United States Department of State
Office of Acquisition Management
Facilities, Design & Construction Division
Arlington, VA 22209

INDEFINITE DELIVERY INDEFINITE QUANTITY (ID/IQ)

CONTRACTS

FOR

WORLDWIDE DESIGN-BUILD FORCED-ENTRY/BALLISTIC-RESISTANT/ANTI-RAM BARRIER INSTALLATION PROJECTS

Solicitation # 19AQMM-19-R-0037

Notice of Proposed Contract Actions (Presolicitation Notice)

1. OVERVIEW

1.1. This is a notice of proposed contract actions as prescribed under FAR subpart 5.204 and FAR subpart 36.213-2 (Presolicitation Notices).

2. SCOPE & DESCRIPTION OF CONSTRUCTION SERVICES

2.1. The Department of State (DoS), Bureau of Overseas Buildings Operations (OBO) is seeking to prequalify firms for award of Indefinite Delivery/Indefinite Quantity (ID/IQ) contracts for Design-Build (D/B) Forced-Entry/Ballistic-Resistant/Anti-Ram Barrier installation construction projects (also known as the FE/BR II program).

2.2. The DoS endeavors to demonstrate the value of true integrated design and construction that balances aesthetics, cost, constructability, maintainability, and reliability for all its projects. The primary focus of the work required under the FE/BR II program consists of fast track design-build or construction services for the installation, maintenance, and Repair & Replacement (R&R) of Forced Entry/ Ballistic Resistant (FE/BR) and Anti-Ram Barrier (ARB) products and other physical security upgrade projects - e.g., doors, windows, opaque panels, glazing panels vault doors, crash fence systems, shallow mount bollards, wedge barriers, vertical lift barriers, multi-purpose entry drop-arms and anti-ram crash gates that may include electrical, mechanical, and structural, blast, fire life-safety, physical and technical security upgrades and other directly related work – See Attachment 1: Statement of Work (SOW) and Attachment 2: DoS

Diplomatic Security (DS) Approved Barrier List.

2.3. These services will include the provision of professional engineering services, plus construction labor and materials to execute D/B projects. These services will further include detailed planning, design and execution services that will provide OBO with individual project proposed schedules, work elements and costs (at the task order level); as well as on-site supervision to ensure project coordination and control throughout the life of the project.

2.4. Design services to be provided may include, but not limited to, the following: architectural and urban design, structural, civil, sustainable design, mechanical, electrical, seismic and geotechnical engineering, space planning and systems furniture integration, interior design, signage, physical security, communications, RF shielding systems design, blast protection design, fire protection engineering, landscape design, cost estimating, scheduling, value engineering, and administrative coordination of the various disciplines involved. Each successful offeror will be required to use AutoCAD Release 2011 or higher, and REVIT Architecture 2011. OBO ProjNet will be required for the electronic transmission of Sensitive But Unclassified (SBU) U.S. Government (USG) information.

2.4.1. ***NOTE: ProjNet is a web service, mandated by the Department of State, which allows the secure exchange of design and construction information among authorized business partners. Applications can be purchased on an annual subscription basis from the National Institute of Building Sciences (NIBS). Use the following for purchase and demonstration information:***
https://www.projnet.net/projnet/binKornHome/index.cfm?strKornCob=HomeAboutUs

Plans (if applicable) will be made available for inspection without charge via ProjNet during Phase II and the post-award procurement processes.

2.5. Construction services to be provided may include, but not limited to, the following: construction labor and materials to execute the OBO approved design, on-site organization with management of lines of authority to ensure overall project coordination, and overall control throughout the life of the project. Services include required documentation submittals and institution of controlling programs such as a quality control program, construction scheduling, cost control, and projects closeout services.

3. SOLICITATION REQUIREMENTS

3.1. The DoS will procure construction services for the FE/BR II program via employment of the Two-Phase Design-Build Selection Procedures prescribed under FAR subpart 36.3 as follows:

3.1.1. ***Phase I – Pre-Qualification of Offerors:*** This announcement will be a Request for Proposal (RFP) to pre-qualify prospective construction contractors for Phase II of the procurement process. The DoS will evaluate and rate the pre-qualification proposals based on the evaluation criteria set forth in the Phase I announcement. A short list of the eight (8) highest rated proposals (if available) in each of the two (2) business socio-economic categories identified in Section 4 below, will be issued formal RFPs and invited to submit pricing in Phase II. There will be no amount charged for solicitation documents.

3.1.2. ***Phase II – Requests for Proposals from Pre-Qualified Offerors:*** This RFP announcement will include a request for separate technical and pricing proposal; the clauses, provision, terms and conditions that will be included in the awarded ID/IQ contracts; a Statement of Work (SOW); approved product listing, standards; criteria for use in the performance of the task order for each specific project's performance; and proposal evaluation and source selection criteria. Pricing proposal submission requirements will include identification of the proposed fully burdened labor rates to be utilized during TOPR solicitation pricing for the base and each option year of the IDIQ contract. There will be no amount charged for solicitation documents.

3.1.3. Statement of the Maximum Number of Offerors: The cognizant CO has determined [in accordance with FAR Subpart 36.303-1(a)(4)] that the acceptance of no more than eight offerors per each FE/BR II program socio-economic category (for a total of 16) will be selected to submit phase-two proposals. This was further determined to be in the Government's interest and consistent with the purposes and objectives of the two-phase selection procedures.

3.1.4. Offerors may be an integrated D/B organization that possesses architect, engineering, and construction capabilities, or a Joint Venture (JV). Offerors may also be construction or FE/BR and/or Anti-Ram Barrier installation contractors that serve as prime entities with architect/engineer firms serving as sub-contractor, or vice versa.

3.1.5. The D/B firm shall be the "Designer of Record." OBO may provide bridging, or design documents requiring site adaptation by the D/B

contractor based on the project specific design direction that will be provided in the task order proposal request. For each project the Government may provide a site utilization plan; building massing and exterior elevations; space and requirements standards, organizational relationships, and space requirements program; building utilities and infrastructure design; and supporting narratives. The design-build firm will be responsible for developing and/or completing construction drawings and specifications in accordance with the solicitation documentation provided. Design submission phases and deliverables will be identified in each TO.

4. CONTRACT TYPE & SMALL BUSINESS SET-ASIDE RULES

4.1. The Agency anticipates awarding eight (8) ID/IQ contracts. Contract awards will be separated into the following two (2) set-aside categories:

4.1.1. An 8(a) Business Development Program Category - consisting of four (4) set-asides exclusively for 8(a) firms; and

4.1.2. An Other Small Business Category - consisting of four (4) additional set-asides that, depending on the availability of qualified offerors, may include a combination of HUBZone (HZ), Service-Disabled, Veteran Owned Businesses (SVOB), Woman-Owned Businesses (WOB) Alaska Native Corporation (ANC)/Native American-Owned (NAO) Businesses and/or Small Businesses (SB).

4.2. The business socio-economic category solicitation numbers for each ID/IQ contract are assigned as follows:

a. 8(a) Firm = 19AQMM-19-R-0037 (A)
b. HUBZone Business = 19AQMM-19-R-0037HZ
c. Service-Disabled, Veteran Owned Business (SVOB) = 19AQMM-19-R-0037SDV
d. Woman-Owned Small Business (WOB) = 19AQMM-19-R-0037WOB
e. Small Business (SB) = 19AQMM-19-R-0037SB
f. Alaska Native Corporation/Tribal (ANC/NAO) = 19AQMM-19-R-0037ANC/NAO

4.3. **PLEASE TAKE NOTICE:** Multiple submissions are not required. An offeror may designate any combination of business socio-economic categories on the face of the qualification proposal submission. An offeror determined to be qualified in accordance with the follow-on solicitation announcement (Phase II) will be considered for award of a contract in each small business socio- economic category the offeror is determined qualified to participate in accordance with the Small Business Administration (SBA) business size standard and SBA

registration.

4.3.1. However, qualified offerors submitting for consideration in multiple business socio-economic categories that are selected for award shall receive only a ***"single"*** contract even if they may otherwise be qualified and under consideration for award in multiple categories. The final award category will be determined by the cognizant Contracting Officer (CO) in accordance with the best interest of the government.

4.4. ID/IQ contracts will be issued for one (1) base year plus four (4) option years. Each contract will have a ceiling of $150 million for the base and all option years combined, and a guaranteed minimum of $40,000 over the life of the contract. Subsequent to ID/IQ contract award, all work will be specified and carried out in accordance with individually awarded Firm-Fixed-Price (FFP) Lowest-Price/Technically Acceptable (LP/TA) Task Orders (TO) bid on between qualified contractors.

4.5. Award of each individual TO will be competed between the firms chosen for award after Phase II of this solicitation in the form of a Task Order Proposal Request (TOPR) issued by the CO. TOPR evaluations and the placement of TOs will comply with all applicable requirements enumerated in FAR 16.505. The TO award process typically will include a pre-proposal meeting to review the scope of work/design, TO proposal submittals from each qualified contractor, and the issuance of firm fixed-price task orders. NOTE: TO solicitation set-asides may be determined appropriate in accordance with the Federal Acquisition Regulation (FAR).

4.6. The total range of work on which each potential offeror will be able to bid on each fiscal year is anticipated to be between $25 million and $50 million. However, please note the maximum cumulative amount of all TOs issued under each ID/IQ contract in a single year may not exceed $30 million; and the maximum award amount per each individual TO shall not exceed $10 million.

4.7. The actual performance requirement for the ID/IQ contracts is up to Top Secret. Selected firms already possessing Top Secret Facility Clearances (FCLs) will receive contract awards at the Top Secret level. Selected firms possessing Secret FCLs will receive contract awards at the Secret level, and will be sponsored by the Department for upgrades to Top Secret. Uncleared firms (including Joint Ventures in which one or both entities comprising the JV do not have a FCL, and/or the JV does not have an FCL) selected for award will be sponsored for Top Secret FCLs, and will be eligible for contract award upon issuance of an Interim Secret FCL. No contract award can be made to a selected firm (or JV) until at least an Interim Secret FCL has been granted.

5. PLACE OF PERFORMANCE

5.1. Multiple facilities (Embassies, Consulates, and Annexes, also known as Posts) worldwide Outside the Continental United States (OCONUS).

6. ACQUISITION SCHEDULE

6.1. The tentative acquisition schedule for the FE/BR II program is as follows:

ACTION	ASSIGNED NO.	ISSUED	RECEIVED/COMPLETED
Request for Information (RFI)/Sources Sought	19AQMM-18-N-0052	April 24, 2018	May 24, 2018
Presolicitation Notice	19AQMM-19-R-0037	November 26, 2018	December 11, 2018
Phase I Solicitation	19AQMM-19-R-0037	December 11, 2018	**February 01, 2019**
Phase II Solicitation	19AQMM-19-R-0037	February 22, 2019	**April 08, 2019**
Contract Award	19AQMM-19-D-XXXX	April 08, 2019	May 8, 2019

6.2. NOTE: All Requests for Proposal (RFP) dates are subject to change, and any change will be posted via FedBizops and Projnet (if applicable). When or if the RFP is released, it will be via FedBizOps and ProjNet (if applicable). It is the responsibility of potential offerors to monitor these websites for any information that may pertain to the RFPs and/or a future solicitations.

6.3. REQUESTS FOR CLARIFICATIONS must be submitted, through use of the attached Question & Answer spreadsheet (Attachment 3) **NO LATER THAN 12:00 PM (NOON) EST/EDT, DECEMBER 07, 2018,** via e-mail to Devin D. Banks at BanksDD@state.gov & Maricar F. Sweet at SweetCF@state.gov.