

**Worldwide A/E Services - Small Business****Solicitation Number: SAQMMA09R0164**

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Office: Office of Logistics Management

Location: Acquisition Management

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C -- Architect and engineering services

NAICS Code:

541 -- Professional, Scientific, and Technical Services/541310 -- Architectural Services

Synopsis:

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SAQMMA09R0164 - Worldwide A/E Services - Small Business

The U.S. Department of State (DOS), Office of Logistics Management, on behalf of the Bureau of Overseas Buildings Operations, anticipates awarding indefinite quantity/indefinite delivery contracts for Architect/Engineer (A/E) services in each of the following four small business categories: 8(a), HUBZone, Service-Disabled Veteran-Owned, and Small Business. The Government anticipates awarding four contracts if a sufficient number of qualified contractors respond for each category.

The business shall be a professionally licensed architectural firm providing architectural and engineering services for new construction projects, project planning, facility renovation, rehabilitation, restoration, and system replacement projects, physical and technical security upgrades, and the construction and renovation of post communications centers at US diplomatic foreign service posts worldwide. The applicable NAICS code is 541310. At least fifty percent of the cost of contract performance incurred for personnel shall be expended for employees of the concern. The estimated cost of construction for projects design under the award IDIQ contracts is not expected to exceed, but is not limited to, \$10 million. Projects may include design-build definition or bridging work. Involvement in such projects may affect the A/E's ability to participate in competitively-sourced follow-on work or design-build teams for that project.

Each contract shall consist of a one-year base period with four one-year optional service periods. The Government guarantees a minimum of \$100,000 in task orders over the life of the contract. The total amount of orders issued under this contract shall not exceed \$5,000,000, over the life of the contract.

The contract will be for professional services to include, but not be limited to, facility assessments and architectural and engineering studies, site utilization studies and master planning, conceptual, preliminary and schematic designs, design development, construction documents, specifications, cost estimates and budget assessments, as well as life-cycle analysis, quality assurance reviews of the work of other A/E firms, research and development studies, value engineering studies or reviews, support services, and construction phase services and claims analysis services.

Contract services may include the following: architecture, historic preservation, landscape architecture, long range planning, master planning, initial and detailed planning, space planning, site utilization, cost estimating, budget assessment, interior design, food service design, scheduling, and environmental and sustainability design. In addition, the following engineering disciplines shall be provided: electrical, mechanical, structural, blast, civil, geotechnical, environmental, seismic, security, lighting, acoustical, chemical and biological protection, information and telecommunication, fire protection, value engineering, and vertical transportation. The administrative coordination of the various disciplines involved, and ascertaining and working within the U.S. Government's requirements and the applicable laws, codes and standards at the overseas project sites shall be required. Familiarity with sustainable design through an integrated design approach is required. Knowledge and experience in the preparation of planning, design and construction documents employing alternative methods (e.g. design-bid-build, bridging, and design-build) is required. Design documents shall utilize AutoCAD 2005 or greater and shall be classified in accordance with the Security Classification Guide for the Design and Construction of Overseas Facilities, dated May 21, 2003. Please indicate if you have Building Information Modeling (BIM) experience and provide project examples listing BIM software experience.

In order to be eligible to perform under this contract, the successful offeror must possess or be able to obtain a Department of Defense (DoD) Secret Facility Clearance (FCL), with Secret safeguarding capability, issued in accordance with the National Industrial Security Program Operating Manual (NISPOM), DOD 5220.22-M. Personnel requiring access to classified information or Controlled Access Areas (CAAs) at DoS locations must possess a Secret personnel security clearance issued by the Defense Industrial Security Clearance Office (DISCO). Subcontractors requiring access to classified information or CAA spaces must also possess a Secret FCL. Offerors already possessing the necessary FCL should submit their appropriate Commercial and Government Entity (CAGE) Code with their proposal. If a selected offeror does not possess an interim or Final Secret FCL, the Department of State will sponsor the uncleared firm for an FCL. Sponsorship does not guarantee that the firm will receive the clearance. A period of six calendar months from the date of selection for award will be allowed for the uncleared firm to obtain the necessary FCL. After this period, the Government may, at its discretion, consider awarding the contract to another firm or awarding fewer contracts. Firms which form joint ventures must also comply with the above FCL and personnel security clearance requirements. Each entity comprising the joint venture must be issued an FCL, as well as the joint venture.

Firms shall be evaluated on the basis of their personnel and experience. Experience on projects comparable to those of the Department of State shall be considered. Subcontractor firms shall be included in the qualification package, but the evaluation will not be based on their qualifications.

Firms responding to this announcement on or before the closing date will be considered for selection using the following evaluation criteria and based on demonstrated expertise and experience in the following areas: - 100 points maximum:

a) Team Member Professional Qualifications - Professional qualifications necessary for excellence in the performance of required services, as listed above. Show the qualifications of team members, with an emphasis on those in key roles. Demonstrate applicable licenses, registrations, and certifications, as well as other indicators of high quality professional performance - 20 pts.

b) Specialized Experience - Specialized team experience and technical excellence in facility planning and design, sustainable design, rehabilitation/renovation, adaptive reuse, and system replacement projects involving multiple disciplines (e.g. architectural, master planning, mechanical, civil/geotechnical, structural, electrical and interior design/space planning) for facility sites, office buildings, warehouses, and other support facilities – 15 pts.

c) Design Excellence - Demonstrated design excellence by the A/E team on projects. Provide examples of three recent projects showing high quality design performance. Preferred examples include office building types, facility or master planning, renovation/retrofits/historic preservation or academic institutions as a project type by proposed key design personnel-15 pts.

d) Past Performance - Internal quality management plan, past performance, schedule, and cost control procedures. Describe internal quality control and assurance plan and firm's ability to successfully provide and coordinate discipline efforts in-house and with consultants. If using consultants, demonstrate previous success as a team in providing similar services. Indicate effectiveness by listing award amount, A/E design schedule (planned vs. actual), final design estimate and construction change order rate for five projects within the past five years. Include names of consultants used for projects listed that include those teaming up with the prime for this proposal. Provide this information in a matrix format. Each firm's past performance(s) and performance ratings will be reviewed - 15 pts.

e) Security Design Expertise - Specialized experience and superior technical competence in 1) physical and technical security upgrades including security and surveillance systems and special forced entry and ballistic resistant construction and 2) the construction and renovation of communication centers and their associated power systems and physical and technical security requirements - 10 pts.

f) Preservation, Restoration, and Renovation - Specialized experience and technical competence in the renovation

and restoration of historically significant buildings - 10 pts.

g) Design-Build Expertise - Specialized experience in design-build projects, including the preparation of bridging documents, writing performance requirements, and developing statements of work for design-build projects - 10 pts.

h) International Experience - Previous experience with overseas projects and knowledge of foreign building codes and standards and construction practices - 5 pts.

Firms responding to this announcement must specifically address each of the above factors under separate headings. Failure to address each of the evaluation criteria, in writing, will result in failure to qualify. Additionally, failure to provide the requisite information will result in failure to qualify.

Firms which meet the requirements of this solicitation are invited to submit: (1) three copies of Standard Form 330, Architect-Engineer Qualifications and (2) three tabbed section copies of a qualification statement, in Block H of the SF-330, addressing the evaluation factors a through h listed above. A maximum of 100 pages are allowed for the entire submission. The page limitation includes 100 single-sided pages or 50 double-sided pages, printed on standard 8.5 x 11 sheets of paper. Also submit one electronic PDF indexed copy on a CD. Firms responding to this announcement on or before the closing date shall be considered for selection.

Selection shall be in accordance with the Brooks Act, P.L. 92-582 (40 U.S.C. 1101-1104).

After short-listing by a Pre-Selection Board, firms may be required to make a presentation to the A/E Council (Selection Board) in Rosslyn, VA.

Upon notification of selection, the A/E will be required to submit a copy of its Quality Management Plan (QA/QC) Plan within 10 working days for review and approval.

Requests for clarification must be submitted, in writing, to Ms. Jillian Savage, no later than 3:00 p.m., Eastern Daylight Time, on Monday, March 30 2009. The e-mail address to submit clarification questions is SavageJM@state.gov. Informational material must be received by 3:00 p.m., Eastern Daylight Time, on Monday, April 13, 2009. Courier address (Federal Express, UPS, etc. – No USPS delivery): Ms. Jillian Savage, U.S. Department of State, Office of Logistics Management, 1701 North Fort Myer Drive, Room L-600, Arlington, VA 22209. Note: The Post Office does not deliver to 1701 N. Fort Myer Drive.

Contracting Office Address:
P.O. Box 9115

Rosslyn Station
Arlington, Virginia 22219

Place of Performance:

WORLDWIDE
Arlington, Virginia 22209
United States

Primary Point of Contact.:

Jillian M. Savage
savagejm@state.gov
Phone: 703-516-1580
Fax: 703-875-6699

Secondary Point of Contact:

Brian F Mulcahy,
Contracting Officer
mulcahybf@state.gov
Phone: 703-875-6012

Opportunity History

- **Original Synopsis**
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