



**RECOVERY: Construction Manager as Constructor (CMc) Services for
Richard Harding Poff Federal Building Modernization in Roanoke, VA**

RECOVERY

Solicitation Number: GS-03P-09-CD-C-0061

Agency: General Services Administration

Office: Public Buildings Service (PBS)

Location: ACQUISITION MANAGEMENT DIVISION (3PQ)

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Z -- Maintenance, repair, and alteration of real property

NAICS Code:

236 -- Construction of Buildings/236220 -- Commercial and Institutional Building Construction

Synopsis:

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RECOVERY ACT PRE-SOLICITATION NOTICE FOR RICHARD HARDING POFF FEDERAL BUILDING MODERNIZATION IN ROANOKE, VA, SOLICITATION NO.: GS-03P-09-CD-C-0061. This project is an American Recovery and Reinvestment Act project. The Allegheny Service Center in the Mid-Atlantic Region of Public Buildings Services of the U.S. General Services Administration (GSA) is presently soliciting proposals from qualified Offerors desiring to compete in the procurement process for the subject construction project. The project delivery method being used is the Construction Manager as-Constructor (herein referred to as CMc). A Construction Manager as-constructor provides design phase services and construction phase work. GSA intends to award a contract for Design Phase Services with an option for Construction Phase Work for the Richard Harding Poff Federal Building Modernization in Roanoke, VA, with the CMc that offers the best overall value to the Government. Design Phase Services are expected to commence upon award of the contract, on or about October 2009. The Optional Construction Phase Work is anticipated to commence on or about June 2010.

The Richard H. Poff Federal Office and Courthouse Building in Roanoke, VA is a fourteen story modern structure containing 187,649 usable square feet, 255,700 rentable square feet and 316,369 gross square feet with 75 indoor and 94 surface parking spaces situated on 1.3 acres. This 14 story building was constructed in 1975 with green tinted glass curtain walls on the north and south elevations and brown brick on the east and west elevations.

The building's tenant finishes have been modernized by the customer agencies but the aging electrical system, windows, HVAC, fire alarm and precast concrete panels require replacement. The proposed capital project will correct structural and systems deficiencies in the 34-year old building. A list of sustainable objectives for the Poff project has been developed, including: replacement of all windows; upgrades to existing restroom facilities and other building systems including fire alarms; installation of energy efficient HVAC equipment, lighting and lighting controls; roof replacement; and implementation of photo-voltaic solar cell arrays on the South roof and a green roof above space on the first floor. Additional work may be added at a later date using separate funding for tenant improvements.

The guaranteed maximum price for this project is \$42,000,000 based on FY10 funding for combined services (Design Phase Services and Construction Phase Work). The North American Industry Classification System Code (s) (NAICS) for this procurement is 236220. The project will be designed and constructed in Metric Units of Measure. The CMc will be competitively chosen using Advisory Multi-step and Source Selection procedures per FAR Part 15.

At the time of contract award, the project will be in the early phases of design. There are two components of work to be performed under this Contract: Design Phase Services and Construction Phase Work. The Construction Phase Work is an option. The CMc is required to complete the Design Phase Services for the firm-fixed-price presented in the procurement process. At any time during or after design phase services, the Contracting Officer may request that CMc provide a firm-fixed-price proposal for the Construction Phase Work. The Contracting Officer shall have the right to convert the Contract to a firm-fixed-price contract at the offered price or as otherwise negotiated by the parties to this Contract, so long as such price is less than or equal to the GMP. If the parties to this Contract negotiate and establish a firm-fixed-price prior to the exercise of the Construction Phase Work Option, then the Contracting Officer shall have the right, but not the obligation, to exercise the firm-fixed-price option within 60 calendar days of the establishment of that price.

Design Phase Services include, and are not limited to, preliminary evaluation of the Architect of Record design development documents; review and evaluation of the Architect of Record construction document submissions for constructability; review and evaluation of all Architect of Record cost estimates; reconciliation of all cost estimates; participation in all construction document team meetings; value engineering suggestions; identification of any problems or errors in the design and design documents; consultation during design document production; preliminary project schedule development; identification of long-lead items, independent pricing of design document phase and construction document phase submittals; preliminary cost estimates; development of subcontractor and supplier interest; and, establishment of firm-fixed pricing. The CMc shall possess a full understanding of the project, its contract documents, the principles of Federal construction contracting and

contract administration. The CMc must maintain a team with the expertise and capability to manage and coordinate the timely and orderly development and construction of the proposed project. Most importantly, the CMc shall have complete responsibility for the construction of the facility, should the Option for Construction Phase Services be awarded.

Construction Phase Work includes, and are not limited to, construction alterations to the building; project scope management; selection and procurement of all necessary subcontractors; administration of the construction contract (how much work is performed with the CMc's own forces or under subcontract); administration of the construction contract and all subcontracts; coordination of regular construction meetings; critical path method (CPM) scheduling and schedule control; maintaining construction records including daily logs and monthly reports; monitoring construction costs; progress reporting; conducting and coordinating inspections and testing to ensure proper functioning of the building; participation of Alternative Dispute Resolution partnering consultant; coordination of commissioning and turnover to designated facility management staff and tenants; performing closeout procedures; and, all other required services necessary for a complete and sustainable building.

The CMc is a member of the project team during the design and construction phases, along with GSA as the public owner; GSA's Construction Manager as-agent; GSA's selected architecture and engineering firm and Architect of Record; GSA's building commissioning firm; GSA's security consultant, and other consultants. The CMc shall be required to assign, as needed, a team consisting of, and not limited to, architectural, civil, structural, mechanical and electrical reviewers; cost estimators; CPM analysts; field engineers; field support staff; construction supervisors; construction superintendents; testing engineers/technicians; and other disciplines as needed to perform the services described herein.

A source selection/greatest value method will be applied for evaluation of offers and selection of the successful Offeror for this procurement. The best value approach provides the opportunity to select an Offeror who is not necessarily the lowest-priced or the highest technically-ranked. GSA will select the proposal that represents the best value based on the evaluation of technical factors and price, with technical factors being approximately equal to price.

This is an advisory two step procurement process. In

Stage 1, offerors will present their price proposals and technical qualifications by submitting the following information: price proposal, bonding certification for the ability to perform at the guaranteed maximum price of \$42,000,000, general contractor's business license, and technical factors consisting of: 1) Experience and Past Performance, 2) Key Personnel Qualifications and Experience, 3) Project Management Plan and 4) Project Specific Knowledge. It should be noted that the evaluation factors are listed in decreasing order of importance. In Stage 2, those Offerors included in the competitive range shall be interviewed. The technical proposals will be reviewed and evaluated prior to and separately from the review of the price proposals. GSA 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 proposal should contain the Offeror's best terms. GSA reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary.

A pre-proposal conference providing instructions for the submission of technical and price proposals will be conducted at the Richard Harding Poff Federal Building in Roanoke, VA on or about 07/16/09. The exact date and