will receive an overall adjectival rating of Acceptable for proposals that earn any combination of Excellent, Very Good, and Acceptable on all evaluation criteria.
Fair Fair (continued)	Proposal Lacks material information – The proposal fails to meet some of the standard for evaluation; low probability of success and considerable risk; contains significant weaknesses and deficiencies that are correctable without major revisions PLEASE NOTE THAT THIS STANDARD STILL MAKES THE PROPOSAL INELIGIBLE FOR AWARD UNLESS DISCUSSIONS ARE HELD AND THE DEFICIENCIES ARE CORRECTED THROUGH A REVISED PROPOSAL. Offerors will receive an overall adjectival rating of Fair for proposals that earn a Fair adjectival rating on one (1) or more of the three (3) evaluation factors contained within the solicitation.
Unacceptable	Proposal fails to meet requirements of the solicitation. May contain one (or more) significant weaknesses or deficiencies that are not correctable without a major revision of the proposal. Offerors will receive an overall adjectival rating of Unacceptable for proposals that earn an Unacceptable adjectival rating on one (1) or more of the three (3) evaluation factors contained within the solicitation. This standard makes the proposal ineligible for award.

VI.B. Evaluation of Phase 2 Proposals

The Government will award a contract resulting from this Solicitation to the responsible Offeror whose offer conforming to the Solicitation will be most advantageous to the Government, Total Evaluated Price and other factors considered. In addition to Total Evaluated Price, the following Phase 2 non-price factors shall be used to evaluate offers:

(1) Design Intent and Technical Approach
(2) Schedule
(3) Key Personnel and Special Consultants
(4) Small Disadvantaged Business Participation Program

The Government will identify the Phase 2 – RFP factor weights of importance at the issuance of the RFP.

The Government's evaluation of the Offerors' reponses to the Phase II technical evaluation factors as well as the analysis and evaluation of the Total Evaluated Price (discussed in

subsequent subsections) shall result in the selection of the bridging design-build construction contractor whose offer provides the best value to the Government. In accordance with FAR 15.304(e), the Government considers all evaluation factors other than price, when combined, to be approximately equal to price.

VI.C. Determination of Responsibility

In order to be considered responsible, an Offeror must demonstrate that it meets the requirements of FAR 9.104-1. The Contracting Officer's determination of an Offeror's responsibility or non-responsibility may be based upon any information obtained by the Contracting Officer, and is independent of the evaluation of offers set forth herein.

VI.D. Price Reasonableness

In Phase 2, the proposed prices will be evaluated for reasonableness. Price reasonableness determines whether an Offeror’s price is too high. Analysis of price proposals will be performed using one or more of the techniques defined in FAR 15.404 in order to determine price reasonableness. Normally, price reasonableness is established through adequate price competition, but may also be determined through price analysis techniques as described in FAR 15.404-1. Notwithstanding anything to the contrary in this solicitation and for the avoidance of doubt, the Government will **not** perform a price realism analysis of the Offeror’s proposal.

VI.E. Unbalanced Prices

Phase 2 offers must include balanced prices. Unbalanced pricing may increase performance risk and could result in payment of unreasonably high prices.

Unbalanced pricing exists when, despite an acceptable total evaluated price, the price of one or more contract line items is significantly over or understated as indicated by the application of price analysis techniques. All offers with separately priced line items or subline items shall be analyzed to determine if the prices are unbalanced. If price analysis techniques indicate that an offer is unbalanced, the contracting officer shall: (i) Consider the risks to the Government associated with the unbalanced pricing in determining the competitive range and in making the source selection decision; and (ii) Consider whether award of the contract will result in paying unreasonably high prices for contract performance. An offer may be rejected if the contracting officer determines that the lack of balance poses an unacceptable risk to the Government.

VI.F. Total Evaluated Price

The Government will evaluate offers for award purposes by adding the total price for all options to the total price for the basic requirement. Evaluation of options will not obligate the Government to exercise the option(s). Total Evaluated Price shall be calculated using the prices indicated in the Phase 2 Price Proposal using the formula in the Phase 2 Solicitation.

VI.G. Non-Price Factors

(1) Evaluation Factor 1: Technical Approach

This factor is concerned with the Offeror’s understanding of the project requirements and the management approach. The Offeror shall submit a written plan addressing the following:

The Offeror shall submit a narrative that addresses its approach to meeting or exceeding project performance criteria. The Offeror must demonstrate within the narrative its ability to successfully perform quality work on schedule and within the allowable budget. In doing so, the Offeror shall address all of the management element subfactors below. This information should be captured within no more than fifteen (15) letter-sized pages, with exceptions highlighted in the individual sections noted below.

A. Project Team Organization and Communication:

The Offeror shall provide the contractual relationship, name, full mailing address, and a brief description of the role of each firm that will be involved in the performance of this contract. DBC or joint venture partners shall be listed first.

The Offeror shall discuss how it will communicate and coordinate between individual team components, subcontractors, and the Government by providing a preliminary organization chart of the proposed project team. The chart shall show lines of authority and communication within the corporate organization, the project team's components and individuals, and the Government. The organization chart must be provided on one sheet of 11" x 17" paper.

The following key personnel shall be included in narrative and the organization chart:

xii) Project Executive of the D-B Contractor Entity
xiii) Project Manager of D-B Entity
xiv) A/E Lead Designer/ Project Manager
xv) Construction Project Manager
xvi) Construction Superintendent
xvii) Construction Quality Control Manager
xviii) Historic Preservation Specialist
xix) Registered Communications Distribution Designer (RCDD)
xx) Structural Engineer
xxi) FF&E Coordinator
xxii) Lead AV Designer

B. Project Management:

The Offeror shall discuss the following regarding its approach to bridging design-build management:

a) The process during design for solving technical, functional, and constructability issues while maintaining the design intent and obtaining buy-in of solutions from the Government and the Government's other contractors for FF&E, IT, and A/V;
b) The method by which design and construction efforts, including quality control, will be coordinated with the GSA;

c) The use of schedules and cost-control systems; and
d) How the management experience of the design team will be responsive to the requirements of this contract and how it will incorporate direction from the A/E Lead Designer / Project Manager.

C. Risk Mitigation Plan:

The Offeror shall submit its plan to mitigate and control risks, outlining its fundamental risk management strategies. Risks may include budget control and change order management, the procurement of permits, long-lead materials and equipment necessary to meet the schedule, the maintenance of safe access to, and continuity of operations within partially-occupied buildings, including the Offeror's site logistics, and the implementation of environmental controls to ensure the protection and preservation of select historic elements during demolition and construction as well as control and mitigation measures for noise, dust, fumes and other hazards and nuisances to building occupants.

D. Quality Control Plan:

The Offeror shall provide a design and construction quality control plan ("QCP") tailored to the Project. The QCP shall describe in detail the Offeror's methodology for controlling quality during both design and construction, including how it will mitigate and manage issues caused by design omissions and errors. The QCP shall also demonstrate the Offeror's understanding of the high level of quality expected due to the nature of the historically significant building and the means by which the DB Contractor will attain and maintain the quality throughout the design and construction portions of the Project.

Method of Evaluation:

The Offeror's technical approach will be evaluated to determine the degree to which the Offeror understands the Project requirements and has addressed them within its response. The Offeror will have satisfied the minimum requirements of this evaluation factor if it fully and consistently addresses all of the above subfactors within its narration. Note that all subfactors are equally important. Further, the Offeror can receive more favorable consideration if it provides responses to the area that note more favorable consideration can be earned.

<u>More consideration will be given to Offerors that describe successful risk management strategies from Relevant Projects submitted under "Factor 2 – Relevant Experience of the Offeror".</u>

<u>More consideration will be given to Offerors that describe successful quality control strategies from Relevant Projects submitted under "Factor 2 – Relevant Experience of the Offeror".</u>

(2) Evaluation Factor 2: Past Experience on Similar Projects

The Offeror shall submit information that demonstrates that the members of its proposed project team have had experience in their respective capacities (e.g.: the GC as prime construction contractor, the A/E as an A/E) on at least four (4) but no more than five (5) Similar Projects combined (defined below in this section). All Similar Project narratives must address the project experience of the GC, the A/E, or both. Narratives will describe the following requirements as they are applicable to each proposed project team member:

3. The project narrative will demonstrate that the proposed DBC/GC has previously worked as a prime construction contractor on Similar Projects. The GC must submit at least two (2) Similar Projects to demonstrate the GC's past experience. At a minimum, the GC shall submit at least (1) project that demonstrates that the GC has worked with the proposed A/E; more consideration will be given to Offerors that submit more than one (1) project in which the proposed GC and A/E teams have worked together previously. This requirement may be met with the submission of one (1) project or two (2) projects depending on the circumstances. For example, one project need only be submitted if it is both a Similar Project and demonstrates that the GC and the proposed A/E have worked together.

4. The project narrative will demonstrate that the proposed A/E has previously worked as an architect/engineer on a Similar Project. The A/E must submit at least at least two (2) Similar Projects to demonstrate the A/E's past experience. At a minimum, the A/E shall submit at least (1) project that demonstrates that the A/E has worked with the proposed GC; more consideration will be given to Offerors that submit more than one (1) project in which the proposed A/E and GC teams have worked together previously. This requirement may be met with the submission of one (1) project or two (2) projects depending on the circumstances. For example, one project need only be submitted if it is both a Similar Project and demonstrates that the A/E and the proposed GC have worked together.

The Offeror shall submit only one project summary for projects where the proposed GC and A/E have worked together; that is, the Offeror shall not submit duplicate summaries for both the GC and A/E. They will not "double-count" towards the minimum of two Similar Project narratives. To be considered a "Similar Project" for the purposes of this evaluation, each project must have at least three of the following characteristics; more favorable consideration will be given to Offerors that demonstrate all similar project characteristics.

Similar Project Characteristics:

a) Construction of the project was completed within six years prior to the due date of the Phase I RFQ;

b) The project was either bridging design-build or design-build (more favorable consideration will be given to projects that used the bridging design-build delivery

method);

c) The project involved the selective demolition of building elements and new alterations to the interior and exterior of a historic building, interior fit-out construction (i.e. partitions, doors carpet, paint, ceiling tiles, etc.), structural modifications, and alterations to existing components related to electrical, mechanical, and fire protection/life safety systems;

d) The project's original construction contract award amount was at least $10 million and the project involved extensive repair and/or alterations of at least 40,000 USF over a period of no more than eighteen (18) months; and

e) The building was fully or partially occupied for the entire duration of the project.

Within the narrative provided for each Similar Project, the Offeror must provide the information below. The average length of the narrative and other documentation supporting the presentation of each project under this factor shall not exceed two (2) pages.

(a) Project title;
(b) Owner;
(c) Location;
(d) Contract type;
(e) Contract number;
(f) Date of award;
(g) Companies performing the project (D-B Contractor only, GC only, or A/E only);
(h) Contractor's responsibilities (specific scope of work for which the Offeror or team component was responsible);
(i) Construction contract award amount;
(j) Final construction contract amount;
(k) Start and completion dates of construction (Month/Year);
(l) Original schedule duration and actual project duration in calendar days;
(m) If there is a variation between the original and actual project completion dates, a brief explanation of why the project experienced delays;
(n) An explanation of the scope of the project in light of similarities to the Switzer HHS Consolidation into the Lower Level and Conference Center Build-out project and its characteristics as described above; and
(o) For any projects submitted for the evaluation of the proposed A/E, the Offeror shall also address the A/E's design approach with salient features for each project and discuss how the client's program, functional, mission, economic, schedule, and operational objectives were satisfied by the overall design/planning solution.

Offerors shall receive <u>more favorable consideration</u> if all members of the proposed team (DBC, A/E, GC) have worked together previously on more than two (2) submitted Similar Projects.

The Government will not consider predecessor companies, key personnel, or the experience of proposed subcontractors for this evaluation factor. This factor will be evaluated based upon the

written response by the Offeror. However, the Government may independently verify (in any manner it chooses) the information for the projects identified.

Method of Evaluation:
The Offeror's Past Experience on Similar Projects will be evaluated to determine the extent to which the Offeror has previously performed similar work. The Offeror will receive a more favorable evaluation if all members of the proposed project team (DBC, A/E, GC) have worked together previously on all submitted Similar Projects. A Similar Project demonstrating greater similarity to the Switzer Project will be evaluated more favorably. Note that Similar Project characteristics are *not* of equal importance. While a combination of any three characteristics will meet the minimum requirements for a Similar Project, characteristics 'b', 'c', and 'e' are considered more important than characteristics 'a' and 'd', and Similar Projects meeting these characteristics will be considered more favorably. Additionally, Similar Projects that are bridging design-build will be considered more favorably than those that are design-build.

(3) Evaluation Factor 3: Past Performance of Team (including the architect-engineer and construction members)

The offeror demonstrates itself as Design Builder/Constructor providing verifiable information and references for four (4) projects completed over the last ten (10) years that:

(a) Demonstrate ability to meet project budget constraints by managing cost changes and claims.
(b) Demonstrate ability to effectively coordinate with the design team.
(c) Demonstrate ability to effectively coordinate with the trades.
(d) Demonstrate ability to complete projects within the approved schedule.
(e) Demonstrate ability to ensure high degree of trade's craftsmanship.
(f) Demonstrate success in achieving subcontractor goals.

The offeror shall also submit at a minimum two references for each similar project. References shall be in letter format and must include the name, address, and current telephone numbers of the person or company providing the reference. The offeror is responsible to ensure that contact information is current and reliable. The Government will consider information provided by reference as well as other relevant information for other sources when evaluating the Offeror's past experience. If negative information is received from sources not noted in the Offeror's proposal, the Offeror will be given an opportunity to respond.

The offeror demonstrates that its Design Team has experience in Design Build contracts by providing verifiable information and references for a minimum of (2) projects completed over the last ten (10) years. The offeror shall submit at a minimum two (2) references for each design team member. References shall be in letter format and must include the name, address, and current telephone numbers of the person or company providing the reference. The offeror is responsible to ensure that contact information is current and reliable. The Government will consider information provided by reference as well as other relevant information for other sources when evaluating the Offeror's past experience. If negative information is received from sources not noted in the Offeror's proposal, the Offeror will be given an opportunity to respond.

Evaluation of Past Performance will be a subjective assessment. The Government is seeking to determine whether the offeror has consistently demonstrated a commitment to customer satisfaction, timely delivery of services, adherence to contract schedules, subcontractor management, safety management, quality control programs, good workmanship, conformance to specifications, and fair and reasonable prices. The Government may choose to contact additional customer(s) not provided by an offeror and may obtain additional information through other sources, such as the Past Performance Retrieval System (PPIRS), and phone interviews using all DUNS numbers of team members (partnership, joint venture, teaming arrangement, or parent company/subsidiary/affiliate) identified in the offeror's proposal, inquiries of owner representative(s), and any other known sources not provided by the offeror.

If the offeror is a joint venture, information submitted for a party to the joint venture will not be evaluated to the extent that the terms of the joint venture agreement limit such party's performance or financial obligations as a party to the Contract contemplated by this Solicitation.

Method of Evaluation:

(a) Past performance will be evaluated as a predictor of the Offeror's compliance with contract requirements and overall quality of performance.

(b) Past performance will be evaluated on the basis of information received by the Contracting Officer concerning the Offeror's performance on other contracts, including information not submitted by the Offeror. If the Contracting Officer becomes aware of required past performance information omitted from the Offeror's proposal, the Contracting Officer may draw a negative inference from the omission of such information.

(c) Past performance will be used as a predictor of the Offeror's compliance with contract requirements and overall quality of performance. The evaluation will be based on how the Offeror has met the requirements on Relevant Projects and the degree to which it has satisfied its customers in the past. Information received by the Contracting Officer concerning the Offeror's performance on other contracts, including information not submitted by the Offeror, may be used as part of this evaluation. If the Contracting Officer becomes aware of required past performance information omitted from the Offeror's proposal, the Contracting Officer may draw a negative inference from the omission of such information. Offerors will be given an opportunity to address adverse past performance per F.A.R. 15.306(b)(4).

VI.H. Evaluation of Joint Venture Offerors

In the evaluation of responsibility and non-price factors, information submitted for a party to the joint venture will only be evaluated to the extent that the terms of the joint venture agreement do not limit such party's performance or financial obligations as a party to the Contract contemplated by this Solicitation.