

FOR U.S. MILITARY CONSTRUCTION PROJECTS IN AUSTRALIA



WELCOME

Ms. Jill Nii

Chief of Contracting Office
Acquisition Department
NAVFAC Pacific

NAVFAC PACIFIC

ACQUISITION TOPICS



- Request for Proposal
- Contracting Methods for Procuring MILCON Projects
- Single Phase (Design-Bid-Build) Flowchart
- Design-Bid-Build Request for Proposal Example
- Two Phase (Design-Build) Flowchart
- Design-Build Request for Proposal Example
- NAVFAC 6 Part Design-Build Format
- Important Websites

REQUEST FOR PROPOSAL



- Requires submission of a price and non-price proposal
- Public bid opening will not be held
- Intent is to award without discussions
- However if discussions are deemed necessary, discussions will be held with those Offerors within the competitive range
- Award based upon best value to the Government based upon price and technical (non-price) evaluation
- Projects may be either Design-Build or Design-Bid-Build





BEST VALUE ACHIEVED BY

TRADEOFF PROCESS

LOWEST PRICE TECHNICALLY ACCEPTABLE

REQUEST FOR PROPOSAL CONTINUED



•TRADEOFF SOURCE SELECTION PROCESS

- -The non-price evaluation factors, when combined, may be considered
 - Significantly more important than price;
 - Approximately equal to price; OR
 - Significantly less important than price
- -Tradeoffs permitted
- -Award may be made to other than the lowest priced proposal or other than the highest ranked non-price proposal

REQUEST FOR PROPOSAL CONTINUED



•LOWEST PRICE TECHNICALLY ACCEPTABLE (LPTA)

- Award to lowest evaluated price of proposals meeting or exceeding the acceptability standards for technical factors
 - Comparative assessment of proposals does not apply
 - Tradeoffs not permitted
 - All technical factors and sub factors are of equal weight

CONTRACT METHODS FOR PROCURING MILCON PROJECTS



DESIGN-BID-BUILD vs. DESIGN-BUILD

Design-Bid-Build (DBB):

- –Involves Two Separate Contract Actions:
 - A-E contract awarded for preparation of full plans and specification (Design)
 - Construction contract awarded based upon full plans and specifications

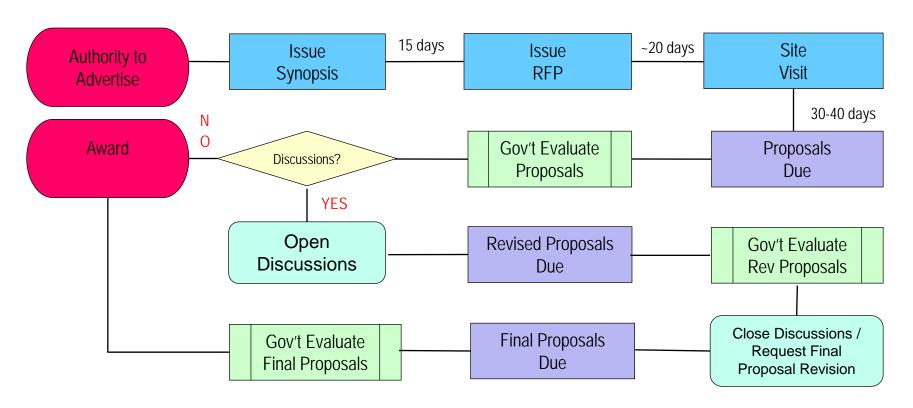
Design-Build (DB):

- Design-Build means combining design and construction in a single contract with one contractor
- Government provides concept and/or 30% design as part of Phase 2
 amendment
- -The RFP Requirements tell the Contractor WHAT we want, not HOW to accomplish the project
- -FAR 36.3 requires use of two phase source selection

SINGLE PHASE (DESIGN-BID-BUILD)



This Process is to Award the Construction Contract Only



Process takes approximately 150 days from Proposal Receipt to Contract Award

DESIGN-BID-BUILD REQUEST FOR PROPOSAL (RFP) EXAMPLE



•SINGLE PHASE (DESIGN-BID-BUILD) RFP INCLUDES:

- -Solicitation, Offer And Award (SF1442)
- -Price Schedule
- -Document 00100, Instructions to Offerors
- -Document 00202, Evaluation Factors for Award
- -Document 00600, Representations & Certifications
- -Document 00700, Contract Clauses
- -Specifications
- -Drawings



SOLICITATION, OFFER, AND AWARD (SF1442)

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•PRICE SCHEDULE MAY INCLUDE

- **–Lump Sum Price For All Work**
- -Combination Lump Sum Plus Unit Pricing For Estimated Quantities
- -Price Shall be in US Dollars

DOCUMENT 00100 INSTRUCTIONS TO OFFERORS

- -Instructions for Submission of Proposals
- -Proposal Due Date/Time
- -Applicable Regulatory Provisions
- -Site Visit Information



DOCUMENT 00202 EVALUATION FACTORS FOR AWARD

- -Technical Evaluation Factors and Submission Requirements
- Price Evaluation Factors

• DOCUMENT 00600 REPRESENTATIONS AND CERTIFICATIONS

-Representations and Certifications that are NOT included in SAM



DOCUMENT 00700 CONTRACT CLAUSES

- -FAR 52.211-10, COMMENCEMENT, PROSECUTION, AND COMPLETION OF WORK
- -FAR 52.211-12, LIQUIDATED DAMAGES—CONSTRUCTION
- -FAR 52.222-50, COMBATING TRAFFICKING IN PERSONS
- -FAR 52.228-1, BID GUARANTEE
- -FAR 52.228-5, INSURANCE--WORK ON A GOVERNMENT INSTALLATION
- -FAR 52.228-15, PERFORMANCE AND PAYMENT BONDS--CONSTRUCTION
- -FAR 52.233-4, APPLICABLE LAW FOR BREACH OF CONTRACT CLAIM



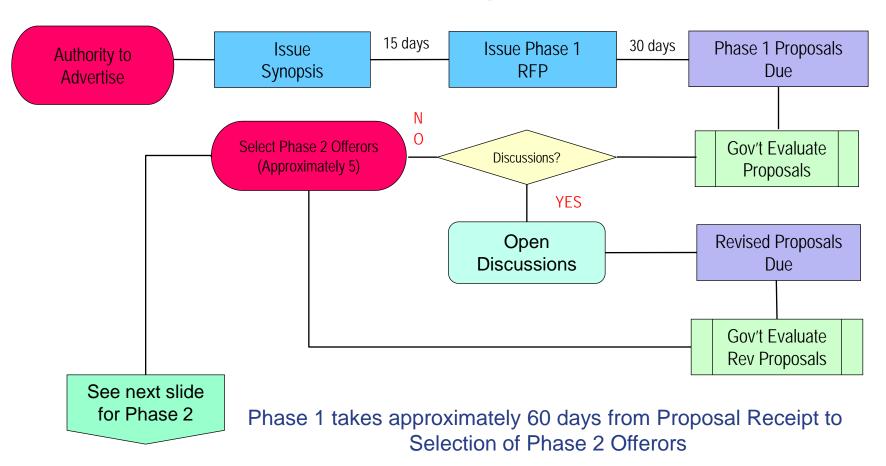
DOCUMENT 00700 CONTRACT CLAUSES CONTINUED

- -FAR 52.236-1, PERFORMANCE OF WORK BY THE CONTRACTOR
- -FAR 52.236-6, SUPERINTENDENCE BY THE CONTRACTOR
- -DFARS 252.232-7006, WIDE AREA WORKFLOW PAYMENT INSTRUCTIONS
- -DFARS 252.225-7044, BALANCE OF PAYMENTS PROGRAM—CONSTRUCTION MATERIAL
- -DFARS 252.225-7045, BALANCE OF PAYMENTS PROGRAM--CONSTRUCTION MATERIAL UNDER TRADE AGREEMENTS
- -DFARS 252.247-7023, TRANSPORTATION OF SUPPLIES BY SEA

TWO- PHASE (DESIGN-BUILD) - PHASE 1

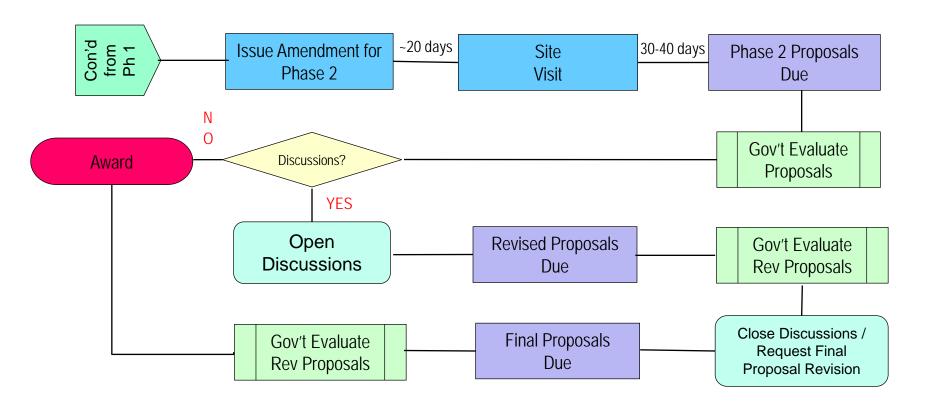


Federal Acquisition Regulations Part 36.3



TWO- PHASE (DESIGN-BUILD) – PHASE 2





Phase 2 takes approximately 150 days from Phase 2 Proposal Receipt to Contract Award

DESIGN-BUILD REQUEST FOR PROPOSAL (RFP) EXAMPLE



•TWO-PHASE DESIGN-BUILD EVALUATION FACTORS

-Phase One:

- Non-price Evaluation Factors: (1) Technical Approach; (2) Experience; and
 (3) Past Performance
- Price is NOT evaluated in Phase-One
- Select most highly qualified offerors to participate in Phase-Two (not-to-exceed 5)

-Phase Two:

- Non-price Evaluation Factors: (4) Safety; (5) Energy Design Reduction
- Price



•PHASE-ONE REQUEST FOR PROPOSAL

- -Solicitation, Offer And Award (SF1442)
- **–Document 00100, Instructions to Offerors**
- -Document 00202, Evaluation Factors for Award
- -Document 00600, Representations & Certifications
- -Document 00700, Contract Clauses
 - Similar to DBB RFP but also includes
 - -FAR 52.236-23, RESPONSIBILITY OF THE ARCHITECT-ENGINEER CONTRACTOR (APR 1984)
 - -FAR 52.236-24, WORK OVERSIGHT IN ARCHITECT-ENGINEER CONTRACTS (APR 1984)
 - -FAR 52.236-25, REQUIREMENTS FOR REGISTRATION OF DESIGNERS (JUN 2003)



•SELECTION OF NO MORE THAN 5 OFFERORS TO PARTICIPATE IN PHASE-TWO

- PHASE-TWO ISSUED VIA AMENDMENT
 - -Phase-Two Amendment in 6 Part Design-Build format

NAVFAC 6 PART DESIGN-BUILD FORMAT



•VISIT THE NAVFAC DESIGN-BUILD REQUEST FOR PROPOSAL WEBSITE

http://www.wbdg.org/

•NAVFAC 6 PART DESIGN-BUILD FORMAT



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•PART 1 – PROPOSAL FORMS AND DOCUMENTS

- -Solicitation, Offer And Award (SF1442)
- -Price Schedule
- **–Document 00100, Instructions to Offerors**



•PART 2 – GENERAL REQUIREMENTS

- -Contains the General Requirements specifications
- -Examples:
 - Work Restrictions for Design-Build
 - Price and Payment Procedures for Design-Build
 - Administrative Requirements for Design-Build
 - Design Submittal Procedures
 - Safety and Occupational Health Requirements for Design-Build
 - Design and Construction Quality Control



•PART 3 – PROJECT PROGRAM

- Contents of Project Program:
 - Project Description
 - Project Objectives
 - Site Analysis
 - Building Requirements
 - Room Requirements
 - Engineering Systems Requirements



•PART 4 – PERFORMANCE TECHNICAL SPECIFICATIONS

- Defines the performance and quality of the building elements required by the Project Program
- -Performance Technical Section arranged by:
 - Uniformat II
 - Work Breakdown Structure (WBS) Building Element Classification System



•PART 5 – PRESCRIPTIVE SPECIFICATIONS

- Contains Unified Facility Guide Specifications (UFGS)
- -Use when performance specifications are not practical

•PART 6 – ATTACHMENTS

- -Presents additional information for proposal preparation
- **–Examples of Attachments:**
 - Drawings & Sketches
 - Reports
 - Pictures

GENERAL INFORMATION



- Follow the instructions contained in the RFP
- Sign up for pre-proposal site visit
- Submit questions in writing to the appropriate contract specialist
- Notices will be posted at the NECO website to respond to written questions. Notices do not revise the solicitation requirements
- Amendments will be posted to NECO without Drawings, FBO if amendment includes drawings

IMPORTANT WEBSITES





Federal Acquisition Regulation (FAR)

FEDERAL ACQUISITION http://acquisition.gov/comp/far/index.html



Defense Federal Acquisition Regulation Supplement (DFARS)

http://www.acq.osd.mil/dpap/dars/dfarspgi/current/index.html



Navy Marine Corps Acquisition Regulation Supplement (NMCARS)

http://www.secnav.navy.mil/rda/Policy/2014%20Policy%20Memoranda/ Change%2013-

04%20to%20the%20Navy%20Marine%20Corps%20Acquisition%20Reg ulation%20Supplement.aspx



Naval Facilities Acquisition Standards (NFAS)

https://www.navfac.navy.mil/content/dam/navfac/Small%20Business/PD Fs/Contracting with NAVFAC/sb navfac naval facilities acg supplem ent_nov_change2.pdf



SYSTEM FOR AWARD MANAGEMENT (SAM)

-U.S. REGISTRANTS

- DUNS Number, Legal Business Name, and Physical Address from Dun & Bradstreet (D&B) record
- Taxpayer Identification Number (TIN) and Taxpayer Name associated with TIN
- Bank's routing number, bank account number, and bank account type, i.e. checking or savings, to set up Electronic Funds Transfer (EFT)

-NON-U.S. REGISTRANTS

- DUNS Number, Legal Business Name, and Physical Address from D&B record. Make sure DUNS information and NCAGE information match
- NATO Commercial And Government Entity (NCAGE) Code
- Bank's routing number, bank account number, and bank account type, i.e. checking or savings, to set up Electronic Funds Transfer (EFT)



•For Non-U.S. Registrants: Obtain a NATO Commercial and Government Entity (NCAGE) Code

https://eportal.nspa.nato.int/AC135Public/scage/CageList.aspx





Obtain Data Universal Numbering System (DUNS) Number

http://fedgov.dnb.com/webform





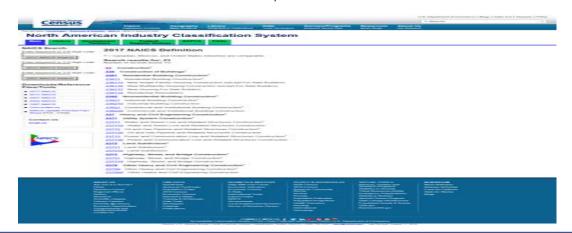
Spem-blockers and other security features on your computer or network could block our email responses which may include your DUNS Number. Please ensure that you are able to receive Adding povi@inha.com to your address book may help prevent our emails from being inadvertently blocked.



Identify your North American Industry Classification System (NAICS) Code(s)

https://www.census.gov/eos/www/naics/

- -Sector 23 Construction
 - Subsector 236 Construction of Building
 - Subsector 237 Heavy and Civil Engineering Construction
- **–Sector 54 Professional, Scientific and Technical Services**
 - Subsector 541Professional, Scientific and Technical Services





Identify your Product and Service Code(s)

https://psctool.us/portfolio/Service/Construction+Services/Structures+%26+Facilities?occ=All

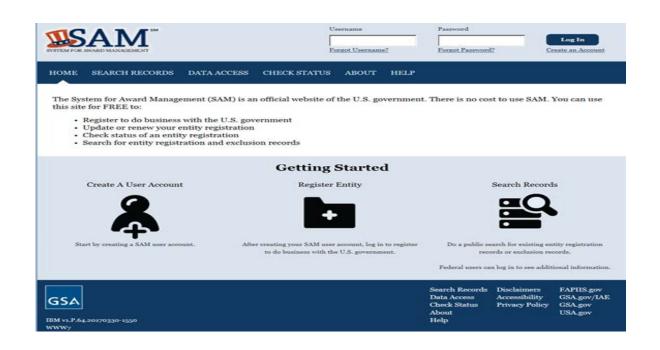
- Construction services begin with "Y"
- A-E services begin with "C"







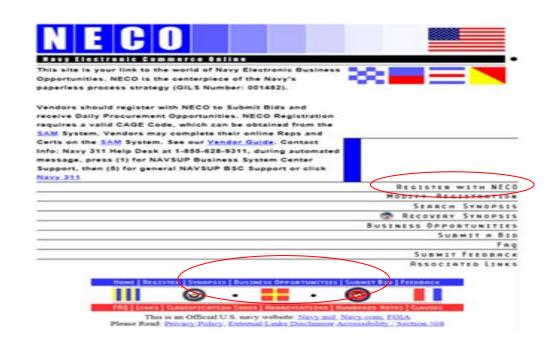
- Register in the System for Award Management (SAM)
 https://www.sam.gov
- Create Marketing Partner Identification Number (MPIN)





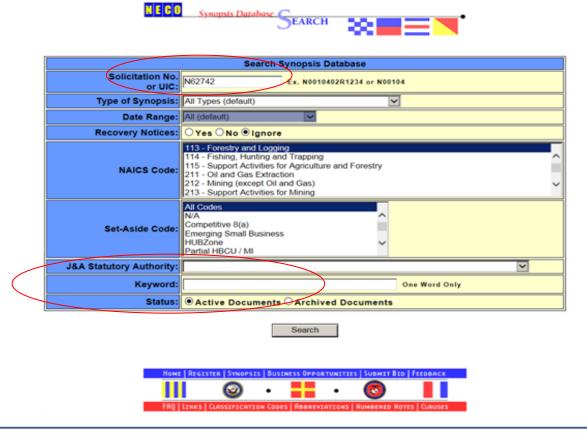
Register in Navy Electronic Commerce Online (NECO)

https://www.neco.navy.mil/





Search Synopsis for Pre-Solicitation Notices Insert UIC "N62742" for NAVFAC Pacific and/or a Keyword





•Search Business Opportunities for Request for Proposals —Select UIC "N62742" for NAVFAC Pacific Acquisition Department

	Enter your Search Criteria to Find Procurement Opportunities Click Here to Search for Directed Solicitations	
Command/Site: Hold down CONTROL button to make multiple selections.	N62742 - NAVEAC PACIFIC ACCUISITION DEPARTMENT	^
Solicitation Number:	For example: N0010499QED06	
Date Range:	Search All Dates	
Transaction Purpose:	Search All Transaction Types	
FSC:	Search for a Federal Stock Code Please enter a 4 digit FSC code (ex. 4730)	- v



•FBO Document link to request Explicit Access





Register in Federal Business Opportunities (FBO)

https://www.fbo.gov/





NAVFAC Portal has MILCON Forecast

https://navfac.navy.mil/content/dam/navfac/Small%20Business/PDF s/Acquisition_Strategies_Forecasts/milcon_solicitation_award_fore cast_with_fy17_042017.pdf

MILCON Solicitation/Award Forecast Updated April 2017											
In dividual Million	THIS FORECAST IS FOR PLANNING PURPOSES ONLY. SEE FEDBIZOPS FOR ACTUAL SOLICITATIONS.										
	Individual Military Construction projects may not be approved, may be cancelled, specifics may vary, and dates may change. Projects that have been solicited and/or awarded do not appear on this list. NOTE: The Project Solicitation Date for projects with Acquisition Method "RFP - BVSS (Two Step)" is the issue date of the 2nd phase of the two phase solicitation. Phase 1 issue date will typically occur 2 - 3 months prior.										
Responsible Component	FY	P number		Location UIC/Name	Design Method	Acquisition Tool		Programmed Amount	Projected Solicitation Date	Projected Award Date	
No.	2017	0001	CONSTRUCT CESS ROAD -	N3379A - CAMP LEM	Design Bid	Stand Alone Construction Cont		000	07/20/2017	01/15/2018	

1	NAVFAC Marianas	AUE ANDERSEN HOUSING Ph I			ACT ANDERSEN Build		\$78,815,000				
	NAVFAC Marianas	201 7	10500	APR AIRCRAFT MAINTENANCE SUPPORT FACILITY (DARWIN)	N61755 NAVBASE GUAM	Design Bid Build	Stand Alone Construction Contract	RFP - LP	\$1,800,000	07/11/2017	11/27/2017
	NAVFAC Marianas	2017	0400	APR EXPAND AIRCRAFT PARKING APRON (DARWIN)	N61755 NAVBASE GUAM		Construction Contract	RFP - LP	\$28,600,000	07/11/2017	11/27/2017
- 1					MAJEET LIE MAVELIDACT ANDEDCEM		MAC HUDZONE	DED DVCC			



QUESTIONS?

NAVFAC PACIFIC