



United States Department of Veterans Affairs

Task Order Proposal Request

via

Indefinite Delivery/Indefinite Quantity (IDIQ) Contract, MN Region Veterans
Integrated Service Network 23 (VISN 23)

Solicitation Number: 36C26321R0124

Project: Renovate Building 28 First Floor East Side for RRTP 656-19-306
Project Location: St. Cloud VA Health Care System, 4801 Veterans Drive, St.
Cloud, MN 56303

Pre-Proposal Site Visit:

Tuesday, May 11, 2021, at 10:00 am CT or Tuesday, May 11, 2021, at 1:00 pm CT

Due Date for Proposal Questions:

Tuesday, May 18, 2021, at 2:00 pm CT

Due Date for Proposal Package:

Tuesday, June 1, 2021, at 2:00 pm CT

This solicitation administered by:
Department of Veterans Affairs
Network Contracting Office 23 (NCO 23)
316 Robert Street North, Suite 506
St Paul, MN 55101

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SOLICITATION, OFFER, AND AWARD (Construction, Alteration, or Repair)	1. SOLICITATION NUMBER 36C26321R0124	2. TYPE OF SOLICITATION <input type="checkbox"/> SEALED BID (IFB) <input checked="" type="checkbox"/> NEGOTIATED (RFP)	3. DATE ISSUED 04-29-2021	PAGE OF PAGES 1 22
	IMPORTANT - The "offer" section on the reverse must be fully completed by offeror.			

4. CONTRACT NUMBER	5. REQUISITION/PURCHASE REQUEST NUMBER 656-21-4-2420-0043	6. PROJECT NUMBER 656-19-306
7. ISSUED BY Department of Veterans Affairs NETWORK 23 CONTRACTING OFFICE Jennifer Johnson-Contracting Officer 316 Robert Street N. STE. 506 St. Paul MN 55101	CODE 36C263	8. ADDRESS OFFER TO Department of Veterans Affairs NETWORK 23 CONTRACTING OFFICE Jennifer Johnson-Contracting Officer 316 Robert Street N. STE. 506 St. Paul MN 55101
9. FOR INFORMATION CALL:	a. NAME Jennifer Johnson	b. TELEPHONE NUMBER (Include area code) (NO COLLECT CALLS) 651-293-3052

SOLICITATION

NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder".

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS (Title, identifying number, date)

Project # 656-19-306 Renovate Building 28 First Floor East Side for R RTP

Under the terms and conditions set forth in the MN Indefinite Delivery Indefinite Quantity (IDIQ) Multiple Award Task Order Contract (MATOC), VA requests that you provide a proposal for the above referenced project as your proposal. All document submittal due times are local time for (St. Paul, MN) (Central Time).

Note: If a firm is NOT SUBMITTING a proposal, you must submit a "NO PROPOSAL" response via email to the Contracting Officer or through Vendor Portal within five (5) business days from receipt of the RFP via Vendor Portal.

Contractor shall furnish all necessary supervision, tools, labor materials, equipment, and transportation necessary to complete the project.

There will be a pre-proposal site visit at the date and time listed in Paragraph 8 of this RFP. Questions shall be submitted via vendor portal no later than 2:00pm, May 18, 2021

Proposals are due no later than 2:00pm CT, June 1, 2021 via eCMS Vendor Portal.

This project NAICS Code is 236220, Commercial and Institutional Building Construction, Size Standard \$39.5 Million.

Project Schedule: 305 days after Notice to Proceed

Estimated Magnitude of Project: \$5,000,000.00 to \$10,000,000.00

Issuance of this solicitation does not warrant that funds are presently available for award of a Contract. Award of the contract shall be subject to the availability of appropriated funds, and the Government shall incur no obligation under this solicitation in advance of such time as funds are made available to the Contracting Officer for the purpose of contract award.

11. The Contractor shall begin performance within 25 calendar days and complete it within 305 calendar days after receiving award, notice to proceed. This performance period is mandatory negotiable. (See 52.211-10).

12a. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS?
(If "YES," indicate within how many calendar days after award in Item 12B.)

YES NO

12b. CALENDAR DAYS

10

13. ADDITIONAL SOLICITATION REQUIREMENTS:

- a. Sealed offers in original and _____ copies to perform the work required are due at the place specified in Item 8 by 2:00 CST (hour) local time _____ (date). If this is a sealed bid solicitation, offers must be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, the date and time offers are due.
- b. An offer guarantee is, is not required.
- c. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.
- d. Offers providing less than 90 calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.

OFFER (Must be fully completed by offeror)

14. NAME AND ADDRESS OF OFFEROR (Include ZIP Code)

15. TELEPHONE NUMBER (Include area code)

16. REMITTANCE ADDRESS (Include only if different than Item 14.)

CODE

FACILITY CODE

17. The offeror agrees to perform the work required at the prices specified below in strict accordance with the terms of the solicitation, if this offer is accepted by the Government in writing within _____ calendar days after the date offers are due. (Insert any number equal to or greater than the minimum requirement stated in Item 13d. Failure to insert any number means the offeror accepts the minimum in Item 13d.)

AMOUNTS

Base Project: \$ _____
 Base Project - alt 1: \$ _____
 Base Project - Alt 1 and 2: \$ _____
 Base Project- Alt 1 and 2 and 4: \$ _____

18. The offeror agrees to furnish any required performance and payment bonds.

19. ACKNOWLEDGMENT OF AMENDMENTS

(The offeror acknowledges receipt of amendments to the solicitation -- give number and date of each)

AMENDMENT NUMBER									
DATE.									

20a. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER (Type or print)

20b. SIGNATURE

20c. OFFER DATE

AWARD (To be completed by Government)

21. ITEMS ACCEPTED:

22. AMOUNT

23. ACCOUNTING AND APPROPRIATION DATA

656-36X0162-2420-854200-3220-23NR9WC07

24. SUBMIT INVOICES TO ADDRESS SHOWN IN (4 copies unless otherwise specified)

ITEM

25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO

10 U.S.C. 2304(c) () 41 U.S.C. 3304(a) ()

26. ADMINISTERED BY

Department of Veterans Affairs
 NETWORK 23 CONTRACTING OFFICE
 Construction Team One
 316 Robert Street N. STE. 506
 St. Paul MN 55101

27. PAYMENT WILL BE MADE BY

Department of Veterans Affairs
 Financial Services Center
 PO Box 149971

Austin TX 78714-9971

PHONE:

FAX:

CONTRACTING OFFICER WILL COMPLETE ITEM 28 OR 29 AS APPLICABLE

28. NEGOTIATED AGREEMENT (Contractor is required to sign this document and return One copies to issuing office.) Contractor agrees to furnish and deliver all items or perform all work requirements identified on this form and any continuation sheets for the consideration stated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications incorporated by reference in or attached to this contract.

29. AWARD (Contractor is not required to sign this document.) Your offer on this solicitation is hereby accepted as to the items listed. This award consummates the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.

30a. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN (Type or print)

31a. NAME OF CONTRACTING OFFICER (Type or print)

Jennifer Johnson
 SAOC16L3-0537

30b. SIGNATURE

30c. DATE

31b. UNITED STATES OF AMERICA

31c. AWARD DATE

BY

A.3 PRICE SCHEDULE

PRICE SCHEDULE SHEET

BLOCK 17: BID ITEMS - TO BE COMPLETED AND RETURNED WITH SIGNED AND DATED SF 1442

A single award will be made on Item CLIN No. 0001 (Base Bid), but in the event the offer exceeds the funds available, a single award will be made on CLIN No. 0002 in that order, same for CLIN NO 0003, etc. based on available funding. Offerors should quote a price on each item listed.

CLIN 0001- BID ITEM 1: (Base Bid) 305 Calendar Days

Work shall include, but shall not be limited to providing all labor, materials, equipment, necessary to completely construct St. Cloud VA Health Care System project 656-19-306 Renovate Building 28, First Floor East Side for RRTP in accordance with, but not limited to, the contract documents, the Scope of Work.

\$ _____

CLIN 1001- BID ITEM II: (Alternate Deduct 1) 305 Calendar Days

All Work of Bid Item I, less the work to provide and install certain items or systems, as follows: Delete demolition and construction occurring on the basement level where identified on plans.

\$ _____

CLIN 2001-BID ITEM III: (Alternate Deduct 2) 305 Calendar Days

All Work of Bid Item I, less the work deleted in Alternate Deduct 1, and less the work to provide and install certain items or systems, as follows: Neither AHU 28-3 or AHU 28-4 would receive replacement upgrades. All temporary service connections and phasing requirements shown in phases 3 and 4 of mechanical upgrades within attic would be eliminated. Note that all service valves to allow for future implementation of these upgrade plans on west side of attic would remain to be included within bid.

\$ _____

All Work of Bid Item I, less the work deleted in Alternate Deduct 1 and 2, and less the work to provide and install certain items or systems, as follows: Deletion of Fluid Cooler to Allow for Removal of Existing Chiller System. The fluid cooler, and all associated piping and controls, would be eliminated and existing lower level chiller to remain in place. Note that valves to allow for future implementation of this upgrade would remain to be included within bid.

\$ _____

A.4 SCOPE OF WORK

**SCOPE OF WORK
“RENOVATE BUILDING 28 FIRST FLOOR EAST SIDE FOR RRTP”
PROJECT #656-19-306
ST CLOUD VA HEALTH CARE SYSTEM**

A. GENERAL

1. **Base Project:** The Contractor shall provide all labor, materials and equipment to accomplish the “RENOVATE BUILDING 28 FIRST FLOOR EAST SIDE FOR RRTP” project per construction drawings and specifications. The project shall be accomplished per contract drawings, and specifications numbered 656-19-306. Work is designed to renovate the east side of the first floor of Building 28 for the Mental Health RRTP (Residential Rehabilitation Treatment Program), including but not limited to bedded space, common space, and outpatient treatment space. This project also includes build-out of the two basement infill spaces in Building 28 for administrative space. In addition, the air handling systems on the east and west sides of the attic of Building 28 will be replaced. A new chilled water system will be installed to serve the new air handlers as well as the existing air handler in the center of the attic. This chilled water system will also have capacity to serve future air handler(s) for the basement.
This work includes, but is not limited to:
 - a. Demolition: Demo assemblies as indicated on the contract documents, shop drawing coordination and as required for means and methods for coordination of new assemblies.

- b. Contractor shall remove from the VA site and dispose of all equipment and materials not scheduled to be reused.
- c. New construction consists of, but is not limited to:
 - Construction assemblies as indicated in the construction documents and via shop drawing process to renovate building 28 first floor east side for RRTP.
- d. Phasing, Off-Hours Work, or Major Shutdowns:
 - 1. This project requires special attention to phasing/scheduling, off-hours work, maintaining construction barriers including Infection Control Risk Assessment (ICRA) requirements, coordinating work with VA occupied and unoccupied spaces, and protecting existing conditions.
 - 2. Contractor to expect the majority of work during business hours, with limited work prior to business hours, off business hours, and weekend work during this contract. The contractor is required to plan their means and methods and their scheduled work according to the contract documents.
 - 3. Contractor shall include off hours' time based on impact to healthcare operations. Unless specifically indicated on the construction documents, all utilities shall remain operational during VA business. Contractor shall plan accordingly.

2. Options:

- a. **Alternate 1:** All Work of Bid Item I, less the work to provide and install certain items or systems, as follows: Delete demolition and construction occurring on the basement level where identified on plans.
- b. **Alternate 2:** All Work of Bid Item I, less the work deleted in Alternate Deduct 1, and less the work to provide and install certain items or systems, as follows: Neither AHU 28-3 or AHU 28-4 would receive replacement upgrades. All temporary service connections and phasing requirements shown in phases 3 and 4 of mechanical upgrades within attic would be eliminated. Note that all service valves to allow for future implementation of these upgrade plans on west side of attic would remain to be included within bid.
- c. **Alternate 3:** Not Used
- d. **Alternate 4:** All Work of Bid Item I, less the work deleted in Alternate Deduct 1 and 2, and less the work to provide and install certain items or systems, as

follows: Deletion of Fluid Cooler to Allow for Removal of Existing Chiller System. The fluid cooler, and all associated piping and controls, would be eliminated and existing lower level chiller to remain in place. Note that valves to allow for future implementation of this upgrade would remain to be included within bid.

B. COVID 19

1. Contractors shall adhere to the hospital's requirement for all COVID Protocols which includes the wearing of cloth masks and Personal Protective Equipment (PPE). Contractors are held to the same standards as employees. The VA does NOT provide the contractors PPE or cloth masks.

C. SCHEDULE

The anticipated substantial completion of this project is 305 calendar days after "Notice to Proceed" (NTP).

Contract award*	D
Pre-construction conference	D + 18
Notice to Proceed	D + 25
Construction start	D + 92
Construction completion	D + 330

D. MAGNITUDE OF CONSTRUCTION

The anticipated cost range for this project is between \$5,000,000 and \$10,000,000

--- E N D ---

A.5 TASK ORDER REQUEST FOR PROPOSAL

NOTICE OF TASK ORDER REQUEST FOR PROPOSAL (RFP)

ISSUE DATE: April 29, 2021

PROJECT NUMBER: 656-19-306

PROJECT TITLE: Renovate Building 28 1st Floor East for RRTP

LOCATION: St. Cloud VA Health Care System

CONTRACTING POINT OF CONTACT: Jennifer Johnson

PROPOSAL DUE DATE: Tuesday, June 1, 2021 at 2:00pm CT.

Under the terms and conditions set forth in the Network Contracting Office 23 MN Indefinite Delivery Indefinite Quantity (IDIQ) Multiple Award Task Order Contract (MATOC), VA Network Contracting Office 23 (NCO 23) requests that you provide a price proposal for the above referenced project as described below and in the attached Construction Documents. The following information is provided to assist you in preparing your proposal:

Note: All documentation submittal due times are local time (CST).

Note: If a firm is **not submitting** a proposal, you are requested to **submit a "No Bid" response** via email to the Contracting Officer or through Vendor Portal within five (5) days from receipt of the RFP.

1. **SCOPE:** The Contractor shall provide all labor, materials and equipment to accomplish the "RENOVATE BUILDING 28 FIRST FLOOR EAST SIDE FOR RRTP" project per construction drawings and specifications. The project shall be accomplished per contract drawings, and specifications numbered 656-19-306. Work is designed to renovate the east side of the first floor of Building 28 for the Mental Health RRTP (Residential Rehabilitation Treatment Program), including but not limited to bedded space, common space, and outpatient treatment space. This project also includes build-out of the two basement infill spaces in Building 28 for administrative space. In addition, the air handling systems on the east and west sides of the attic of Building 28 will be replaced. A new chilled water system will be installed to serve the new air handlers as well as the existing air handler in the center of the attic. This chilled water system will also have capacity to serve future air handler(s) for the basement.

2. PERIOD OF PERFORMANCE:

2.1. The contractor shall commence work under this contract within **25** calendar days after the date the Contractor receives the notice to proceed, prosecute the work diligently, and complete the entire work ready for use not later than **305 calendar days** from the

Government's issuance of the Notice to Proceed. The time stated for completion shall include final cleanup of the premises.

- 2.2. Working hours will be 7:00 AM to 4:30 PM unless otherwise stated in the SOW/drawings/specifications or pre-arranged with the local VA Engineering Office/Contracting Officer's Representative (COR).
3. **NAICS CODE:** 236220, Commercial and Institutional Building Construction, size standard \$39.5M.
4. **OFFER ACCEPTANCE PERIOD:** Offers providing less than 90 calendar days for Government acceptance after the date offers are due may not be considered and may be rejected.
5. **MAGNITUDE OF CONSTRUCTION:** Between \$5,000,000.00 and \$10,000,000.00
6. **BONDS:**
 - 6.1. Bid Guarantee: **Yes.** 20% as indicated in FAR Provision 52.228-1.
 - 6.1.1. Note: A scanned copy of the Bid Guarantee (SF24) may be provided with the proposal. A signed and sealed original must be provided by the awardee prior to award.
 - 6.2. Performance and Payment Bonds: **Yes.** Performance and payment bonds in the amount of 100% of the awarded CLIN(s) shall be required. Bonds shall be submitted for approval to the Contracting Officer within 10 days after award of the task order. Commencement of construction is contingent upon approval of required bonds.
7. **WAGE DETERMINATION:** IA20200068 10/02/2020 Full text of Wage Determination is provided as Attachment J, titled Attachment J-Wage Determination MN20210130 dated 020521.
8. **SITE VISIT:** An organized Site Visit **has** been scheduled for **Tuesday May 11, 2021 at 10:00am CT** or **Tuesday May 11, 2021 at 1:00pm CT** Participants will meet at Building 48, Room 124. Offerors are strongly encouraged to visit the VA installation to fully appraise themselves with the physical layout and the character and conditions under which the service is to be performed. Failure to do so will in no way relieve the successful offeror from the necessity of furnishing the services as specified in this proposal without additional cost to the Government. -See Attachment L for instructions for registration.
 - 8.1. Due to the current pandemic, a face mask will be required at all times while at the VA facility and only one representative from each company (general contractor & subcontractors) may attend the site visit. All Visitors will be pre-screened for symptoms of COVID-19. Please allow enough time to ensure you arrive by the site visit start time. - See Attachment K
9. **SOLICITATION QUESTIONS/CLARIFICATIONS:** Questions must be submitted to the vendor portal. Questions will be accepted up to **Tuesday May 18, 2021 at 2:00pm CT.** All answers will be published to vendor portal via an amendment. The Government reserves the right to not answer any RFIs/questions after the stated due date/time.

10. PROPOSAL FORMAT:

10.1. Proposals submitted in response to this solicitation shall be submitted via the [eCMS Vendor Portal](#) and formatted as follows:

10.1.1. Offerors shall submit a cover letter and price proposal in the form of electronic documents. The cover letter shall include:

10.1.1.1. The solicitation number.

10.1.1.2. The name, address, telephone and facsimile numbers, and e-mail addresses of the offeror.

10.1.1.3. A statement specifying the extent of agreement with all terms, conditions, and provisions included in the solicitation and agreement to furnish all items upon which prices are offered at the price set opposite each item.

10.1.1.4. Names, titles, phone numbers, facsimile numbers, and e-mail addresses of persons authorized to negotiate on the offeror's behalf with the Government in connection with this solicitation, and;

10.1.1.5. Name, title, and signature of person authorized to sign the proposal.

10.1.1.6. The price proposal shall be in the format provided in Price Schedule Sheet and Attachment A, Price Schedule Breakdown Sheet. The price proposal shall provide the total price and a price breakdown for the specified Divisions and all alternates specified specifically for this project in Attachment A.

10.1.1.7. Electronic documents shall be submitted in Microsoft Word and/or Microsoft Office Excel as applicable. An additional copy of all documentation shall be submitted using portable document format (.pdf).

10.1.1.8. Narrative Response to Non-Priced Evaluation Factors: In order to evaluate each proposal, it is necessary that each offeror respond to all factors in the same order as presented herein. Proposal shall be organized with sections appropriately identified. Offerors are to propose how they intend to fulfill the requirements of this solicitation and how their total proposal will meet the minimum needs of the specifications.

10.1.1.9. Minimum Submission Requirements: In order to be considered for award, the offeror is required to submit, at a minimum, the following:

10.1.1.9.1. Signed SF-1442

10.1.1.9.2. Signed Amendment(s) SF-30, if any.

10.1.1.9.3. Written response to all non-price evaluation factors in accordance with the written instruction stated herein.

10.1.1.9.4. Solicitation provided Price Schedule and Attachment A-Price Schedule Breakout that contains pricing for the entire requirement including each deduct.

10.1.1.9.5. Safety or Environmental Information in accordance with the written instructions stated herein.

11. BASIS OF AWARD: Lowest Price Technical Acceptance (LPTA)

11.1. EVALUATION PROCEDURES:

11.1.1. Only the lowest price proposal will be evaluated for technical acceptability, however, if the lowest price proposal is determined to be technically unacceptable then the evaluation team will be given the next lowest price proposal for evaluation, and so on, until a determination of full technical acceptability has been made. When a proposal has been determined to be technically acceptable, based on order of lowest price, technical reviews will stop, and no additional proposals will be evaluated for technical acceptance.

11.1.2. If an Offeror is determined to have both the lowest price and has been determined to be technically acceptable in all of the below factors, then that Offeror will be awarded the task order.

11.2. **Selection and Award without Discussions:** It is the intent of the Government to make award based upon initial offers, without further discussions or additional information but the Government reserves the right to conduct such discussions if so needed.

11.3. Technical Ratings:

11.3.1. The following are the proposal evaluation factors for subject project:

11.3.1.1. Technical Approach: Factor One-Understanding of the Project (non-price factor)

11.3.1.1.1. Demonstrate an understanding of this project and types of problems likely to be encountered. Provide a written plan (double spaced, 12pt font), of no more than four pages but no less than one page in length, developed specifically for the entire scope of this construction contract. As a minimum, the narrative must address/discuss the following to receive an acceptable rating for this factor:

11.3.1.1.1.1. Schedule development and sequencing of work to accomplish the Scope of Work. The narrative must include the following: working in a healthcare environment, ICRA requirements, approvals long lead items, mobilization and phasing.

11.3.1.1.1.2. Types of problems likely to be encountered. The narrative must include weather and seasons and material procurement due to COVID.

11.3.1.1.1.3. Quality control methodologies that will be implemented to ensure function and schedule requirements.

11.3.1.2. Factor Two-Project Schedule: (non-price factor)

11.3.1.2.1. This factor considers the proposed schedule with starting and completion times of major elements of work beginning with the notice to proceed. Offeror must submit a project schedule that meets the 330 calendar-

day time frame for project completion. For purposes of the proposal submittal, assume a Notice to Proceed (NTP) date of September 17, 2021. As a minimum, the schedule must include the following to receive an acceptable rating for this factor:

11.3.1.2.1.1.1. Mobilization and selection of subcontractors.

11.3.1.2.1.1.2. Identification of specific long lead time items.

11.3.1.2.1.1.3. Submittals.

11.3.1.2.1.1.4. Government & contractor inspections.

11.3.1.2.1.1.5. Completion of punch list items.

11.3.1.2.1.1.6. Facility commissioning, acceptance, and turnover.

11.3.1.2.1.1.7. The project schedule must be complete, reasonable, and realistic, demonstrating the offeror's ability to propose a schedule that identifies all major elements of work for this project, meets the Government's requirements, and is obtainable.

11.3.1.3. *Factor Three- Past Performance: (non-price factor)*

11.3.1.3.1. The contractor will provide as part of the proposal a description of three separate and recent (completed within the last 3 years or currently in progress) client references for which the offeror has provided comparable services to those described in the Statement of Work. At a minimum, the offeror must have acted as the prime contractor for at least two of these references. For each reference, the offeror will provide the information requested below (not included for the purpose of this sample). The offeror shall ensure that the persons named as references can be contacted at the telephone numbers specified. Will be evaluated against the following criteria:

11.3.1.3.1.1. Quality of Service – Compliance with contract requirement; accuracy of work and technical excellence

11.3.1.3.1.2. Customer Satisfaction – Satisfaction of the client and end users with the offeror's service.

11.3.1.3.1.3. Timeliness of Performance – Met interim milestones; reliable to technical direction; completed on time, including wrap up and contract administration; and no liquidated damages assessed.

11.3.1.3.1.4. Project Management – Contractor demonstrates ability to look ahead in project schedule to resolve coordination items in a timely manner to not delay schedules due to lack of timely contractor action.

11.3.1.3.2. The offeror should request that a minimum of two (2) to four (4) past performance evaluation questionnaires, preferably the projects identified in the Past performance Factor, be filled out using the evaluation sheet that is attached to the solicitation, and request that the evaluator send to the Contracting Officer electronically via the e-mail address listed in the solicitation.

11.3.1.3.3. In making a decision on the award of an individual order, the Contracting Officer may consider factors such as Past Performance on previously awarded contracts and task orders, review completed CPARS, and take into consideration, quality and timeliness of work performed, and/or other factors that may be relevant to the award of this particular order.

11.3.1.3.4. In the case of an offeror without a record of relevant past performance or for whom the information on past performance is not available, the offeror may not be evaluated favorably or unfavorably on past performance which will result in a satisfactory rating.

11.3.1.4. Factor Four-Price Proposal: (price factor)

11.3.1.4.1. The offeror's proposed price will be initially evaluated by the Contracting Officer (CO) for completeness. The Government will evaluate pricing for award purposes by reviewing Attachment A- Price Breakout Sheet. The Government may determine that an offer is unacceptable if the proposal prices are significantly unbalanced. A proposal price is unbalanced when the proposal is based on prices significantly less than the cost for some work and/or significantly overstated for other work. Price reasonableness will be established using any necessary price/cost analysis techniques in FAR 15.404-1, including but not limited to price competition information and the Independent Government Estimate (IGE), along with any other pricing tools deemed necessary.

11.3.1.4.2. The offeror shall submit the properly filled out Price Schedule, included in the solicitation.

11.3.1.4.3. Provide a Price Schedule broken out in Attachment A for the base bid and all alternative bids.

11.3.1.4.4. An award cannot be made if the successful offer's proposal price exceeds available funding or cost limitations, if applicable.

12. SITE SUPERVISION: The Contractor shall provide supervision in accordance with contract clause 52.236-6, Superintendence by the Contractor.

13. SYSTEM FOR AWARD MANAGEMENT (SAM): Contractors must ensure that their registration in SAM is up-to-date at time of proposal due date and prior to award of a task order. For more information, see the SAM website at [System for Award Management \(sam.gov\)](http://System for Award Management (sam.gov)). A task order cannot be awarded to a contractor that is not registered and current in SAM.

14. SAFETY OR ENVIRONMENTAL VIOLATIONS AND EXPERIENCE MODIFICATION RATE

14.1. All Offerors shall submit information pertaining to their past Safety and Environmental record. The information must contain a certification that the bidder/offeror has no more than three (3) serious, or one (1) repeat or one (1) willful OSHA or any EPA violation(s) in the past three years. If such certification cannot be made, a Bidder/Offeror shall explain why and submit as much information as possible regarding the circumstances of its past safety and environmental record, including the number of EPA violations and/or

the number of serious, repeat, and/or willful OSHA violations, along with a detailed description of those violations.

- 14.2. All Bidders/Offerors shall submit information regarding their current Experience Modification Rate (EMR). This information shall be obtained from the Bidder's/Offeror's insurance carrier and be furnished on the insurance carrier's letterhead. If a Bidder/Offeror's EMR is above 1.0, Bidder/Offeror must submit a written explanation of the EMR from its insurance carrier furnished on the insurance carrier's letterhead, describing the reasons for the EMR, and the anticipated date the EMR may be reduced to 1.0 or below.

- 14.3. Self-insured contractors or other contractors that cannot provide their EMR rating on insurance letterhead must obtain a rating from the National Council on Compensation Insurance, Inc. (NCCI) by completing/submitting form ERM-6 and providing the rating on letterhead from NCCI. Note: Self-insured contractors or other contractors that cannot provide EMR rating on insurance letterhead from the states or territories of CA, DE, MI, NJ, ND, OH, PA, WA, WY, and PR shall obtain their EMR rating from their state-run worker's compensation insurance rating bureau.

- 14.4. If the NCCI cannot issue an EMR because the Bidder/Offeror lacks insurance history, Bidder/Offeror shall submit a letter indicating so from its insurance carrier furnished on the insurance carrier's letterhead and include a letter from the NCCI indicating that it has assigned Bidder/Offeror a Unity Rating of 1.0.

- 14.5. The above information, along with other information obtained from Government systems, such as the OSHA and EPA online inspection history databases, will be used to make an initial Determination of Responsibility.

- 14.6. This requirement is applicable to all subcontracting tiers, and prospective prime contractors are responsible for determining the responsibility of their prospective subcontractors.

Safety or Environmental Violations and Experience Modification Rate

Pre-Award Contractor Safety and Environmental Record Evaluation Form

Company Name: _____

Address: _____

Telephone: _____

Email: _____

Contact: _____

1. Utilizing your OSHA 300 Forms, please complete the following information:

Category	2017	2018	2019
Number of man hours (jobsite and office).			

Number of cases involving days away from work, restricted activity, or both (Column H and I of OSHA 300).			
Days away, restricted, or transferred rate (# of days away, restricted, or transferred cases x 200,000/# of man hours) (DART Rate).			
Number of serious, willful, or repeat violations from OSHA within the last 3 years. Please attach explanation for any violations.			

Please attach copies of the following documents: OSHA 300 and 300a Forms. These forms can be accessed through the OSHA publications search page:

<http://www.osha.gov/pls/publications/publication.html>.

2. Provide your six-digit North American Industrial Classification System (NAICS) Code for this acquisition: 236220
3. Who administers your company's Safety and Health Program?

4. Company's Insurance Experience Modification Rate (EMR): _____

End of Safety/Environmental Violations & EMR

INSTRUCTIONS, CONDITIONS AND OTHER STATEMENTS TO BIDDERS/OFFERORS

2.1 52.222-23 NOTICE OF REQUIREMENT FOR AFFIRMATIVE ACTION TO ENSURE EQUAL EMPLOYMENT OPPORTUNITY FOR CONSTRUCTION (FEB 1999)

(a) The offeror's attention is called to the Equal Opportunity clause and the Affirmative Action Compliance Requirements for Construction clause of this solicitation.

(b) The goals for minority and female participation, expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work in the covered area, are as follows:

Goals for minority participation for each trade	Goals for female participation for each trade
0.5 %	6.9 %

These goals are applicable to all the Contractor's construction work performed in the covered area. If the Contractor performs construction work in a geographical area located outside of the covered area, the Contractor shall apply the goals established for the geographical area where the work is actually performed. Goals are published periodically in the Federal Register in notice form, and these notices may be obtained from any Office of Federal Contract Compliance Programs office.

(c) The Contractor's compliance with Executive Order 11246, as amended, and the regulations in 41 CFR 60-4 shall be based on (1) its implementation of the Equal Opportunity clause, (2) specific affirmative action obligations required by the clause entitled "Affirmative Action Compliance Requirements for Construction," and (3) its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade. The Contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor, or from project to project, for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, Executive Order 11246, as amended, and the regulations in 41 CFR 60-4. Compliance with the goals will be measured against the total work hours performed.

(d) The Contractor shall provide written notification to the Deputy Assistant Secretary for Federal Contract Compliance, U.S. Department of Labor, within 10 working days following award of any construction subcontract in excess of \$10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the—

- (1) Name, address, and telephone number of the subcontractor;
- (2) Employer's identification number of the subcontractor;

- (3) Estimated dollar amount of the subcontract;
- (4) Estimated starting and completion dates of the subcontract; and
- (5) Geographical area in which the subcontract is to be performed.

(e) As used in this Notice, and in any contract resulting from this solicitation, the "covered area" is

(End of Provision)

2.2 52.228-17 INDIVIDUAL SURETY—PLEDGE OF ASSETS (BID GUARANTEE) (FEB 2021)

(a) Offerors shall obtain from each person acting as an individual surety on a bid guarantee—

(1) A pledge of assets that meets the eligibility, valuation, and security requirements described in the Federal Acquisition Regulation (FAR) 28.203–1; and

(2) Standard Form 28, Affidavit of Individual Surety.

(b) The Offeror shall include with its offer the information required at paragraph (a) of this provision within the timeframe specified in the provision at FAR 52.228–1, Bid Guarantee, or as otherwise established by the Contracting Officer.

(c) The Contracting Officer may release the security interest on the individual surety's assets in support of a bid guarantee based upon evidence that the offer supported by the individual surety will not result in contract award.

(End of Provision)

2.3 52.211-6 BRAND NAME OR EQUAL (AUG 1999)

(a) If an item in this solicitation is identified as "brand name or equal," the purchase description reflects the characteristics and level of quality that will satisfy the Government's needs. The salient physical, functional, or performance characteristics that "equal" products must meet are specified in the solicitation.

(b) To be considered for award, offers of "equal" products, including "equal" products of the brand name manufacturer, must—

(1) Meet the salient physical, functional, or performance characteristic specified in this solicitation;

(2) Clearly identify the item by—

(i) Brand name, if any; and

(ii) Make or model number;

(3) Include descriptive literature such as illustrations, drawings, or a clear reference to previously furnished descriptive data or information available to the Contracting Officer; and

(4) Clearly describe any modifications the offeror plans to make in a product to make it conform to the solicitation requirements. Mark any descriptive material to clearly show the modifications.

(c) The Contracting Officer will evaluate "equal" products on the basis of information furnished by the offeror or identified in the offer and reasonably available to the Contracting Officer. The Contracting Officer is not responsible for locating or obtaining any information not identified in the offer.

(d) Unless the offeror clearly indicates in its offer that the product being offered is an "equal" product, the offeror shall provide the brand name product referenced in the solicitation.

(End of Provision)

REPRESENTATIONS AND CERTIFICATIONS

3.1 52.209-13 VIOLATION OF ARMS CONTROL TREATIES OR AGREEMENTS—CERTIFICATION (FEB 2021)

(a) This provision does not apply to acquisitions at or below the simplified acquisition threshold or to acquisitions of commercial items as defined at FAR 2.101.

(b) *Certification.* [Offeror shall check either (1) or (2).]

_____ (1) The Offeror certifies that—

(i) It does not engage and has not engaged in any activity that contributed to or was a significant factor in the President's or Secretary of State's determination that a foreign country is in violation of its obligations undertaken in any arms control, nonproliferation, or disarmament agreement to which the United States is a party, or is not adhering to its arms control, nonproliferation, or disarmament commitments in which the United States is a participating state. The determinations are described in the most recent unclassified annual report provided to Congress pursuant to section 403 of the Arms Control and Disarmament Act (22 U.S.C. 2593a). The report is available at <https://www.state.gov/bureaus-offices/under-secretary-for-arms-control-and-international-security-affairs/bureau-of-arms-control-verification-and-compliance/>; and

(ii) No entity owned or controlled by the Offeror has engaged in any activity that contributed to or was a significant factor in the President's or Secretary of State's determination that a foreign country is in violation of its obligations undertaken in any arms control, nonproliferation, or disarmament agreement to which the United States is a party, or is not adhering to its arms control, nonproliferation, or disarmament commitments in which the United States is a participating state. The determinations are described in the most recent unclassified annual report provided to Congress pursuant to section 403 of the Arms Control and Disarmament Act (22 U.S.C. 2593a). The report is available at <https://www.state.gov/bureaus-offices/under-secretary-for-arms-control-and-international-security-affairs/bureau-of-arms-control-verification-and-compliance/>; or

_____ (2) The Offeror is providing separate information with its offer in accordance with paragraph (d)(2) of this provision.

(c) Procedures for reviewing the annual unclassified report (see paragraph (b)(1) of this provision). For clarity, references to the report in this section refer to the entirety of the annual unclassified report, including any separate reports that are incorporated by reference into the annual unclassified report.

(1) Check the table of contents of the annual unclassified report and the country section headings of the reports incorporated by reference to identify the foreign countries listed there. Determine whether the Offeror or any person owned or controlled by the Offeror may have engaged in any activity related to one or more of such foreign countries.

(2) If there may have been such activity, review all findings in the report associated with those foreign countries to determine whether or not each such foreign country was determined to be in violation of its obligations undertaken in an arms control, nonproliferation, or disarmament agreement to which the United States is a party, or to be not adhering to its arms control, nonproliferation, or disarmament commitments in which the United States is a participating state. For clarity, in the annual report an explicit certification of noncompliance is equivalent to a determination of violation. However, the following statements in the annual report are not equivalent to a determination of violation:

- (i) An inability to certify compliance.
- (ii) An inability to conclude compliance.
- (iii) A statement about compliance concerns.

(3) If so, determine whether the Offeror or any person owned or controlled by the Offeror has engaged in any activity that contributed to or is a significant factor in the determination in the report that one or more of these foreign countries is in violation of its obligations undertaken in an arms control, nonproliferation, or disarmament agreement to which the United States is a party, or is not adhering to its arms control, nonproliferation, or disarmament commitments in which the United States is a participating state. Review the narrative for any such findings reflecting a determination of violation or non-adherence related to those foreign countries in the report, including the finding itself, and to the extent necessary, the conduct giving rise to the compliance or adherence concerns, the analysis of compliance or adherence concerns, and efforts to resolve compliance or adherence concerns.

(4) The Offeror may submit any questions with regard to this report by email to NDAA1290Cert@state.gov. To the extent feasible, the Department of State will respond to such email inquiries within 3 business days.

(d) Do not submit an offer unless—

(1) A certification is provided in paragraph (b)(1) of this provision and submitted with the offer;
or

(2) In accordance with paragraph (b)(2) of this provision, the Offeror provides with its offer information that the President of the United States has—

- (i) Waived application under U.S.C. 2593e(d) or (e); or
- (ii) Determined under 22 U.S.C. 2593e(g)(2) that the entity has ceased all activities for which measures were imposed under 22 U.S.C.2593e(b).

(e) *Remedies*. The certification in paragraph (b)(1) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Offeror knowingly submitted a false certification, in addition to other remedies available to the Government, such as suspension or debarment, the Contracting Officer may terminate any contract resulting from the false certification.

(End of Provision)

GENERAL CONDITIONS

4.1 VAAR 852.236-90 RESTRICTION ON SUBMISSION AND USE OF EQUAL PRODUCTS (APR 2019)

(a) This clause applies to the following items:

Fire Alarm Equipment-Manufactured by Edwards EST
Building Automation System-Manufactured by Johnson C
Door Hardware-Manufactured by BEST, TE Series
Nurse Call System-Manufactured by Rauland 5000

(b) Notwithstanding the “Material and Workmanship” clause of this contract, FAR 52.236–5(a), nor any other clause or provision, only brand name products for the items listed above will be authorized for use on this contract.

(End of Clause)

4.2 List of Attachments

See attached document: Attachment A Price Schedule Breakdown Sheet - 1 page.

See attached document: Attachment B - 656-19-306 Volume I - Specifications.

See attached document: Attachment C - 656-19-306 Volume II Specifications.

See attached document: Attachment D - Drawings General, Civil and Structural-16 pages.

See attached document: Attachment E -Drawings Architectural and Interior-28 pages.

See attached document: Attachment F(a) - Drawings Mechanical-16 pages.

See attached document: Attachment F(b) - Drawings Mechanical-16 pages.

See attached document: Attachment G -Drawings Fire Protection and Plumbing-11 pages.

See attached document: Attachment H(a) - Drawings Electrical-11 pages.

See attached document: Attachment H(b) - Drawings Electrical-12pages.

See attached document: Attachment I -JA for Brand Name Items-12 pages.

See attached document: Attachment J-Wage Determination MN20210130 dated 020521-6 pages.

See attached document: Attachment K - COVID-19 Precautions, VA St. Cloud- 2 pages.

See attached document: Attachment L -Site Visit Pre-Registration Info and Map-2 pages.

See attached document: Attachment M- Past Performance Questionnaire - 3 Pages.

See attached document: Attachment N- Questions Request Form.