

FedBizOpps Presolicitation Notice

CLASSIFICATION CODE *	C
SUBJECT *	Alameda AE Desing Services

GENERAL INFORMATION

CONTRACTING OFFICE'S * ZIP-CODE	20420
SOLICITATION NUMBER *	VA-101-11-RP-0086
RESPONSE DATE (MM-DD-YYYY)	04-11-2011
ARCHIVE	30 DAYS AFTER THE RESPONSE DATE
RECOVERY ACT FUNDS	N
SET-ASIDE	
NAICS CODE *	541310
CONTRACTING OFFICE ADDRESS	Department of Veterans Affairs Office of Construction and Facilities Management (00CFM3B) 811 Vermont AVE, NW Washington DC 20420
DESCRIPTION *	See Attachment
POINT OF CONTACT * (POC Information Automatically Filled from User Profile Unless Entered)	

PLACE OF PERFORMANCE

ADDRESS	Alameda Point, California Former Alemeda U. S. Naval Air Station
POSTAL CODE	
COUNTRY	US

ADDITIONAL INFORMATION

AGENCY'S URL	www.va.gov
URL DESCRIPTION	Department of Veterans Affairs
AGENCY CONTACT'S EMAIL ADDRESS	reginald.berry@va.gov
EMAIL DESCRIPTION	

* = Required Field

Notice Type:
Pre-Solicitation

Synopsis:

The Department of Veterans Affairs (VA), Office of Construction and Facilities Management, is seeking architecture or architecture/engineering firms (NAICS 541310) capable of the planning and design of a new facility including master planning, infrastructure design, a VA Multi-specialty Outpatient Clinic, and Columbarium. The architecture or architecture/engineering firm must be capable of preparing all design and construction documentation including, but not limited to, advance master planning, site development, utility infrastructure design, local utility approval, architecture, medical planning, civil engineering, landscape design, structural engineering including seismic design, mechanical engineering, historic preservation, environmental protection, communication and data engineering, electrical engineering, interior design, commissioning, construction cost estimating and market research, parking and traffic studies, geotechnical investigation and site surveying. The prime contractor should have, at least, the following licensed/registered specialty disciplines as members of the firm, or team, with demonstrable expertise in their respective fields: Architects, Landscape Architects, Medical Planners, Structural Engineers, Seismic Design Engineers, Mechanical Engineers, Geo-technical Engineers, Historic Preservation Architects, Environmental Engineers, Communications and Electrical Engineers, Interior Designers, Sustainable Design and LEED Accredited Professionals, and Cost Estimators with experience in the planning and design of new outpatient/ambulatory care clinics and columbaria.

Scope:

This project will construct an Outpatient Clinic (OPC), a Columbarium, administrative space for VHA, NCA and VBA and all associated parking on BRAC property at Alameda Point (former Naval Air Station) in Northern Alameda County. The land for this project will be acquired through a no cost land transfer from the Department of Defense to the Department of Veterans Affairs. This project will also construct a US Air Force satellite Primary Care Clinic and a jointly staffed VA/DoD Joint Ambulatory Surgical Center. This new, state-of-the-art OPC and administrative space will be approximately 134,000 – 162,000 gross square feet (GSF) and provide Primary Care, Specialty Care, Ancillary Services, Mental Health, Substance Abuse, and Ambulatory Surgery.

The replacement clinic will support: full-service outpatient medical clinic providing primary care, specialty care, surgical care and ancillary services; full-service outpatient mental health and substance abuse program; audiology, dentistry, ancillary CT services, other clinical services; new Veterans Canteen Service for both food and retail services; two new ambulatory surgery minor procedure rooms, two endoscopy suites; a cystoscopy room, and administrative offices for VHA, NCA, and VBA.

The NCA columbaria and mausoleum will be planned to be constructed in several phases to be determined during design. The new cemetery will include columbaria, roadways, walkways, internment shelters, landscape design, grounds maintenance facilities, and administrative spaces to be planned as part of the OPC structure.

The project will require a comprehensive facility site plan and space plan. The project will also require an Environmental Assessment or Environmental Impact Statement (as appropriate), a historic preservation and mitigation work, and community outreach and public meetings. Finally, a minimum of 370 surface parking spaces will be added to the site along with cortège parking and cueing areas for the Columbarium.

Seismic design will adhere to VA's manual for Seismic Design Requirements (H-18-8). Space layout and interior partitioning will meet current VA Space Planning Guidelines and optimize patient care and staff efficiency. Applicants must demonstrate success in sustainable design including prescribing the use of recovered materials, achieving waste reduction, along with water and energy efficiencies in design; and, in addition, the project will comply with the VA Sustainable Design and Energy Reduction Manual. The project will be required to attain a minimum of LEED Silver certification. Renewable and innovative energy systems will be required as part of this project. Mechanical, plumbing, electrical, nurse call, medical gases, and fire and safety systems will meet current codes and standards. All structures and utilities will be designed to meet VAs criteria as detailed in its Physical Security Design Manual for VA Facilities, both Life-Safety Protected and Mission Critical Facilities. The design will be required to comply with the Uniform Federal Accessibility Standards (UFAS), the Americans with Disabilities Act (ADA) and PG-18-13 in all areas. Required services will include preparation of equipment and furniture plans and schedules, schematics design, design development, and construction documents (both plans and specifications), medical and research equipment planning, site design, and including all appropriate architectural and engineering disciplines, and a detailed estimate of construction cost.

At this time it is anticipated that the Site Utility, Infrastructure, Roadway and Walkway design could follow the design-build delivery method of procurement, The Columbarium could also follow the design-build delivery method with a phased implementation, and the Clinic is planned to follow the design-bid-build delivery method. Once a thorough analysis of the user's and the facility's needs, site constraints, and bidding environment have been completed, the scope and method of meeting those needs may change and require a different design delivery method. The contract will include options for: design development documents, construction documents, construction period services, site visits, and other professional services.

Only firms, or teams, with in-house architectural services, recent experience in the design of contemporary, state-of-the-art medical and memorial facilities similar to that proposed will be considered. Additional tasks may include site analysis and campus master plan. Emphasis will be placed on cost and scope management capabilities and previous successful experience with construction of medical facilities, along with the proposed Quality Assurance/Quality Control procedures. In addition, the firms or teams must demonstrate their ability to effectively utilize IFC version 2x-3 (or later) compliant parametric Building Information Modeling (BIM) system in developing this project from its initial conception through completion of documentation as set forth in the VA BIM Guideline. The team shall have the experience, ability, and data management skills to execute an integrated design approach using BIM technology. Only architects or architect/engineer firms, or teams, demonstrating the above capabilities and a planned approach to perform contract services will be considered. The design for all parts of this project are required to meet all national, state, and local building codes,

regulations, and standards as well as all VA design guides and design requirements. All VA design guides and requirements can be found online at: <http://www.cfm.va.gov/TIL/>. Where conflicts occur between VA standards and model codes, the most stringent requirement shall govern.

In addition to design capabilities, estimating capabilities of the applicants will be considered. A market study and an estimate of construction cost based on level of design detail will be required at each design phase. The phases include Schematic Design 1, Schematic Design 2, Design Development 1, Design Development 2, and Construction Documents. The selected team shall design to the government's estimated cost for construction at time of award. More design submission requirements can be found in VA Guide PG-18-15.

Applicants must have an established working office within fifty (50) miles of the project site, Alameda Point (runways of the former Naval Air Station), Alameda, California; be of sufficient size and experience to accomplish the work; and be licensed and insured to work in the State of California. Preference will be given to firms with working offices capable of performing all design work within fifty (50) miles of the site Alameda Point (runways of the former Naval Air Station), Alameda, California. Office site visits to verify location and capacity may be performed.

No firm will be considered unless an application consisting of a completed SF 330, Part I and other evidence of experience and capabilities the applicant considers relevant is received by the Department of Veterans Affairs, Office of Construction and Facilities Management (00CFM3B), Attention: Katherine Volpe, Contracting Officer; 1175 Nimitz Avenue, Suite 200; Vallejo, CA 94592, six (6) hard copies and one (1) electronic copy on CD or DVD are required no later than 3:00 PM (PT) on April 11, 2011. A current SF 330 Part II, representing and differentiating among the personnel, experience and capabilities of all involved offices, must be included with the application together with current SF 330 Part IIs for each proposed consultant's office involved.

Applicants will be rated based on the following criteria which are listed in descending order of importance:

- Professional experience and qualifications of personnel proposed for assignment to the project and record of working together as a team.
 - Identify key personnel and provide resumes/curriculum vitae:
 - Minimum Key Personnel
 - Project Manager
 - Alternate Project Manager
 - Architectural Designer
 - Structural Engineer
 - Civil Engineer
 - Landscape Architect
 - Electrical Engineer
 - Sustainability Consultant
 - Estimator

- Mechanical Engineer
 - Interior designer
 - Key Personnel shall be professionally licensed in the state of the California.
 - Additional personnel for other disciplines (e.g. Historic Preservation, Blast Consulting, Commissioning, Environmental, LEED AP, etc.)
- Relevant and specialized experience and technical competence of firm (including joint ventures) in the type of work required - advance planning and design on projects of similar scale and scope identifying the role played in the project by the submitting office.
 - Example of ten (10) projects of which a minimum of at least five (5) projects must be of similar size and scope and completed within the last five (5) years.
 - Identify roles of Key Personnel on past projects
 - Proven record of successful past collaboration of the proposed team on recent projects of similar scale and scope.
- Past record of performance on contracts with the Department of Veterans Affairs, Government Agencies, and Private Industry in terms of cost control, quality of work, and compliance with performance schedules.
- Geographic location and facilities of the working office(s) which would provide the professional services and familiarity with the area in which the project is located.
- Professional capacity of the firm in the designated geographic area of the project to perform the work (including specialized services).
- Demonstrate success in prescribing the use of recovered materials and achieving waste reduction and energy efficiency and system integration in facility design.
- Management Plan:
 - Firm's Vision Statement
 - Introduction of proposed project team
 - Key Personnel
 - Additional Personnel
 - Roles and Responsibilities
 - Organization Chart
 - Personnel Change Control
 - Firm's Partnering Plan
 - Quality Management Plan
 - Scope control
 - Cost control
 - Schedule control
 - Customer Satisfaction
- Inclusion of small business consultant(s), and/or minority-owned consultant(s), and/or Service-Disabled Veteran-Owned Small Business (SDVOSB); and/or Veteran-Owned

Small Business; and/or Small Disadvantaged Business (includes Section 8(a); and/or Historically Underutilized Business (HUB) Zone Small Business; and/or Women-Owned Small Business.

- Provide Draft Small Business Subcontracting Plan

Award of contract is dependent on the availability of funding. This is not a request for a proposal. Do not include any fee information in material submitted at this time. Submissions must be limited to one hundred (100) 8 ½" X 11" (letter size) pages with no pull out or folded pages, and with a minimum 12 point type.

If subcontracting opportunities exist and the submitting firm is not a small business, the small business subcontracting goals will be: (a) 17.7% for Small Business (SB); (b) 3.0% for Service-Disabled Veteran-Owned Small Business (SDVOSB); (c) 5% for Veteran-Owned Small Business; (d) 5% for Small Disadvantaged Business (includes Section 8(a)); (e) 3% for Historically Underutilized Business (HUB) Zone Small Business; (f) 5% Women-Owned Small Business. Note: The covenant against contingent fee clause is applicable to this solicitation.

Place of Performance:

Alameda Point (runways of the former Naval Air Station), Alameda, California

Contracting Office Address:

Department of Veterans Affairs
Office of Construction and Facilities Management (00CFM3B)
1175 Nimitz Avenue, Suite 200, Mare Island
Vallejo, CA 94592

Point of Contacts:

For questions regarding contracting or the selection process, please call Katherine Volpe, Contracting Officer on 707-562-8399

For questions regarding project scope, please call Ken Carrico, Project Manager on 707-562-8404.

