



NATIONWIDE FEASIBILITY AND OTHER STUDIES FOR PBS COURTHOUSES AND FEDERAL BUILDINGS

Solicitation Number: GS-00P-09-CYD-0093

Agency: General Services Administration

Office: Public Buildings Service (PBS)

Location: Physical Capital Asset Management Division (PGE)

Notice Type:

Combined Synopsis/Solicitation

Original Posted Date:

April 17, 2009

Posted Date:

April 20, 2009

Response Date:

May 18, 2009 12:00 pm

Original Response Date:

May 18, 2009 12:00 pm Eastern

Archiving Policy:

Manual Archive

Original Archive Date:

-

Archive Date:

-

Original Set Aside:

Partial Small Business

Set Aside:

Partial Small Business

Classification Code:

C -- Architect and engineering services

NAICS Code:

541 -- Professional, Scientific, and Technical Services/541330 -- Engineering Services

Synopsis:

Added: Apr 17, 2009 4:31 pm

The General Services Administration (GSA), Public Buildings Service (PBS), Contracting and Facilities Division (PGE) is seeking contractors to provide Nationwide Feasibility and Other Studies for Courthouses and Federal Buildings for issues of national impact.

The Government intends to award a minimum of three (3) National Indefinite Delivery - Indefinite Quality (IDIQ) contracts pursuant to procedures established by the Brooks Act and FAR Subpart 36.6, with a base year and four 1-year options, for a total of five (5) years. Of the five potential awards, up to two awards will be awarded to Unrestricted Businesses and one award will be 100% Set-Aside for Small Businesses. Each contract, whether Unrestricted or Small Business ventures would require numerous specialty consultants and subcontractors. The contracts would be nationwide in scope (i.e. all States and US Territories). The Government reserves the right to make multiple awards.

Scope: The scope of the work is to provide feasibility and other studies for GSA on a national basis when needed.

In GSA's Capital Investment and Leasing Program, the feasibility study evaluates various housing options for court operations and provides the justification for the selected housing scheme. The study provides the necessary support for the request for site and design funding. In the Feasibility Study phase, the project team, their customer, and national stakeholders consider alternatives and set a course of action for the project. At a minimum, studies may include:

- Courthouses
- Land Ports of Entry
- Office Buildings
- Laboratories
- Post Offices; and
- Data Processing Centers

Design work is also included as part of the solicitation, for example, repair and alteration work, renovations, or other incidental design services. The contract will be made to the most technically qualified Architecture-Engineering (A-E) firms in the United States using FAR Part 36 and the Architect-Engineer Brooks Act procurement procedures.

Objective: The objective of this SOW is to procure the services of multiple national Contractors who will be available to begin, conduct, and complete successful feasibility studies of high and consistent quality when the need arises.

Description of Services: The Contractor shall prepare feasibility studies for courthouses and federal buildings, and other studies for issues of national impact. For a detailed description of the type of tasks to be performed, please see GSA Courthouse Feasibility Study Guide, August 27, 2007, which will be made available as part of this solicitation. Interested Contractors shall use and refer to this Guide in preparing their responses. Contractors shall also refer to the U.S. Courts Design Guide 2007 and 2005 Facilities Standards (P100), both available at www.gsa.gov.

The level of services required from the Contractor may vary, depending on GSA's needs throughout the life of the contract. All work will be performed based on firm, fixed price task orders issued, as needed, under the basic contract for services. The fixed price of these task orders shall include the cost for all management, supervision, labor, materials, supplies, and equipment (except as otherwise provided). Further, the Contractor shall plan, schedule, coordinate, and assure effective performance of all services described in the respective task order.

The contract is national in scope, supporting projects, on an as-needed basis, within all eleven GSA Regions and

the GSA Central Office.

Disciplines: The disciplines for this requirement may include at a minimum: architects, engineers and real estate professionals.

Required Skills/Qualifications: The Contractor shall have the following experience and qualifications: 1) A full service A-E firm with sufficient capability and expertise to perform the work required; 2) At least five years of specialized experience in programming, planning, and design of courthouses, office buildings, or other building types comprising GSA properties; 3) At least five years of specialized experience in real estate activities such as appraisals, site selection, zoning, and ANSI/BOMA Standard Method for Measuring Floor Area in Office Buildings, and 4) A comprehensive team with experience in studies; urban planning; civil, structural, mechanical, electrical, and acoustical engineering; seismic, blast, and security issues and concerns; and real estate activities.

Architecture and Engineering (A/E) Services require performance by licensed architects and/or registered engineers or their employees.

Deliverables: The specificity of the required deliverables will be defined at the issuance of specific project requirements issued as work orders on a case-by-case basis. Typically, the feasibility study will be developed through four submissions: 1) initial outline; 2) working copy of identified viable alternatives and criteria for comparative analysis; 3) preliminary submittal (90%), and 4) final completion.

Delivery Schedule: The schedules for the delivery of cost estimates or other services as required will be defined in specific statements of services upon issuance of individual task orders.

Security Requirements: The Contractor shall comply with PBS Order 3490.1, Document Security for Sensitive but Unclassified (SBU) Paper and Electronic Building Information 2002.

Use of GSA IT systems is restricted to Contractor employees that meet the requirements of the President's Homeland Security Presidential Directive 12 (the common identification standard for Federal employees and Contractors), commonly known as HSPD-12. At least one Contractor employee shall apply for and obtain a favorable HSPD-12 clearance.

Contractor personnel requiring routine access to a courthouse or other federal building shall obtain a favorable HSPD-12 clearance. For intermittent access, contractor personnel shall be accompanied by Government personnel.

Location: The services performed under this contract will be provided to GSA, PBS, Office of the Chief Architect and Construction Programs, and to include GSA Regional Offices as follows: (1) New England, Boston, MA; (2) Northeast & Caribbean, New York, NY; (3) Mid Atlantic, Philadelphia, PA; (4) Southeast-Sunbelt, Atlanta, GA; (5) Great Lakes, Chicago, IL; (6) The Heartland, Kansas City, MO; (7) Greater Southwest, Fort Worth, TX; (8) Rocky Mountain, Denver, CO; (9) Pacific Rim, San Francisco, CA; (10) Northwest/Arctic, Auburn, WA; (11) National Capital, Washington, DC.

Performance Period: The contract performance period is for a 12-month base year with four one-year options, for total possible contract duration of five (5) years. Performance shall commence upon issuance of a Notice to Proceed following award of the contracts, and issuance of individual Task Orders for specific projects/tasks.

Issuance of Task Orders: GSA/PBS intends to make multiple awards for this requirement. Upon award, all services will be procured through the issuance of individual task orders, each defined by a separate scope of work. FAR 16.505(b)(1)(i) requires the contracting officer to provide each awardee a fair opportunity to be considered for each order exceeding \$3,000 issued under multiple delivery-order contracts or multiple task-order contracts. The only exceptions to this requirement are those stated in FAR 16.505(b)(2). All competitive requirements will be competed using the Brooks Act procedures under FAR Part 36.6.

Evaluation Factors for Award: The evaluation factors for award below are compliant with the Brooks Act Procedures. The proposal must address the type of work described in the GSA Courthouse Feasibility Study Guide, August 27, 2007. All competing firms shall use the Standard Form 330. The contractor will be evaluated for selection based on the evaluation criteria below:

Factor 1: Experience and Past Performance - 40% (In table and/or matrix format)

At least five years of specialized experience in programming, planning, and design of courthouses, office buildings, or other building types comprising GSA properties. At least five years of specialized experience in real estate activities such as appraisals, site selection, zoning, and ANSI/BOMA Standard Method for Measuring Floor Area in Office Buildings. Propose a comprehensive team with experience in studies; urban planning; civil, structural, mechanical, electrical, and acoustical engineering; seismic, blast, and security issues and concerns; and real estate activities.

Firm's past performance on contracts with Government agencies and private industry in terms of cost control, quality of work, capacity to accomplish the work in the required time, and compliance with performance schedules and applicable standards.

Factor 2: Proposed Team/Personnel Qualifications and Experience - 40%

The firm must be a full service A-E firm with sufficient capability and expertise to perform the work required under the contract. Document registrations, licenses, and other professional affiliations or accreditations needed for satisfactory performance of the contract.

Describe compatibility of the team's previous working experience on similar projects. In a matrix format, summarize the qualifications, professional designation, education, and other significant background information for the key members of the team. For all key personnel, identify the anticipated duties of the person as full-time or part-time, and identify the person as an employee of the A-E firm or as an employee of a consulting firm.

Team members must be able to use computer-based tools typically associated with GSA projects, for example Building Information Modeling (BIM) and Computer Aided Design (CAD). Contractor team members must be proficient in the Microsoft Windows Professional suite of software applications.

Factor 3: Study Approach and Methodology - 20%

Summarize, in narrative form, the firm's track record in meeting the needs of at least three previous clients, preferably Federal, State, and local governments, with regard to performance schedules and level of services required. Identify the firm's quality control plan set-in place to guarantee development, review, and delivery of acceptable products. Address in narrative form the firm's experience in providing feasibility studies for courthouses, federal buildings and other studies of issues of national impact.

As part of the approach and methodology, describe the location(s) of team offices, sufficient staff and technical resources available, not committed to other contracts, demonstrates the firm's capability to undertake and accomplish the work required under this contract in the time frames required by GSA. If other than small business, the firm must also demonstrate a pro-active effort to achieve the stated subcontracting goals with respect to the level of small, disadvantaged, and women-owned business concern participation in the performance of the contract.

Prime Contractor demonstrates that it has the ability to provide: 1) the services described in the statement of work at the national level; 2) the services as a prime, and through teaming arrangements, at GSA Central Office and the 11 Regions; and 3) personnel nationwide by providing the availability of team personnel nationwide. Also, Prime Contractor demonstrates that it is located in the general geographic area of the project, and that the prime contractor, or its subcontractors who will be performing at that site, have knowledge of the locality of the project.

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The evaluation factors are in descending order of importance. If selected for an interview, the Firm shall be prepared to discuss all aspects of the Evaluation Criteria indicated above. The interviews will involve discussions on project concepts and their methods of furnishing the required services. In addition to the above, the contractor will be required to demonstrate their management approach and teaming arrangements/approach to perform services on a national level to provide feasibility studies and other studies to Central Office and the 11 Regions. Due to the nature of this project, strong oral and written communications will be evaluated in each subfactor above.

Business Size Standard: This is a Partial Small Business Set-Aside. GSA, PBS will set-aside one (1) contract as 100% total small business set aside. GSA will evaluate small business set-aside offers using the evaluation factors referenced above.

NAICS Code: The Primary NAICS Code is 541330, Engineering Services (For small business purposes: \$4.5M in annual gross receipts for a period of three years).

Submitting firms must indicate their size status and that of their sub-consultants. Large Business firms are reminded that the successful firm will be expected to place subcontracts to the maximum extent practical with small, small disadvantaged, and small woman-owned firms as part of their original submitted team. Before award of the contract, the Firm (if not small business of \$4.5M gross average, see NAICS Code) shall be required to present an acceptable Small Business and Small Disadvantaged Business Subcontracting Plan in accordance with Public Law 95-507. As part of its commitment to socioeconomic initiatives of the U.S. General Services Administration. Public Buildings Service has established for fiscal 2009 subcontracting goals of 37% for small business, 6% for total small disadvantaged businesses (SDB), 5% for woman-owned, 3% for HUBZone, 3% for service-disabled veteran-owned and 5% for veteran-owned.

Guaranteed Minimum: The Guaranteed Minimum Order amount for each contract is \$25,000 for the base year only.

Maximum Order Limitation (MOL): Each IDIQ contract is expected to have a \$2.0 million per year maximum order limitation for a period of five years totaling \$10.0 million per contract Maximum Order Limitation (MOL). (Annual

MOLs may carry over to the next year). Each task order will have a maximum ordering limitation (MOL) of \$1.5M.

Award of a Contract is contingent upon a successful audit and negotiation of labor rates and overhead and profit allowances. Task orders are subject to the fund availability at the time of award of the task order. The contracts to be awarded hereunder are procured under the Brooks Architect-Engineers Act of 1972 (Public Law 92-582) and FAR Part 36.6.

Submission of Qualifications: Firms having the capabilities to perform the services described in this announcement are invited to respond by submitting a completed Standard Form 330 - Architect - Engineer Qualifications on or before 12:00 pm Eastern Daylight Time on Monday, May 18, 2009. All questions must be submitted via email by Friday, May 1, 2009 @ 12:00pm.

Qualifications must be sent to the Contracting Officer, Ms. Virginia D. Burwell, General Services Administration (GSA), Public Buildings Services (PBS), Contracting and Facilities Division (PGE), 1800 F Street, NW, Room 4302, Washington, DC 20405. Facsimile copies of the submittal will not be considered. It is the responsibility of the offeror to ensure that its submittal is received in a timely manner at the address designed above. All questions must be submitted in writing and emailed to the Contract Specialist, Ms. Paris N. Marshall at paris.marshall@gsa.gov. (NO TELEPHONE CALLS PLEASE).

Interested firms meeting the requirements described above must submit six (6) completed copies each of U.S. Government Standard Form 330, Parts I and II including any supplemental information necessary to further address the Selection Criteria. The following information MUST be on the outside of the sealed envelope: (1) Solicitation Number/Title; (2) Due Date; and (3) Closing Time. Only firms responding by the specified time will be considered for selection (Late responses are subject to FAR Provision 52.215-1).

All contractors must be registered in Central Contractor Registration (CCR) database to be considered for an award. Contractors may obtain information on registration via the internet at www.ccr.gov or by calling 1-888-227-2423.

All questions concerning this announcement shall be directed to Ms. Paris N. Marshall (paris.marshall@gsa.gov) at (202) 219-1368.

Feasibility Study Guide

Type: Other (Draft RFPs/RFIs, Responses to Questions, etc..)

Posted Date: April 20, 2009

[Attachment I Courthouse FS Guide 08-27-07 - fedbizopps.pdf](#) (515.97 Kb)

Description: Attachment I - Feasibility Study Guide

Contracting Office Address:

1800 F Street, NW, Room 4302
Washington, District of Columbia 20405

Place of Performance:

Nationwide

United States

Primary Point of Contact.:

Paris N Marshall,
Contract Specialist
paris.marshall@gsa.gov
Phone: 202-219-1368
Fax: 202-501-3836

Secondary Point of Contact:

Virginia D Burwell,
Contracting Officer
virginia.burwell@gsa.gov
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ALL FILES

[Feasibility Study Guide](#) 

Apr 20, 2009

[Attachment I Courthouse](#)

Opportunity History

- Original Synopsis
Combined Synopsis/Solicitation
Apr 17, 2009
4:31 pm
- Changed
Apr 20, 2009
3:31 pm