

National Aeronautics and Space Administration
Ames Research Center
Moffett Field, CA 94035-0001

Selection of Contractors
For
Multiple Award Construction Contract (MACC) II
NNA12450885R-PFM

November 12, 2013

On September 17, 2013, I met with the SEC members to evaluate the proposals for the Multiple Award Construction Contract (MACC) II procurement. The SEC presented its findings and we discussed those findings to assure that I had a full understanding of its evaluation.

I assessed the SEC's findings and evaluation of proposals. This Source Selection Statement reflects my independent judgment, based upon the SEC's findings as well as a comparative assessment of the proposals and the evaluation criteria prescribed in the Request for Proposal (RFP). My selection decision is set forth below.

Procurement Description

NASA Ames Research Center (ARC) requires general construction services for the construction, alteration, and repair of NASA buildings, structures, and other real property located at ARC and the Moffett Federal Airfield Complex (MFAC). The MACC II will provide NASA the capability to compete construction projects amongst a group of highly qualified general contractors.

This procurement was conducted as a small business set-aside and will result in multiple award, Indefinite-Delivery, Indefinite-Quantity (ID/IQ) contracts with Firm Fixed Price (FFP) task orders. The minimum amount of supplies or services that will be ordered from each contractor during the effective period of this contract is \$10,000.00 and the maximum amount is \$30,000,000.00. The period of performance includes a 2 year base period and 3 one-year option periods.

Evaluation Procedure

Proposals were evaluated in accordance with the requirements of FAR Subpart 15.3, "Source Selection," as supplemented by NFS Subpart 1815.3, "Source Selection." Section M of the solicitation, paragraph M.2, Evaluation Approach, advised Offerors that the Government may award a contract based solely on the initial offers received and without discussion of such offers. Accordingly, each Offeror was required to submit its initial proposal to the Government offering its most favorable terms. The Government reserved the right to hold discussions if award on initial offers was determined not to be in the best interest of the Government.

The RFP required proposals to include a completed Surety Form from the Offeror's Surety Company affirming the Offeror's ability to be bonded at \$5M. The Offeror's Insurance Company was required to provide documentation of the Offeror's Experience Modification Rate (EMR) under the NAICS (North American Industry Classification System) code 236220-Commercial and Institutional Building Construction for the past three years (2010,2011, and 2012) and calculate the average (add each year's EMR and divide by 3). The RFP required Offerors to

possess an EMR average ≤ 1.0 . The RFP also identified two evaluation factors: Past Performance (Volume I) and Price (Volume II). Of these evaluation factors, Past Performance was significantly more important than Price.

For the Past Performance Factor, the RFP stated that the evaluation would be an assessment of the Offeror's previous efforts in relevant contracts. The past performance evaluation was based on the information contained in the Offeror's proposal, the references listed in the proposal, responses to the Past Performance questionnaires, NASA Past Performance Data Base (PPDB), Past Performance Information Retrieval System (PPIRS), , Contracting Officer's Representative (COR), and Contracting Officers (CO), along with any information obtained from other sources which included references, customers, and Government agencies.

Evaluators rated offeror's past performance using the following ratings: Outstanding, Above Average, Satisfactory, Marginal, Unsatisfactory, and Neutral. Section M, paragraph M.2, Evaluation Approach of the RFP defined these ratings.

The SEC evaluated, but did not rate, the proposed prices. The Government evaluated the proposed prices for fairness and reasonableness by comparing proposed price with the Independent Government Estimate (IGE) and comparison of proposed price amongst Offerors. The proposed prices were for a Firm Fixed Price sample task order.

Solicitation and Receipt of Proposals

In an effort to better inform industry of NASA's requirements and to improve communications between the Government and prospective contractors, ARC held a pre-solicitation conference to allow interested parties to tour the Center and its facilities and to ask questions of the technical and procurement staff. ARC also issued a draft Request for Proposal (dRFP) that allowed for industry recommendations and comments on all aspects of the Government's proposed approach in satisfying the requirements. The recommendations and comments received in response to these communications with industry were carefully evaluated and incorporated in the final RFP, as appropriate. Government response to each recommendation or comment were prepared and published. ARC also issued Acquisition Update Documents containing pertinent MACC II information.

All documents pertinent to the acquisition were posted electronically on the NASA Acquisition Internet Service (NAIS) Business Opportunities portal (http://prod.nais.nasa.gov/cgi-bin/nais/link_syp.cgi) as well as the Federal Business Opportunities web portal (<https://www.fbo.gov>). The pre-solicitation conference was held on March 14, 2013. The draft RFP was released on February 21, 2013. The final RFP was released on May 9, 2013. Two (2) Amendments were posted to NAIS and FBO. Amendment 1 was posted on May 16, 2013, and it contained a revised Statement of Work (SOW) for the sample task order, revised a volume number and answered questions regarding the RFP. Amendment 2 was posted on May 22, 2013, and it contained revised solicitation proposal due date. Proposals in response to the final RFP were due on June 10, 2013.

Twenty four proposals were received in response to the RFP by the specified closing time and date. The Offerors' names and addresses (listed alphabetically) are as follows:

Agbayani Construction
88 Dixon Court
Daly City, CA 94014

Ahtna Design-Build
3100 Beacon Blvd
West Sacramento, CA 95691

Ayuda Management Corp
11800 Ridge Parkway, Ste 550
Broomfield, CO 80012

Bara Inforware, Inc.
2678 Bishop Dr. -Suite 116
San Ramon, CA 94583

Cerrudo Services, Inc
74 Digital Dr., Ste 1
Novato, CA 94949

Cyber Professional Solutions
3441 Main Street suite 104
Chula Vista, CA 91911

FedCon /South Bay JV
7670 Opportunity Road, Suite 245
San Diego, CA 92111

Herman Construction Group, Inc
10366 Roselle St , Suite A
San Diego, CA 92121

Herrera Corporation
2369 A St
Santa Maria, CA 93455

IE Pacific Incorporated
1663 Pacific Rim Court
San Diego, CA 92154

Kallidus Technologies, Inc
175 Cabot St. Suite 300
Lowell, MA 01854

Koontz Electric Company Inc
1223 East Broadway/ P.O. Box 501
Morrilton, AR 72110

Menco Pacific
336 State Place
Escondido, CA 92029

Patricia I. Romero Inc.
dba Pacific West Builders
1248 Coolidge Avenue
National City, CA 91950

Patriot Construction, Inc.
4646 Qantas Lane, Suite B-4
Stockton, CA 95206

Power Service, Inc.
3351 S. Highland Dr. Ste 202
Las Vegas, NV 89109

Rore, Inc.
5151 Shoreham Place, Suite 260
San Diego, CA 92122

SM Construction Inc
dba RS Morris Construction Inc.
1187 N. Willow Ave, Ste. 103 Box 300
Clovis, CA 93611

Southwestern Dakotah, Inc
3148 S. Chrysler Ave
Tucson, AZ 85713

Timus-NASCO JV
8131 Baymeadows Circle
Jacksonville, FL 32256

Total Team Construction
1439 Shore St
West Sacramento, CA 95691

Tri-Technic, Inc.
185 S. Fairview Lane
Sonora, CA 95370

WEP Construction
17472 Apex Circle
Huntington Beach, CA 92647

Yerba Buena Engineering & Construction Inc.
1340 Egbert Avenue
San Francisco, CA 94124

Evaluation Process

After receipt of proposals, a review of each proposal was conducted. Two proposals were found technically unacceptable for failing to satisfy a material requirement of the solicitation, an Experience Modification Rate (EMR) < 1. One company requested a debriefing which was held via phone on June 19, 2013. After the initial review for acceptability, the SEC members individually reviewed each proposal and met to discuss their findings.

The SEC's documented the relevancy and quality of each Offeror's relevant past performance, assigning adjectival ratings based upon these narratives.

The SEC briefed me on its initial findings on September 17, 2013. I directed the SEC to provide me with more detailed past performance breakdowns. On September 27, 2013, the SEC provided the additional findings.

Evaluation Findings of the SEC

I adopt the findings of the SEC, summarized below.

Past Performance

Agbayani Construction

Based on evaluation of the Agbayani Construction's past performance proposal, questionnaires, and information obtained through Past Performance Information Retrieval System (PPIRS), the SEC assigns a rating of Satisfactory based on this firm being capable of meeting the Government's contractual requirements.

Ahtna Design Build

Ahtna's past performance proposal and questionnaires (no PPIRS available) merited a rating of Above Average; the firm is capable of meeting contractual requirements and exceeding some to the Government's benefit.

Ayuda Management Corp

Ayuda's past performance proposal, questionnaires, and information obtained through PPIRS, merited an Above Average rating; the firm is capable of meeting contractual requirements and exceeding some to the Government's benefit.

Bara Inforware, Inc

The SEC rated Bara's Satisfactory based upon past performance proposal, questionnaires, and information obtained through PPIRS. The firm is capable of meeting the Government's contractual requirements.

Cerrudo Services, Inc

Cerrudo past performance proposal, questionnaires, and information obtained through PPIRS indicated the contractor is capable of meeting contractual requirements and exceeding some to the Government's benefit. The firm earned an Above Average rating.

Cyber Professional Solutions

Cyber's past performance indicated that the firm was capable of meeting – and exceeding - the Government's requirements; the contractor merited an Outstanding past performance rating.

FedCon/South Bay JV

The FedCon/South Bay joint venture (JV) past performance proposal indicated the JV could meet contractual requirements and exceed some to the Government's benefit. This merited a rating of Above Average.

Herman Construction Group, Inc

Herman's past performance merited a rating of Above Average; the available information indicated the firm is capable of meeting contractual requirements and exceeding some to the Government's benefit.

Herrera Corporation

Review of the contractor's past performance proposal and questionnaires as well as conversations with past clients (no PPIRS available) affirmed Herrera is capable of meeting contractual requirements and exceeding some to the Government's benefit. The contractor rated an Above Average for past performance.

IE Pacific Incorporated

IE Pacific's past performance proposal, questionnaires, and PPIRS merited an Above Average rating as this firm is capable of satisfying contractual requirements and exceeding some to the Government's benefit.

Kallidus Technologies, Inc

Kallidus's Satisfactory past performance was based on information gleaned from the proposal, questionnaires, PPIRS. The contractor appeared capable of meeting the Government's contractual requirements.

Koontz Electric Company, Inc

The contractor appears capable of meeting contractual requirements and exceeding some to the Government's benefit. Koontz's past performance proposal, questionnaires, and information in PPIRS rated Above Average.

Menco Pacific

Menco earned an Outstanding past performance rating; the firm's proposal, questionnaires, and PPIRS strongly suggested the contractor could satisfy contractual requirements and exceed many to the Government's benefit.

Pacific West Builders

The company's past performance proposal, questionnaires, and PPIRS indicate an ability to satisfy contractual requirements and exceed some to the Government's benefit, meriting a rating of Above Average.

Power Service, Inc

Power earned a Satisfactory past performance rating; the company's proposal, questionnaires and PPIRS indicated the contractor is capable of meeting the Government's contractual requirements.

Rore, Inc

Rore's proposal, questionnaires and PPIRS merited an Above Average rating; the information strongly suggested the contractor is capable of meeting contractual requirements and exceeding some to the Government's benefit.

RS Morris Construction Inc

The contractor's past performance proposal, questionnaires and PPIRS indicated capacity to , the SEC assigns a rating of Outstanding based on this firm being capable of meeting contractual requirements and exceeding many to the Government's benefit.

Southwestern Dakotah, Inc

Southwestern Dakotah's past performance proposal, questionnaires and PPIRS strongly suggest the firm is capable of meeting contractual requirements and exceeding many to the Government's benefit. This merited an Above Average past performance rating.

Timus-NASCO

Timus-NASCO's past performance proposal, questionnaires and PPIRS indicate the company is capable of meeting contractual requirements and exceeding some to the Government's benefit; the information merits a rating of Above Average.

Tri-Technic

The contractor's past performance information demonstrates a proven capacity to meet contractual requirements and exceed many to the Government's benefit; Tri-Technic is rated Outstanding.

WEP Construction

Based on an evaluation of WEP's past performance proposal, questionnaires and PPIRS, the firm received a rating of Above Average. WEP Construction appears capable of meeting contractual requirements and exceeding some to the Government's benefit.

Yerba Buena Engineering & Construction Inc

Information in Yerba Buena's past performance proposal, questionnaires and PPIRS led to a rating of Above Average; the firm is capable of meeting contractual requirements and exceeding some to the Government's benefit.

Price Factor

The SEC evaluated each Offeror's Price proposal. Price was evaluated but not rated. The Government evaluated the fairness and reasonableness of the proposed price through comparison of proposed price with the IGE and comparison of proposed price amongst Offerors. All of the Offerors were found fair and reasonable.

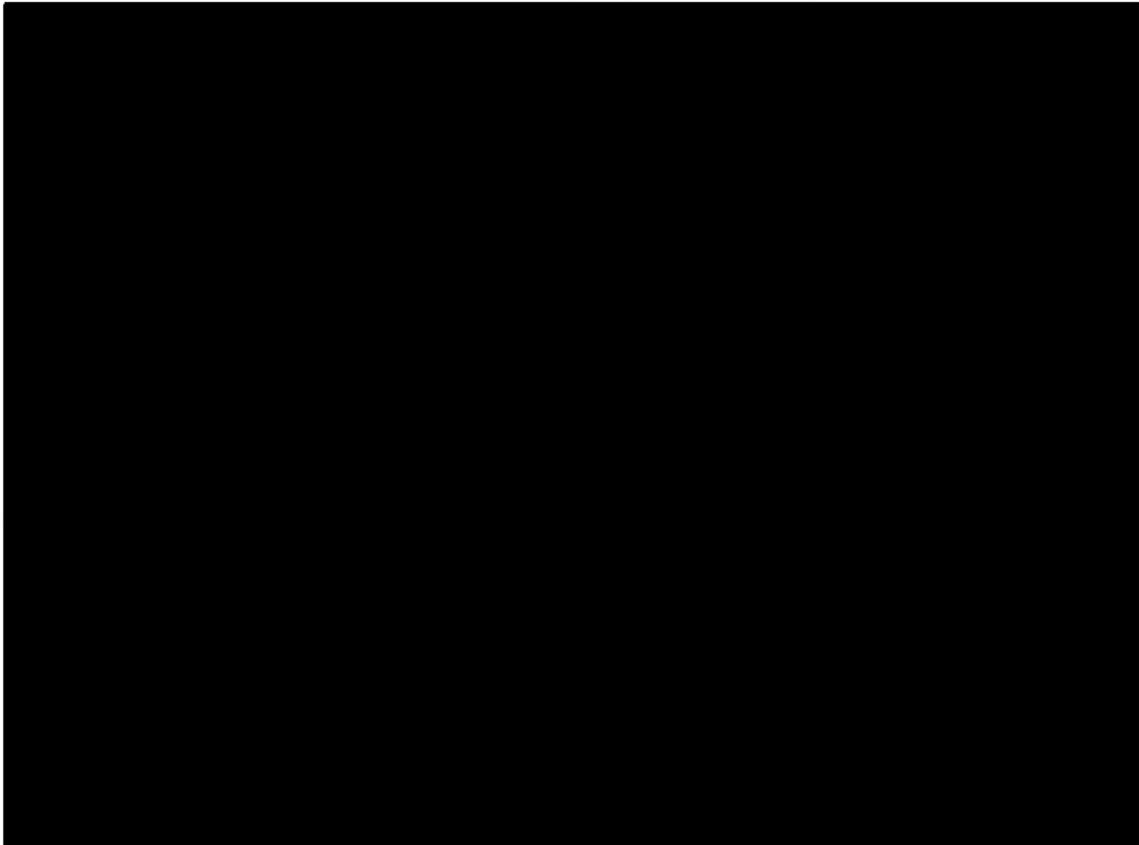
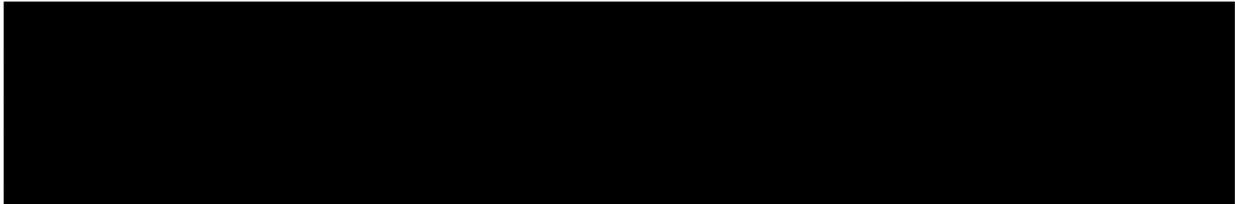
Assessment of the SEC's findings

I carefully studied all of the findings of the SEC as well as the individual proposals and I concur with the committee. I am fully satisfied that the SEC conducted a thorough and cogent analysis of each of the proposals and that their findings are appropriate and reasonable.

FAR Subpart 15.308 "Source Selection Decision" states: "The source selection authority's (SSA) decision shall be based on a comparative assessment of proposals against all source selection criteria in the solicitation. Using analyses prepared by others, the source selection decision shall represent the SSA's independent judgment. The source selection decision shall be documented, and the documentation shall include the rationale for any business judgments and tradeoffs made or relied on by the SSA. Although the rationale for the selection decision

must be documented, that documentation need not quantify the tradeoffs that lead to the decision.”

My selection decision represents my independent judgment. I carefully reviewed all of the SEC's findings to ensure a full understanding. I concur with all of them. I am satisfied that the findings of the SEC are appropriate and reasonable. Therefore, as the Source Selection Authority, I hereby adopt all of the findings of the SEC without exception.



Past performance is significantly more important than Price.

Cyber Professional Solutions

Cyber Professional Solutions is selected for award. [REDACTED] unsuccessful offerors proposed [REDACTED] Cyber merited the price premium [REDACTED] of the unsuccessful offerors with Satisfactory past performance ratings for various reasons, including developing and maintaining a schedule and look ahead schedules (PP page 3, 6, 9) as compared to the following Satisfactory unsuccessful offerors ([REDACTED] page 12; [REDACTED] page 1, PP3 page 9 and 10; [REDACTED] pages 3, 7, 11; and [REDACTED] pages 16, 20, and 24),

management and control of subcontractors (PP pg 4, 8, 11) as compared to the following Satisfactory unsuccessful offerors ([REDACTED] pages 12 and 13; [REDACTED] pages 9 and 10; [REDACTED] pages 5, 8, 12; and [REDACTED] pages 18, 22, 26) along with their overall project management team (PP pg 3, 6, 9) as compared to the following Satisfactory unsuccessful offerors ([REDACTED] page 11; [REDACTED] page 9, [REDACTED] pages 2 and 7; and [REDACTED] pages 16, 20, 24).

Cyber merited the price premium [REDACTED] unsuccessful offerors with Above Average past performance ratings for the various reasons, including their workmanship (PP pages 3, 7, 10) as compared to the following Above Average unsuccessful offerors ([REDACTED] pages 2, 6, and 10; [REDACTED] pages 1-2, 1-6 and 1-7; [REDACTED] page 10, PP2 page 7 and PP3 page 3; [REDACTED] page 2, PP2 page 2 and PP3 page 2; [REDACTED] pages 31, 35, and 41; [REDACTED] past performance did not address workmanship; [REDACTED] page 2, PP2 page 2, PP3 page 2; [REDACTED] pages 30, 33, and 37; [REDACTED] page 47; [REDACTED] pages 19, 22, and 26; [REDACTED] pages 9 and 10; [REDACTED] pages 3, 9, and 11; [REDACTED] form [DD2626] page 10; [REDACTED] pages 11, 15, and 18) and using critical path management (CPM) along with holding mandatory meetings (PP pg 3, 7, 10) as compared to the following Above Average offerors ([REDACTED] pages 2, 3, 4, 5, 7, 9, and 11; [REDACTED] did not address CPM or mandatory meetings; [REDACTED] page 10, PP2 page 6, and PP3 page 3; [REDACTED] did not address CPM or mandatory meetings; [REDACTED] pages 31, 35, 39, and 40; [REDACTED] did not address CPM or mandatory meetings; [REDACTED] page 2, PP2 pages 2 and 3, PP3 pages 2 and 3; [REDACTED] pages 29, 33, and 37; [REDACTED] pages 66, 67, and 71; [REDACTED] pages 19, 21, 22, 23, and 26; [REDACTED] pages 8, 9, and 11; [REDACTED] pages 4, 5, 6, 8, 9, and 11; [REDACTED] pages 1, 2 and CL page 2, [REDACTED] pages 10, 12, 14, and 19). The contractor's past performance is substantially better than the unsuccessful offerors, Cyber was selected for award.

Menco Pacific

Menco Pacific is selected for award due to their Outstanding past performance and low cost. As [REDACTED] unsuccessful offerors proposed higher pricing. With Menco's lowest price and Outstanding rating they were chosen for award.

RS Morris Construction Inc

RS Morris Construction Inc is selected for award. [REDACTED] [REDACTED] unsuccessful offerors proposed a [REDACTED] [REDACTED]. This contractor is an incumbent of the previous contract, MACC I. Hence, we are familiar with the quality and quantity of their work. RS Morris merited the price premium [REDACTED] unsuccessful offeror with satisfactory past performance ratings for various reasons, such as, the contractor has successfully meet deadlines and look ahead schedules (PP pages 3, 8, 11) as compared to the following Satisfactory unsuccessful offeror ([REDACTED] page 1, PP3 pages 9 and 10), management and control of subcontractors (PP pages 4, 9, 12) as compared to the following Satisfactory unsuccessful offeror ([REDACTED] pages 9 and 10), coordination of critical activities and CPM (PP pages 3, 11) as compared to the following Satisfactory unsuccessful offeror ([REDACTED] PP1 pages 2 and 4, PP3 pages 10, 11, and 12), and communication with the customer/client

(PP pages 6, 8) as compared to the following Satisfactory unsuccessful offeror ([REDACTED] page 3, PP3 page 11).

RS Morris merited the price premium [REDACTED] unsuccessful offerors with Above Average past performance ratings for various reasons, the contractor has successfully meet deadlines and look ahead schedules (PP pages 3, 8) as compared to the following Satisfactory unsuccessful offeror [REDACTED] page 7 and [REDACTED] pages 1 and 2), management and control of subcontractors (PP page 4, 9, 12) as compared to the following Satisfactory unsuccessful offeror ([REDACTED] page 9 and [REDACTED] page 8 and PP form [DD2626] pages 8 and 10), coordination of critical activities and CPM (PP page 3, 11) as compared to the following Satisfactory unsuccessful offeror ([REDACTED] page 9 and [REDACTED] page 2 and CL page 12), and communication with the customer/client (PP page 8) as compared to the following Satisfactory unsuccessful offeror [REDACTED] page 7 and [REDACTED] pages 2 and 3).

Tri-Technic

Tri-Technic is selected for award. [REDACTED] their price premium proposed was [REDACTED] of the unsuccessful offerors but was [REDACTED] thirteen others. Tri-Technic merited the price premium [REDACTED] unsuccessful offerors with Satisfactory past performance ratings for the various reasons, including maintaining construction schedules with a three week look ahead which is updated with all subcontractors on a weekly basis to ensure all material and supplies would be onsite and ready for installation when each subcontractor mobilizes the project (PP pages 6, 9, 12) as compared to the following Satisfactory unsuccessful offeror ([REDACTED] page 12 and [REDACTED] page 1, PP3 pages 9 and 10), no workmanship defects were noted (PP pages 5, 8, 11) as compared to the following Satisfactory unsuccessful offeror ([REDACTED] page 12, PP2 page 15, and PP3 page 17 and [REDACTED] page 11), they used CPM (PP pg 1, 11, 12) as compared to the following Satisfactory unsuccessful offeror ([REDACTED] did not address CPM and [REDACTED] page 2) and used creative solution to challenging situations (PP page 5, 7) as compared to the following Satisfactory unsuccessful offeror ([REDACTED] did not state any creative solutions to challenging situations and [REDACTED] page 4).

Tri-Technic merited the price premium [REDACTED] unsuccessful offerors with Above Average past performance ratings for various reasons, including maintaining construction schedules with a three week look ahead which is updated with all subcontractors on a weekly basis to ensure all material and supplies would be onsite and ready for installation when each subcontractor mobilizes the project (PP pages 6, 9, 12) as compared to the following Above Average unsuccessful offeror ([REDACTED] page 7; [REDACTED] pages 1, 2, and 4; PP2 pages 1, 2, 3 and [REDACTED] pages 1 and 2), no workmanship defects were noted (PP pages 5, 8, 11) as compared to the following Above Average unsuccessful offeror ([REDACTED] did not have any comments on their workmanship, [REDACTED] page 2; PP2 page 2; PP3 page 2 and [REDACTED] form [DD2626] page 10), they used CPM (PP pg 1, 11, 12) as compared to the following Above Average unsuccessful offeror ([REDACTED] did not state any comments on their use of CPM, [REDACTED] did not state any comments on their use of CPM and [REDACTED] page 2; CL page 12), and used creative solution to challenging situations (PP page 5, 7) as compared to the following Above Average unsuccessful offeror ([REDACTED] pages 10 and 13; [REDACTED] page 2; PP2 page 2, PP3 page 2 and [REDACTED] page 2). Due to the contractor's past performance rating of Outstanding, Tri-Technic was selected for award.

I select the following Offerors for award:

Cyber Professional Solutions SM Construction Inc. dba RS Morris Construction Inc.

3441 Main Street suite 104 1187 N. Willow Ave, Ste. 103 Box 300

Chula Vista, CA 91911 Clovis, CA 93611

Menco Pacific Tri-Technic, Inc.

336 State Place 185 S. Fairview Lane

Escondido, CA 92029 Sonora, CA 95370



George Sutton
Source Selection Authority