

SUBJECT: ARCHITECT-ENGINEER 2013 DESIGN AND CONSTRUCTION SERVICES (A-E13DCS): TITLE I, TITLE II, AND OTHER ARCHITECT-ENGINEERING SERVICES TO ADMINISTER, COORDINATE AND TECHNICALLY SUPPORT MILITARY CONSTRUCTION, MILITARY FAMILY HOUSING, AND FACILITY SUSTAINMENT, RESTORATION AND MODERNIZATION PROGRAMS OF INTEREST TO THE GOVERNMENT

POC: Source Selection Organizational Mailbox (772ess.pkb.4pae13@us.af.mil).

CONTRACT INFORMATION

NAICS 541330 (Engineering Services) applies to this acquisition, with a size standard of \$14.0M. The 772 Enterprise Sourcing Squadron (ESS) in conjunction with the Air Force Center for Engineering and the Environment (AFCEE), Lackland Air Force Base, TX, desires to contract with Architect-Engineer (A-E) firms to perform worldwide and regional Title I, Title II, and other A-E services to administer, coordinate, and technically support Military Construction (MILCON), Military Family Housing (MFH), and Sustainment, Restoration and Modernization (SRM) programs of interest to the Government.

We anticipate awarding multiple A-E indefinite delivery, indefinite quantity (ID/IQ) worldwide contracts to large and small businesses. In addition to awarding suites of worldwide contracts, we anticipate regionalizing contracts for A-E services for the Continental United States (CONUS) (defined as the lower 48 states plus Alaska and Hawaii) installations. The worldwide contracts will be full and open competition and the regional contracts will be 100% small business set-aside competition. The work includes all efforts necessary to manage and execute Title I, Title II, and other A-E services primarily for traditional A-E Services for design and construction oversight supporting, MILCON, MFH, and SRM programs.

These resulting contracts are the follow-on to the existing AFCEE A-E services contracts known as 4PA-E08. The Brooks Act selection procedures implemented according to FAR Subpart 36.6, will be used to competitively award approximately ten (10) to twelve (12) worldwide ID/IQ contracts under full and open competition, and three (3) CONUS regions with approximately three (3) to six (6) competitive small business set-aside ID/IQ contracts per region. Reference Attachment 5 of this synopsis for a map of the proposed three (3) regions. There will be no small business sub-category set-asides under the regional contracts. AFCEE reserves the right to adjust total awards based on the quality and quantity of proposals received. Based on historical usage rates, as well as projected needs, this requirement will have an estimated program ceiling of \$950M. The total dollar value of all orders placed on all contracts awarded will not exceed the total program ceiling. The dollar amount of orders placed on any one contract cannot be determined in advance. There is a minimum order guarantee amount of \$3,000 per contract, which will be issued at contract award.

Statement of Work (SOW) A, A-E13DCS Worldwide (Attachment 3 of this synopsis) – applies to the full and open awards for A-E services to support MILCON, MFH, and SRM programs of interest to the Government worldwide. SOW B, A-E13DCS Regional (Attachment 4 of this synopsis) – applies to the small business set aside award for A-E services to support SRM programs of interest to the Government regionally within the CONUS. SOW B excludes MFH and MILCON requirements.

Firm must clearly state the choice of competition (full and open or small business set-aside) and/or specific region (for small business set aside ID/IQ only) in cover letter with their submittal. Any firm may compete under more than one competition only if clearly stated in the cover letter. A small business firm may compete in more than one region but this must be clearly stated in the cover letter. All prime firms shall submit one SF-330 Architect-Engineer qualification package for each competition and/or region.

Each SF-330 shall be evaluated only one time. Evaluations will be made based on declaration in the cover letter only. If no declaration is present, the submittal shall be evaluated under the full and open competition only. Each prime firm may only receive a maximum of one contract award with this exception: Those firms that propose under the small business set-aside competition could potentially receive an award under each region.

Large business firms must comply with FAR 52.219-9 “Small Business Subcontracting Plan”. The subcontracting goals/targets for the A-E13 program are as follows:

Small Business	15 % of total awarded or obligated
Small Disadvantaged Business	5% of total subcontracted dollars
Woman Owned Small Business	5% of total subcontracted dollars
HUBZone Small Business	3% of total subcontracted dollars
Service Disabled Veteran Owned Small Business	3% of total subcontracted dollars
Veteran Owned Small Business	3% of total subcontracted dollars

The subcontracting plan **IS NOT** required as part of this submittal. The subcontracting plan will be requested with the Request for Proposal.

Each basic ID/IQ contract will have a basic ordering period of five (5) years with the period of performance extending two (2) years beyond the ordering period. The basic ID/IQ contract will be structured to allow for the issuance of Cost Plus Fixed Fee (CPFF) and Firm Fixed Price (FFP) task orders. The task orders will be used to direct performance of the required effort.

All contracts awarded under this announcement are subject to an Organizational Conflict of Interest (OCI) Clause. **Firms are advised to review the referenced OCI clause under Attachment 6 of this synopsis and include acknowledgement and statement of understanding of the OCI clause. Failure to include this signed statement in the SF-330 will negate consideration of the firm for this solicitation.**

Teaming Agreements: The prime firm shall provide a statement in the cover letter confirming executed teaming agreements are in place for all team members on proposal. The statement shall also list all team members. Contractor teaming arrangements are defined as (1) a partnership or joint venture between two or more companies or (2) an agreement for a specific Government opportunity between a potential prime contractor and one or more companies that are potential subcontractors. An Ombudsman has been appointed to hear concerns from the firm or potential firms during the submittal development phase of this acquisition. The purpose of the Ombudsman is not to diminish

the authority of the Program Director or Contracting Officer, but to communicate contractor concerns, issues, disagreements, and recommendations to the appropriate Government personnel. When requested, the Ombudsman will maintain strict confidentiality as to the source of the concern. The Ombudsman does not participate in the evaluation of A-E submittals or elsewhere in the acquisition process. Interested parties are invited to contact the appointed Ombudsman, Mr. Robert C. Shofner, Director, Enterprise Sourcing Group, 1940 Allbrook Dr, Building 1, Door 24, Wright-Patterson AFB, Ohio 45433, (937) 257-8980.

REQUIRED SERVICES

Title I Services include services related to a specific construction project and consist of conducting field surveys and investigations to obtain design data and preparing contract plans, specifications, cost estimates, and estimated construction periods of performance. Title I services may include all aspects of design such as preparation and/or review of contract plans, specifications, scheduling, cost estimates, building commissioning services and preparation of operating and design manuals. Title I efforts also encompass those efforts required to support and develop design work, including planning and programming, program management, project scoping, studies, investigations, evaluations, consultations, conceptual design, value engineering, and operation, monitoring, topographic survey services, fuel facilities and infrastructure systems.

Title II Services include services related to a specific construction project and consist of supervision and inspection of construction. Title II services may include all aspects of construction quality assurance and oversight of facility and infrastructure construction/ renovation projects, and may include oversight of incidental environmental projects associated with primary requirements.

Other A-E Services include design and construction-related services, but are not connected with a specific construction project. The services may include, but are not limited to, providing a full range of support associated with conventional design for construction, maintenance, and repair of facilities and infrastructure, including MFH, on military installations within the CONUS and OCONUS as well as other locations of interest to the Government. These efforts include advanced planning, programming, studies, investigations, sustainability and Leadership in Energy and Environmental Design (LEED™) analysis and documentation, interior design services, vulnerability assessments, leak detection surveys and assessments, energy studies, support necessary for the implementation of the Family Housing Master Plan Program (to include Housing Requirements and Market Analyses (HRMAs), Housing Community Profiles (HCPs), Family Housing Master Plans (FHMPs), General Officer Quarters Master Plans), the Dormitory Master Plan Program, Air Force, Major Command (MAJCOM) and Installation Asset Management Plans and other services not associated with a specific construction project.

SELECTION CRITERIA

Each firm must demonstrate their (including subcontractor) qualifications with respect to the selection criteria listed below. Evaluation criteria (1) through (5) are of equal importance; criterion (6) is of lesser importance than criteria (1) through (5) and criterion (7) is of least importance and will be used as a tiebreaker among technically equal firms. SF-330s will be evaluated to determine the most highly qualified firm/team based on submitted SF-330 responses. Failure to provide requested data or comply with the instructions in this synopsis (including attachments) could result in

a firm considered being less qualified or eliminated from consideration. Specific evaluation criteria include:

- (1) Professional qualifications necessary for satisfactory performance of required services;
- (2) Specialized experience and technical competence in the type of work required, including where appropriate, experience in energy conservation;
- (3) Capacity to accomplish the work in the required time;
- (4) Past Performance on contracts with Government agencies and private industry in terms of cost control, quality of work, and compliance with performance schedules;
- (5) Location in general geographical area of the project and knowledge of the locality of the project provided, that application of this criterion leaves an appropriate number of qualified firms, given the nature and size of the project;

Secondary Factors:

- (6) **Performance Against Small Business Subcontracting Plans (*Secondary Factor*)** *NOTE: This factor applies to large business firms only.*
 - (7) **Volume of Work (*Secondary Factor*)**
- (1) **Professional Qualifications.** SF-330, Part I, Block E. Firms will be evaluated in terms of proposed key personnel and technical team's professional registration, competence, related experiences to accomplish this work, education, and years with the company. Key personnel are individuals who will have major contract or project management responsibilities and/or will provide unusual or unique expertise. Failure to provide a balanced workforce in the disciplines listed could result in the firm being considered not qualified. Show brief resumes of the firm's key personnel to be assigned to this contract. Firms must demonstrate a minimum of one LEED™ Accredited Professional (AP) to be assigned to this contract. The combination of criteria below will be used to determine the ability of the staff to contribute to the successful completion of project task orders.
- (a) Demonstration of professional qualifications in these primary disciplines (list professional registrations/certifications, if applicable)

Discipline

- i. Architecture
 - ii. Civil Engineer
 - iii. Electrical Engineer
 - iv. Fire Protection Engineer
 - v. Construction Inspector (quality assurance)
 - vi. Mechanical Engineer
 - vii. Structural Engineer
 - viii. Project Manager
 - ix. Scheduler
 - x. Cost Engineer/Estimator
 - xi. Landscape Architect
- (b) Experience on federal programs related to A-E13DCS SOW A and SOW B requirements

- (c) Certification/licensing
- (d) Years with company
- (e) Education

(2) Specialized Experience and Technical Competence. SF-330, Part I, Section F. Firms/teams will be evaluated on specialized experience and technical competence in the performance of services similar to those anticipated under this contract in terms of recent and relevant experience with regard to the project examples listed below as well as demonstrated experience with DoD facility design and construction inspections services. Firms shall list only current projects or projects completed by the firm(s) in the past five years from date of this synopsis. Evaluation will consider relevancy of projects identified and project location as it relates to firm's specific competition level. At least five (5) of the required example projects must be completed by the prime. Projects completed more recently will be evaluated more advantageously. These projects should show scope and nature similar to the example projects listed below, and include project scope, size, project cost (not A-E fees but total cost of example project for example, \$200M hospital project), principal design elements and features, include specific LEED™ analysis and certification, and energy analysis and energy design features, design relevancy of example project to this contract, specific project support expertise, complexity of the job, challenges faced, actions taken, and the resolution and results of any challenges faced. For submittal purposes, each task order on an ID/IQ contract is considered a project. Do not list an ID/IQ contract as an example of a completed project. Instead, list the relevant completed or substantially completed task order(s) or single contract. Examples of work submitted that do not meet this requirement will not be evaluated. Failure to provide requested data, accessible points of contact or valid phone numbers could result in a firm being considered less qualified and eliminated from further consideration. Identify any key personnel in SF-330, Part I, Section G that worked on the projects and their role. Specialized experience and technical competency will be evaluated for ability to support the broad range of work required for this contract, as demonstrated by firm's example projects:

- (a) Title I, Traditional Design: Design of vertical construction projects (not fuels and runways) preferably on DoD installations (such as hangars, medical facilities, administrative and operational facilities). Comparable projects in the private or public sector may be submitted. However, DoD projects may be rated higher.
 - i. MILCON* (*applicable to full and open competition*): One (1) project greater than \$15M that best demonstrates the firm's competency and ability to perform vertical construction design for MILCON projects. MILCON means MILCON-like projects over \$750,000 in completed construction costs. Project can be located in CONUS or OCONUS.
 - ii. MFH* (*applicable to full and open competition*): One (1) project greater than \$30M that best demonstrates the firm's competency and ability to perform a typical MFH design. MFH means MFH-like projects for single family unit and/or multiplex unit (2-6 attached units) in a residential neighborhood Project can be located in CONUS or OCONUS.
 - iii. SRM (*applicable to full and open competition*): One (1) project greater than \$4M that best demonstrates firm's competency and ability to perform a typical SRM design.

Project can be located in CONUS or OCONUS. SRM means projects related to facility or real property sustainment, restoration and/or modernization. Reference A-E13DCS SOW A or SOW B for additional SRM definition.

- iv. SRM (*applicable to set-aside competition*): Three (3) projects greater than \$4M that best demonstrate the firm's competency and ability to perform typical SRM designs within the region of interest. SRM means projects related to facility or real property sustainment, restoration and/or modernization projects. Reference A-E13DCS SOW A or SOW B for additional SRM definition.

(b) Title I, Fuels Design: Design of fuels construction projects preferably on DoD installations. Comparable projects in the private or public sector may be submitted. However, DoD projects may be rated higher. Provide one project equal to or greater than \$1M that best demonstrates the firm's competency and ability to perform this type of design project. Project can be located in a specific CONUS region, CONUS or OCONUS, depending upon firm's program interest/competition level (i.e. full and open or small business set-aside).

(c) Title I, Runway Design: Design of full-depth runway replacement projects preferably on DoD installations. Comparable projects in the public or private sector may be submitted. However, DoD projects may be rated higher. Identify two (2) projects that demonstrate firm's competency and ability to perform this type of design work. One (1) of the two (2) listed projects shall clearly demonstrate the ability to design DoD full-depth runway replacement projects due to stricter mission requirements and standards for DoD airfields that are different from Federal Aviation Administration (FAA) civilian airfield design guidelines. Construction costs of the associated design efforts shall be \$40M or greater. Projects can be located in a specific CONUS region, CONUS or OCONUS, depending upon firm's program interest/competition level (i.e. full and open or small business set-aside)

(d) Title II, Inspection: Construction oversight, addressing quality assurance, project files, schedule analyses, construction contractor performance, and submittal reviews. Provide one (1) project for traditional construction (can be MILCON*, MFH* or SRM type project), one (1) project for runway and airfield construction, and one (1) project equal to or greater than \$1M for fuels construction. Projects can be located in a specific CONUS region, CONUS or OCONUS, depending upon firm's program of interest/competition level (i.e. full and open or small business set-aside).

* Criteria 1(a)i and 1(a)ii are excluded from small business set-aside evaluations. Under criteria 1(d), MILCON and MFH projects are not applicable to small business set-aside evaluation of proposals.

(3) **Capacity.** Within the SF-330, Part I, Block H, demonstrate how the firm(s) will manage, coordinate and administer the work within the prime and among any teaming partners. Firms with greater capacity shall be given more consideration in the selection process. Teaming partners to be included by the prime firm in their response should be clearly identified as such for evaluation purposes and will later be agreed to during negotiations of any resultant contract. SF-330, Part II, Block 11 and the CONUS/OCONUS information requested under criteria (5) to be provided in SF-330 Block H will also be evaluated to assist in determining this factor. SF-330 Blocks C, D, and F will also be evaluated to support this criterion. SF-330, Part II shall be provided for the specific

prime office expected to lead this effort and teaming partners proposed to perform the work. In Block 9c (1), enter the total number of employees for the firm and in Block 9c (2) enter the total number of employees for this office. Responses will be evaluated to determine the following requirements:

- (a) capacity to perform work in-house and with teaming members;
- (b) ability to support concurrent and geographically dispersed projects with multi-million dollar costs (not A-E fees) as demonstrated through firms management approach;
- (c) strength of project management to include administrative, communications, project tracking, and issue resolution within prime and among teaming members;
- (d) demonstrate active on-going CONUS work; (Address current dollar value of work of the team, established team and prime offices that can support such work and work requirements outlined in the A-E13DCS SOW A and SOW B, and management approach to your on-going work.)
- (e) demonstrate active on-going OCONUS work; (Address current dollar value of work of the Team, established Team and Prime offices that can support such work and work requirements outlined in the A-E13DCS SOW A, and management approach to your on-going work.)

(4) **Past Performance.** SF-330 Block H. For the example projects provided under Specialized Experience and Technical Competence, cite past performance in terms of cost control, quality of work and compliance with performance schedules. In addition to past performance information provided, evaluation will include information available within the DoD, federal, state, private industry or other sources. The firm shall provide reference information to include project name, contract number, point of contact, current phone number, and email address for each project provided under Specialized Experience and Technical Competence. In addition to the information listed above, forward the Past Performance Questionnaire under Attachment 2 of this synopsis, to each project point of contact. Also include any ratings, letters of appreciation or performance, awards etc., for relevant experience. Responses will be evaluated to determine:

- (a) ability to maintain cost, schedule and quality
- (b) customer satisfaction

(5) **Location.** SF-330, Part I, Block H. The board will evaluate a firm's familiarity with conditions by region or country, depending upon competition level. Examples include knowledge of, and experience dealing with, the regulatory agencies, geological features, logistics, climatic conditions or local construction methods, culture, customs and languages that are unusual or unique.

Secondary Factors: SF-330, Part I, Block H. Secondary factors will not carry greater significance to technical evaluation factors and past performance.

(6) **Performance Against Small Business Subcontracting Plans (*Secondary Factor: Applies to large business firms only*).** Firms will be evaluated in terms of their ability to meet Small Business (SB), Small Disadvantaged Business (SDB), Women-Owned Small Business (WOSB), Historically Underutilized Business Zone Small Business (HUBZoneSB), Veteran-Owned Small Business (VOSB), Service Disabled Veteran Owned Small Business (SDVOSB), and if applicable, Historically Black Colleges or Universities and Minority Institutions (HBCU/MI) goals in past contracts of similar type and size. Firm shall provide historical data on utilization of SB, SDB,

WOSB, HUBZoneSB, VOSB, and SDVOSB. Large business firms shall submit three (3) “final” or “most recent” (within three years of date of this synopsis) Individual Subcontracting Reports (ISRs) for similar contracts of relative size, which show compliance with utilizing the various types of small business forms noted above. If ISRs are not “final” or “most recent” they will not be considered. If ISRs were not applicable to the similar contracts noted, large business firms shall submit other comparable or commercial equivalent documentation, which shows their utilization of the various types of small businesses. Firms with better performance against the goals of the small business subcontracting plans will be rated higher.

(7) Volume of Work (Secondary Factor). Firm shall clearly identify, in table format similar to SF-330, Part II, Block 11, the volume of DoD work, volume of CONUS work, and volume of OCONUS work for the prime firm. Amounts should represent the total amount of any DoD contract vehicles in which obligation of funds have occurred in the previous 12 months from the date of this announcement. Note that the volume of CONUS/OCONUS is for all work (federal, DoD, and other). Firms with less past DoD work will be rated higher.

Interviews: The evaluation board may interview firms during the final selection process. Information to be provided will be determined at the time the decision is made to hold interviews.

SUBMISSION REQUIREMENTS

If proposing in more than one competition (full and open or small business set-aside) or more than one region (under the small business set-aside) a separate proposal package specific to that competition/region shall be submitted in accordance with all submittal requirements outlined under Attachment 1, A-E13DCS Submission Requirements.

Firms are strongly advised to adhere to all the submission requirements outlined under this synopsis. Reference Attachment 1, A-E13DCS Submission Requirements for specific details and instructions on SF-330 submission requirements and submission page number limitations.

All SF-330 submissions shall be delivered no later than 3:00p.m. CDT on XX Jul 2012 to:

Incoming USPS:

772 ESS/PKB
2261 Hughes Ave, Suite 163
Lackland AFB, TX 78236-9853

Physical Delivery (UPS, FedEx, hand carry, etc.)

772 ESS/PKB
3515 S General McMullen, Room # 3026 (Bldg 171)
San Antonio, TX 78226-2018

NOTE: The two above addresses are not interchangeable

The original hard copy takes precedence in the event of discrepancies between the original hard copy and electronic copy.

Personal visits to discuss this announcement **WILL NOT BE SCHEDULED**. POINT OF CONTACT: Source Selection Organizational Mailbox (772ess.pkb.4pae13@us.af.mil).

Interested firms should state in **SF-330 Block 5b** if they are a **small business according to the current size standard as defined in FAR Part 19** for NAICS 541330, Engineering Services; size standard of \$14.0M. All technical and contractual matters should be addressed through the source selection organizational mailbox (772ess.pkb.4pae13@us.af.mil).

Attachments:

1. A-E13DCS Submission Requirements
2. A-E13DCS Past Performance Questionnaire
3. A-E13DCS SOW A (Full & Open)
4. A-E13DCS SOW B (SB Set-aside)
5. Map of Regions for A-E13DCS SOW B
6. OCI Clause (**TBD**)