PROPOSAL EVALUATION FACTORS

Renovate Secure Building 1049 Evaluation Criteria

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1. Introduction & Overview

This document establishes the evaluation criteria and factors for the award of contract FA9401-26-Q-0033 / MHMV250002, "Renovate Secure Building 1049". The Government will evaluate proposals based on three primary factors: Technical, Past Performance, and Price. To be eligible for award, offerors must receive a "pass" rating on both the Technical and Past Performance factors.

2. Factor 1 - Technical

Offerors must provide a comprehensive Project Approach Plan that describes their organization and intended management approach to execute this project. The technical proposal is strictly limited to five (5) pages. At a minimum, the proposal must address the following key areas:

- **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 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 qualifications and resources are suitable for undertaking this project.
- **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.
- **Space Saver Storage System:** Describe your approach to managing the removal of the existing Space Saver storage system in its entirety.
- **Storage Space & Mezzanine:** Describe your approach and strategy to managing the design and construction of the 25 feet × 25 feet storage space, featuring a mezzanine above, as well as the installation of four (4) opaque skylights. Ensure compliance with all relevant Codes, References, and Standards as specified in the Statement of Work (SOW).
- **Utility Modification:** Describe your approach and strategy to modify and/or relocate existing utilities as necessary.

- **Secure Facility Operations:** Describe your approach to working in a secure facility. The SOW extensively details the constraints, including mandatory escorts, U.S. citizenship requirements, limits on photography, and 30-day notices for access.
- **Electrical Load Logging:** The SOW highlights uncertainty about the existing electrical system's capacity and requires a 30-day load logging assessment. Describe your plan for this assessment and your strategy for installing new panelboards and circuits if required, all while minimizing disruption.
- **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.
3. Discuss your approach to RFIs, submittals, and the Modification process with Kirtland AFB on this project.

To receive a "pass" for this factor, the offeror must satisfy the evaluation standards for all 7 sub-factors listed below in Table 1.

Table 1: Factor 1 — Technical Evaluation Standards

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.
Management of removal of the existing Space Saver storage system in its entirety	Must describe detailed strategy to accomplish removal/disposal per the SOW.
Design and Construction management of the 25 feet x 25 feet storage space, mezzanine, access ladder, and skylights.	Must describe design & construction approach aligned with SOW codes/standards.
Design and Construction management to modify and/or relocate existing utilities as necessary.	Must describe design & construction approach aligned with SOW codes/standards.
On-Site Design-Build Management	Must describe gov't interaction, subcontractor role, QC, safety, RFI/submittal/modification processes.
Page Limit	5-page maximum.

3. Factor 2 — Past Performance

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. Submission requirements include:

- A minimum of three (3) Construction projects must be submitted for the Prime Contractor.
- A minimum of three (3) Design projects must 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 three (3) will be evaluated. Similarly, if the submission exceeds three (3) projects for the Designer of Record (DOR), only the first three (3) will be evaluated.
- All projects submitted shall be approximately 70% construction complete AND within the last seven (7) years from the closing date of the solicitation.

Each Project narrative should include the following information to better assess the recency and relevancy:

- **Project Title and Location:** Provide the official title and physical location of the project.
- **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.
- **Financial Metrics:** Original contract award and final cost.
- **Schedule Metrics:** Original contract finish date and actual finish date.
- **Points of Contact:** Provide contact information for individuals familiar with design and construction performance who are not affiliated with the proposer.

Offerors must demonstrate the following specific experience:

- Experience between the Designer of Record and the Prime Contractor on comparable design-build projects.
- Experience with projects involving the design, demolition, and replacement of steel structured buildings.
- Experience with projects involving the design, demolition, and replacement of infrastructure as described in the SOW, especially where existing utilities must be modified and tied into new additions following renovation.

To receive a "pass" for this factor, the offeror must satisfy the evaluation standards for all four sub-factors listed in Table 2.

Table 2: Factor 2 — Past Performance Evaluation Standards

Sub-Factor / Requirement	Evaluation Standard
Project Quantity	Prime must submit 3 relevant construction projects; Design firm

Sub-Factor / Requirement	Evaluation Standard
	must submit 3 design projects. Only first allowable projects evaluated.
Recency & Completion	Projects must be at least 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	Prime–DOR teaming history, experience with Pre-Engineered Metal Buildings (PEMB), as the SOW states the project is within a PEMB and the new structure must be self-supported, generator installation, electrical study, military facility experience.

4. Factor 3 - Price

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

5. 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 three (3) starting with the three lowest-priced quotes/proposals.

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 in accordance with FAR 9.104-1 (referenced as RFO 9.104-1 in solicitation). If they are found to be responsible, they will be awarded the contract.