

VISN 10 JOB ORDER CONTRACT IDIQ

Wednesday, March 28th, 2018

Location [Ohio, United States](#)

Issuer [Government : Federal](#)

Type RFP

The Veterans Integrated Service Network 10 (VISN 10) - has ten (10) facility locations in need of expedited procurement capabilities to provide simplified non-complex, general construction services for the lower dollar value construction projects, maintenance, alterations, and repair of buildings, structures, or other real property projects. VISN 10 intends to issue a Request for Proposal (RFP) on or about February 28, 2017 that will be in accordance with Federal Acquisition Regulation (FAR) Part 15 resulting in the award of one Indefinite Delivery/Indefinite Quantity (IDIQ), Job Order Contract (JOC), to each of the following VA Medical Centers (VAMC):

Richard L. Roudebush VA Medical Center Battle Creek VA Medical Center
1481 West 10th Street 5500 Armstrong Road
Indianapolis, IN 46202 Battle Creek, MI 49037

Northern Indiana Health Care System (Fort Wayne) Aleda E. Lutz VA Medical Center
2121 Lake Avenue 1500 Weiss Street
Fort Wayne, IN 46805 Saginaw, MI 48602

Northern Indiana Health Care System (Marion) Chillicothe VA Medical Center
1700 E 38th Street 17273 State Route 104
Marion, IN 46953 Chillicothe, OH 45601

VA Ann Arbor Health Care System Cincinnati VA Medical Center
2215 Fuller Road 3200 Vine Street
Ann Arbor, MI 48105 Cincinnati, OH 45220

John D. Dingell VA Medical Center Louis Stokes Cleveland VA Medical Center
4646 John R 10701 East Boulevard
Detroit, MI 48201 Cleveland, OH 44106

The North American Industry Classification system (NAICS) code for this acquisition is 236220 General Contractors Commercial and Institutional Building Construction. The small business size standard is \$36.5 million. The solicitation will be issued as a 100% set-aside to Service Disabled Veteran Owned Small Business (SDVOSB), as a Request for Proposal (RFP) for a firm fixed-price, Indefinite-Delivery Indefinite-Quantity (IDIQ) contract for a non-commercial item.

The construction IDIQ contracts shall provide general construction work at an indefinite quantity by placing individual task orders with the contractors within minimum and maximum limitations of \$2,000.00 - \$500,000.00 per task order. The aggregate value shall not exceed \$250,000,000.00 for all contracts; inclusive of all option years. The contractual vehicle will be a Firm Fixed-Price (FFP) Indefinite Delivery Indefinite Quantity (IDIQ) Contract. The minimum guarantee for each IDIQ is \$2,000.00 per contract awardee which meets the FAR 16.5 requirement.

The prospective contractors must fully demonstrate their abilities as well as specific expertise in concurrently managing a variety of construction projects, in a manner that complies with all applicable regulations and laws and within the time frame required. The government will evaluate all firms using source selection procedures in order to determine the firm's experience in providing the type of work, experience of key personnel, past performance and quality, subcontracting, and schedule and cost control. After award is made, the contractor's performance under individual task orders will be monitored both on site and through periodic performance evaluations as required. The performance standards of the construction services being acquired are published via specifications, drawings, and statutory contractual requirements which flow from the basic IDIQ contract to each issued task order and they relate to the need by virtue of the fact the aforementioned statutory requirements are established in regulation, directives, law, etc.

The Solicitation shall state that Technical and Past Performance, when combined, are significantly more important than price. The Government may award to other than the lowest price offerors or other than the highest technically rated offerors in order to select the contractors whose offers represent the best value to the Government (FAR 15.101-1).

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Technical Risks. The Government's technical risks will be reduced through the selection process. The prospective firms must fully demonstrate their capabilities as well as specific expertise in the construction skills required. The Government's risk will also be reduced by quality assurance reviews performed by the Government's technical personnel. If the contractor's performance is less than satisfactory, there is no obligation to place work with the contractor after the guaranteed minimum stated in the contract is satisfied. This provides a strong incentive for the contractor to provide consistently high-quality construction. The risk to the Government is essentially limited to the minimum guaranteed amount for the IDIQ award. There is no obligation for the government to pay more than the minimum guarantee.

Scheduling Risks. Scheduling risks are directly impacted by a firm's ability to manage effectively. Any other scheduling risks will be minimized significantly by closely screening the firm's corporate structure, experience, and technical capabilities/experience of the individuals to be involved with the resultant contract during the selection process to ensure that acceptable performance has been demonstrated and the planned management team is fully qualified.

The successful performance for each task order will be evaluated through the use of the Contractor Performance Assessment Reporting System (CPARS), performance evaluations and close monitoring of each task order by the Government's Contracting Officer's Representative (COR). Contractors will become familiar with the government process and way of doing business, as the IDIQ progresses.

Market research has been conducted in the VetBiz Registry and the Small Business Administration (SBA) website for construction contractors for NAICS codes 236220. Based on that market research, there is a reasonable expectation of receiving two or more responses from responsible SDVOSB contractors for each location. Therefore, the acquisition shall be a total set-aside for SDVOSB.

The Government contemplates award of approximately 10 Firm Fixed Price IDIQ JOCs, resulting in Firm Fixed Price Task Order Awards. Coefficients will be established for the base year contract and each exercised option year. The unit price book, RS Means will be updated annually.

Source-Selection procedures: Awards will be made based on technical and past performance evaluation factors and price. The solicitation will state that Technical and Past Performance, when combined, are significantly more important than Price. A best value determination will be made based on those evaluation factors. A technical evaluation team will be established and the source selection plan will be distributed to the team. The solicitation will clearly identify the evaluation factors, as well as the evaluation criteria. The technical evaluation will determine Contractors' capabilities.

The flow of source selection evaluation will be in the following order:

- 1) technical proposal without pricing
- 2) past performance
- 3) pricing data

Contractors will be allowed to propose on multiple locations separate proposals will be required for each location being proposed.

The government intends to award multiple contracts. Contractors who fail to show capability in their proposal may be eliminated in the procurement process. Negotiations under FAR Part 15 will permit the government to hold discussions, as determined by the Contracting Officer, with offerors whose proposal may require additional information and resubmission in order to correctly reflect their capabilities and thereby qualify for award of a contract.

A Pre-Proposal conference and site visit will not be conducted. All information, amendments and questions concerning this solicitation will be electronically posted at the following web page: <http://www.fbo.gov>.

DISCLAIMER: The official plans and specification are located on the official government web page and the Government is not liable for information furnished by any other source. Amendment, if/when issued will be posted to <http://www.fbo.gov> for electronic downloading. This will normally be the only method of distributing amendments prior to closing; therefore, it is the offerors responsibility to check the website periodically for any amendments to the solicitation. Websites are occasionally inaccessible due to various reasons. The Government is not responsible for any loss of Internet connectivity or for an offerors inability to access the documents posted on the referenced web pages. The Government will not issue paper copies.
Yvonne Demorest, Contracting Officer