

**Highlights of NASA Ames Research Center's Request for Proposal (RFP) for
Construction of a Collaborative Support Facility, Building N232
Leed Platinum**

This Request for Proposal (RFP) is intended to result in the award of a single award Firm-Fixed-Price contract. This procurement is advertised under full and open competition and is part of the Small Business Competitiveness Demonstration Program. The NAICS code and Size Standard is 236220, Commercial and Institutional Building Construction, with a small business size standard of \$33,500,000.00. The Government does not intend to acquire a commercial item using FAR Part 12.

Any questions or comments regarding this solicitation must be submitted in writing, cite the solicitation number, and be directed to:

Teresa Marshall
NNA09273580R
NASA Ames Research Center
Code JAC, M/S 213-13
Moffett Field, CA 94035-1000
Email: Teresa.A.Marshall@nasa.gov

SPECIFIC FEATURES OF THIS RFP

1. **This acquisition is for the construction of a new facility to be located on the existing Bush Circle at Moffett Field, California. The facility and the on-site work shall be constructed as sustainable entities. THE FACILITY IS DESIGNED TO ACHIEVE LEED-NC V2.2 PLATINUM CERTIFICATION.**
2. The Final RFP is issued with final plans and specifications in lieu of previous Highlights stating the RFP would be issued with preliminary plans and specifications.
3. Selection of an offer will be based on three (3) factors – Mission Suitability, Past Performance, and Price. **Please note, the Government is no longer requesting Mission Suitability and Past Performance offers to be submitted prior to the specified due date for proposals as stated in the DRAFT RFP.** All portions of an offer are due by the specified due date.
4. A pre-proposal conference/site visit is scheduled for May 19, 2009 at 10:00 AM in Building N213, Room 261, Ames Research Center, Moffett Field, CA 94035-1000. Prior arrangements must be made to attend the pre-proposal conference. Please submit an email request to Teresa Marshall at Teresa.A.Marshall@nasa.gov. Information needed to reserve a visitor's badge is 1) Full name of attendee; 2) Name of firm the attendee is representing; 3) Attendee must be a U.S. Citizen; and 4) A picture ID is required to obtain a visitor's pass. Attendance at the preproposal/pre-bid conference is

recommended; however, attendance is neither required nor a prerequisite for proposal/bid submission and will not be considered in the evaluation.

5. SECTION B – SUPPLIES OR SERVICES AND PRICE/COSTS:

Offers will be Firm-Fixed-Prices for one (1) base item and seven (7) options. **Please note the options are different than those stated in the Draft RFP.** The options will be available to the Government for 180 calendar days after award of the contract.

Change from the Draft RFP: Paragraph B.1 now includes an area for Offerors to propose their period of performance for this contract. In the existence of a discrepancy between the number of days proposed in Paragraph B.1 and the proposed construction schedule, the number of days in Paragraph B.1 will have precedence.

6. SECTION C – DESCRIPTION/SPECIFICATION/STATEMENT OF WORK

The plans and specification applicable to this RFP describe the requirements for the work to be performed under this contract at NASA Ames Research Center. **Please note numerous changes have been made to the plans and specifications issued with the Draft RFP.**

7. SECTION D – PACKAGING AND MARKING

Not used.

8. SECTION E – INSPECTION AND ACCEPTANCE

No significant features or issues in this section.

9. SECTION F -- DELIVERIES OR PERFORMANCE

(a) *Period of Performance* (see Paragraph F.2): The Government estimates the period of performance for this project to be 600 calendar days after the contractor receives the notice to proceed. If any of the options are exercised by the Government, the period of performance remains unchanged. As part of the Mission Suitability factor, Offerors must provide a construction schedule for their proposed period of performance. The proposed period of performance will become part of the contract. (See Paragraph H.7)

(b) *Liquidated Damages* (see paragraph F.3): If the Contractor fails to complete the work within the time specified in the contract, the Contractor shall pay liquidated damages to the Government in the amount of \$700.00 for each calendar day of delay until the work is completed or accepted.

(c) *Building Information Modeling* (see Paragraph F.4). Please see Paragraph F.4 and Division 1 of the specification regarding Building Information Modeling (BIM)

submittal requirements. **Changes have been made to this requirement as stated in the Draft RFP.**

10. SECTION G – CONTRACT ADMINISTRATION DATA

Government Furnished Material (see Paragraph G.4): The Government will only furnish approximately 7,500 square feet of reclaimed oak flooring to be used as shown in the plans and specification. **The 5,000 cubic yards of Class 2 base rock stated in the Draft RFP as Government Furnished Material is no longer available nor a requirement.**

11. SECTION H – SPECIAL CONTRACT REQUIREMENTS

(a) *Key Personnel* clause (see Paragraph H.3). Offerors will be required to propose key personnel to be used on this project. The key personnel shall include as a minimum: Project Manager, Site Superintendent, Quality Control Manager, Commission Agent, LEED Manager, and a Safety Manager. The proposed key personnel will become a contract requirement.

(b) *Incorporation of the Contractor's Proposal* clause (see Paragraph H.7). The Contractor's Mission Suitability and Price volumes of its proposal including revision(s), submitted in response to the solicitation entitled "Collaborative Support Facility, Building N232" will be incorporated into the contract by reference.

12. SECTION I – CONTRACT CLAUSES

(a) *Personal Identity Verification of Contractor Personnel* clause (see Paragraph I.3) addresses the contractor's compliance agency personnel identity verification procedures identified in the contract that implement Homeland Security Presidential Directive-12 (HSPD-12), Office of Management and Budget (OMB) guidance M-05-24, and Federal Information Standards Publication (FIPS PUB) Number 201. This clause applies to key personnel only.

(b) The solicitation contains FAR Clause 52.225-11, Buy American Act – Construction Materials Under Trade Agreements. (see Paragraph I.7)

(c) The solicitation contains FAR Clause 52.236-1 which requires the prime contractor to perform on the site, and with its own organization, work equivalent to at least 25 percent of the total amount of work to be performed under the contract. **This is a change from the Draft RFP stating 20 percent.** The change is due to regulatory requirements (see Paragraph I.9)

13. SECTION J – LIST OF ATTACHMENTS

No significant features or issues in this section.

14. SECTION K – REPRESENTATIONS, CERTIFICATIONS, AND OTHER STATEMENTS OF OFFERORS

No significant features or issues in this section.

15. SECTION L – INSTRUCTIONS, CONDITIONS, AND NOTICES TO OFFERORS

FAR 52.215-1, *Instructions to Offerors-Competitive Acquisition*, ensures that offerors are aware that the Government intends to evaluate proposals and award a contract without discussions with offerors (except clarifications as described in FAR 15.306(a)).

Therefore, the offeror's initial proposal should contain the offeror's best terms from a price and technical standpoint. The Government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary. The Government seeks to maximize the quality of the offeror's initial proposal, improve the efficiency of the selection process and reduce lead-time.

Changes from the Draft RFP: Offerors are advised to carefully review Paragraphs L.17, Proposal Preparation—General Instructions; L.18, Proposal Page Limitations; and L.19, Proposal Preparation—Specific Instructions.

Change from the Draft RFP: The Government's small business subcontracting goals are now included in Paragraph L.19(a)(2)C.

16. SECTION M – EVALUATION FACTORS FOR AWARD

Changes from the Draft RFP: Offerors are advised to review this section carefully. The evaluation approach is outlined in Paragraph M.2, *Evaluation Approach*.

CONCLUSION

This concludes the Highlights for the RFP.