Evaluation Factors

Evaluation Criteria

- Factor 1 Technical
- Factor 2 Past Performance
- Factor 3 Price

Factor 1 Technical

A. Provide a Project Approach plan that describes the offeror's organization and intended management approach to execute this project. Limit the information to five (5) pages. Address the points below at a minimum:
    a. Prime Contractor: Describe the organization, responsibilities, and lines of authority including those of the Quality Control (QC) and Site Safety & Health Officer (SSHO) personnel established to complete the design and construction of this project. Describe your resources available to support this project during both the design and construction phases concurrently with other projects or ongoing work. Describe how your firm's qualification and resources are suitable for undertaking this project.
    b. Design Team: Describe the organization, responsibilities, and lines of authority established to complete the design. Describe the responsibility of the designers during the construction phase. State why your design firm(s) is especially qualified to undertake this project
    c. Describe your approach to managing the design and construction of the demolition of the existing HVAC infrastructure and the design and construction of the new HVAC infrastructure adhering to the appropriate Codes, References, and Standards in the SOW.
    d. Describe your approach to managing the design and construction of new electrical service to the facility that includes demolition of old transformers and installation of new pad mounted transformers adhering to the appropriate Codes, Referenced, and Standards in the SOW.
    e. On-site Design-Build Management: 1) Describe how the onsite design-build management team organization and Government will interact during design and construction, including the role of key subcontractors during design. 2) Identify elements of quality control and project safety, and 3) Discuss your approach to RFIs, submittals and Modification process with Kirtland AFB on this project.

    In order to receive a "pass" for this factor the offeror must satisfy the evaluation standards for all six factors listed in table 1. Offerors shall not simply rephrase or

restate the Government's requirements but, rather, provide technical solutions to address how the Offerors intends to meet the requirements in the SOW with their technical approach.

Factor 2 Past Performance

A. The offeror shall submit examples of recent and relevant construction projects which best illustrate the experience of the construction contractor on relevant projects of similar scope, type, complexity, size and magnitude.
    - A minimum of three (3) Construction projects is to be submitted for the Prime Contractor.
    - A minimum of three (3) Design projects is to be submitted for the design firm.

- Limit the information for Factor 2 to ten (10) pages or less. All narratives must contain sufficient detail to demonstrate recency and relevancy.
- If the offeror submission exceeds the project limitation of three (3) projects as the Prime, only the first 3 will be evaluated. Similarly, if the offeror submission exceeds three (3) projects for the DOR, only the first 3 will be evaluated.

B. All projects submitted shall be approximately 70% construction complete AND within the last 3 years from the closing date of the solicitation.

C. Each Project narrative should include the following information to better assess the recency and relevancy:
    - Project Title and location
    - Detailed scope of the project
        - Narratives for each project should include a brief overview of the project and provide specifics discussing major features of the project and each project's relevance and similarities to this project. The role and work assigned to any sub-contractors and/or personnel noted in the narrative shall be explained.
    - Original contract award and final cost
    - Original contract finish date and actual finish date
    - Points of contact familiar with design and construction performance and not affiliated with the proposer.

D. Offerors must demonstrate the following:
    a. Experience between Designer of Record and Prime working together on similar projects.

b. Experience with projects that involve design of HVAC demolition and replacement.
c. Experience with projects that involve design of electrical transformer demolition and replacement.

In order to receive a "pass" for this factor the offeror must satisfy the evaluation standards for all four factors listed in table 2.

Factor 3 Price

A. Evaluation factors other than price when combined are significantly more important than price.

Evaluation Procedures

Quotes/Proposals will be sorted from lowest price to highest price. Other than price related factors (factors 1 and 2) will be evaluated in batches of 3 starting with the 3 lowest priced quotes/proposals. In order to be considered for award the offeror must get a "pass" rating in both factors 1 and 2. The offeror with a pass rating in both factors 1 and 2 and with the lowest price will be considered for award. The offeror considered for award will have to be determined responsible IAW RFO 9.104-1 and if they are found to be responsible they will be awarded the contract.

Factor 1 — Technical	Table 1
Sub-Factor	**Evaluation Standard**
Prime Contractor Organization	Must describe org structure, QC, SSHO, resources, concurrent workload capacity, and unique qualifications.
Design Team Organization	Must describe design org, responsibilities, construction-phase support, and unique qualifications.
Design and Construction management of HVAC Demolition & Replacement Approach	Must describe design & construction approach aligned with SOW codes/standards.
Design and Construction management of Electrical Service & Transformer Replacement	Must describe demolition of old transformers and installation of new pad-mounted units per SOW.
On-Site Design-Build Management	Must describe gov't interaction, subcontractor role, QC, safety, RFI/submittal/modification processes.
Page Limit	5-page maximum.

Factor 2 — Past Performance	Table 2
Sub-Factor / Requirement	**Evaluation Standard**
Project Quantity	Prime must submit **3** relevant construction projects; Design firm must submit **3** design projects. Only first allowable projects evaluated.
Recency & Completion	Projects must be **~70% complete** and **within 7 years** of solicitation closing.
Project Narrative Content	Each project includes title, location, detailed scope, major features, relevance to this project, and explanation of roles (prime, subs, design team), award/final cost, planned/actual dates, and POCs.

Relevancy Enhancers	Must meet at least 3 of the 4 following: Prime–DOR teaming history, HVAC demo/replace experience, transformer demo/replace experience, military facility experience.