

# VIEW SOLICITATION

## General Information

**Award Info:** Contract W912DR-06-D-0011  
Awarded: 3/31/06 - Belvoir New Vision Planners, 200 Daingerfield Road, Alexandria, VA 22314, in the amount of \$60,000,000.00

**Solicitation Number:** W912DR-06-R-0008

**Restrictions:** Unrestricted

**Title:** Master Planning for Fort Belvoir: Planning, Design and Program Integration Activities

**Location:** Ft. Belvoir, VA

**Issue Date:** 11/21/2005

**Closing Date:** 12/21/2005, 1600 hrs, EST

**Price Range:**

**Time for Completion:** 960 calendar days

**NAICS:** 541330

**FSC:**

**CBD:** C

**Size Standard:**

**Contracting POC:** [Patty Hensley](#), 410-962-7718

**Technical POC:** [Frank Cirincione](#), 410-962-4170

**Synopsis:** **CONTRACT INFORMATION:**

This contract is being procured in accordance with the Brooks Architect-Engineer (AE) Act as implemented by FAR Subpart 36.6. A firm will be selected for negotiation based on demonstrated competence and qualifications for the required work identified in this announcement. AE services required are master planning, conceptual design, and program integration. This announcement is open to all businesses regardless of size. A firm-fixed-price indefinite delivery type contract will be negotiated. The contract is anticipated to be awarded in March 2006. There will be one indefinite delivery type contract awarded for a total contract value of \$60,000,000 for a six year period.

If a large business is selected for this contract, it must comply with FAR 52.219-9 regarding the requirement for a subcontracting plan for that part of the work it plans to subcontract. The plan is not required with this submittal. In the event this contract is used to develop design-build supporting documents for use in a two-phase design-build selection (FAR 36.302), the prime AE and subconsultants shall be prohibited from teaming with design-build firms to compete in the final design-build construction solicitation in accordance with FAR 9.505-2 (Preparing specifications or work statements) and FAR 36.209 (Construction contracts with Architect-Engineer Firms.)

### BACKGROUND:

Under the BRAC 05 decision effective November 8, 2005, the Department of Defense (DoD) will relocate an estimated 21,000 personnel to Fort Belvoir, an Army installation located in southern Fairfax County, VA. Under 10 U.S.C. § 2904(a), the realignment of Fort Belvoir must be completed by September 15, 2011. The Army's overarching goal for the realignment is to transform Fort Belvoir into a world-class facility supporting a community of military and national security organizations. To accomplish this goal and to complete the realignment, the Army estimates a need to construct approximately 6,000,000 square feet of space, as well as transportation systems and supporting infrastructure. Given the complexity of the realignment, the Army intends to have this contract address three functional areas required to prepare for the orderly migration of personnel to Fort Belvoir: 1) Planning; 2)

Conceptual design services; and 3) Program integration, management, and oversight.

**PROJECT INFORMATION:**

AE Standard Form (SF) 330 submittals must clearly address these project requirements: Planning. Comprehensive military master planning and master development: developing a comprehensive master plan and development strategy for Fort Belvoir that supports transforming Fort Belvoir into a world-class facility supporting a community of military and national security organizations. Firms must demonstrate experience with 1391 preparation, conduct of planning charrettes and military master planning components including but not limited to long range, short range, capital investment strategy, installation design guides, geographic information system (GIS) development and sustainment; etc.

Environmental planning support: conducting studies, analyses and planning for environmental considerations (e.g., natural resources, cultural resources, environmental compliance, conservation, and remediation, etc.) and ensuring integration of environmental considerations into all aspects of master plan development and facilities design, construction, and operation. The U. S. Army Corps of Engineers (USACE), Mobile District, leads the National Environmental Policy Act (NEPA) planning nationwide for BRAC 05. However, it is anticipated support for NEPA work at Fort Belvoir may be required under this contract. Planning, integration, and oversight of environmental restoration projects affecting or related to development activities is covered under this procurement; however, the actual conduct of environmental restoration activities (i.e., investigations and removal or remedial actions to address contamination) is not included.

Supporting infrastructure planning and analysis: conducting studies, analyses, and planning activities for the development of any new supporting infrastructure (e.g., electrical power, water distribution and wastewater collection systems, heating, ventilation and air conditioning (HVAC), service roads, sidewalks, and parking, storm water management, force protection measures, site improvements including landscaping, and information systems) needed as a result of the development program envisioned for Fort Belvoir. Transportation planning and analysis: conducting studies, analyses, and planning activities for the development of multi-modal transportation systems needed to provide an efficient, secure transportation system meeting near- and long-term transportation needs of Fort Belvoir.

Planning new buildings or renovating existing buildings: conducting planning activities necessary to guide the design process by others for the construction of secure and non-secure administrative, intelligence, medical, operational and training facilities and other community support facilities (e.g., child development, recreational facilities). Conceptual Design Services. For purposes of this procurement, design activities include the myriad of actions typically occurring in advance of or in support of the preparation for final AE designs and drawings, such as facilitating planning charrettes, preparing construction-related planning and budget programming documents (e.g., DD Forms 1391), developing conceptual design documents or drawings, and preparing procurement-related documentation. This will not include development of final A/E designs or drawings or the actual construction of buildings. The design of site development and infrastructure aspects may be carried to full plans and specifications for advertising or development of a Request for Proposal for design-build. Design work for National Geospatial-Intelligence Agency (NGA) or DeWitt Army Hospital is not part of this AE procurement. Design for Supporting Infrastructure: design activities for new supporting infrastructure [(e.g., electrical power, water distribution and wastewater collection systems, heating, ventilation and air conditioning (HVAC), service roads, sidewalks, and parking, storm water management, force protection measures, site improvements, including landscaping, and information systems)] needed as a result of the development of Fort Belvoir.

Design for Transportation Systems: design activities to support development of multi-modal transportation systems needed to provide an efficient, secure transportation system meeting near- and long-term transportation needs of Fort Belvoir. Conceptual Design of New Buildings or renovation of existing buildings: conducting all design activities necessary for capturing the tenant vision for secure and non-secure administrative, intelligence, medical, operational and training facilities and other community support facilities (e.g., child development center, recreational facilities) required to accommodate all organizations with non-specialized design and construction requirements that are moving onto Fort Belvoir as a result of the realignment. The administrative buildings envisioned include administrative space, conference rooms, computer network and telecommunications facilities, support function and storage space, and visitor control areas. The conceptual designs will be furnished to other AE firms responsible for the design of BRAC 05 projects.

Program Integration, Management, and Oversight. Program Management: supporting integration, management, synchronization and coordination of all activities associated with the realignment, including under other contracts. These functional areas include master planning, environmental management, conceptual design support, communications, and facility operations.

Strategic Communication: development and implementation of a comprehensive strategic communication plan structured to ensure that all Fort Belvoir stakeholders have accurate information and, when appropriate, are solicited for their ideas and input on development activities.

Facility Operations: ensuring needed facilities and operations support functions are in place in time to support the realignment, new or renovated buildings, and tenant missions. This requirement does not apply to the new DeWitt Hospital or the NGA campus. For planning and conceptual design the AE firms must demonstrate, at a minimum, experience with these planning and design aspects: leadership in Energy Efficient Design (LEED) standards and specifications; the Sustainable Project Rating Tool (SPiRiT), with the preliminary designs meeting the standards required for a SPiRiT "Gold" rating; applicable sections of the Unified Facilities Criteria (UFC) including, but not limited to: UFC 3-210, Site Planning and Design, UFC 3-250, Vehicle Roadway Design, UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, and UFC 4-020, Engineering; Uniform Federal Accessibility Standards (UFAS); Americans with Disabilities Act Accessibility Guidelines (ADAAG); and other specified DoD and Army criteria relating to security engineering, design guidelines, and environmental standards. As required under specific task orders issued pursuant to this contract, any construction cost estimates will be prepared using the U.S. Army Corps of Engineers' Computer Aided Cost Estimating System (M-CACES GOLD). The Government will provide the M-CACES GOLD software. Any designs or drawings will be produced in AutoCAD Version 2006 (or most recent version publicly available) and have the ability to be geo-referenced to the existing Fort Belvoir GIS. All specifications documentation will be produced in SPECSINTACT using Unified Facilities Guide Specifications. Design review comments and their responses will be provided using the USACE Review Management System Proj/Net/DrChecks system.

Small Business Requirements: Large firms are encouraged to form teams with small businesses with the requisite qualifications. If the firm awarded this contract is a large business, that firm must comply with the Federal Acquisition Regulations (FAR) § 52.219-9 regarding the requirement for submission and acceptance of a subcontracting plan. The selected firm shall submit a detailed subcontracting plan as part of their proposal. The following subcontracting dollar goals pertain only to the dollar value of the contract that is subcontracted: 45% of the subcontracted dollar value shall be for small businesses; of that 20% shall be with small disadvantaged business (SDB); 10% shall be with women-owned small business (WOSB); 3% shall be with HUB Zone small business; 3% shall be with

veteran owned small business (VOSB); and 3% shall be with service-disabled veteran-owned small business (SDVOSB). To ensure that small business concerns and small and disadvantaged business concerns have the maximum practicable opportunity to participate in this procurement, the following business clauses are to be incorporated in the solicitation: Utilization of Small Business Concerns (FAR § 52.219-8, May 2004); Small Business Subcontracting Plan (FAR § 52.219-9, July 2005); Small Disadvantaged and Women-Owned Small Business Subcontracting Plan (FAR § 52.219-7003, April 1996); Notice of Price Evaluation Preference for HUB Zone Small Business Concerns (FAR § 52.219-4, July 2005); Notice of Price Evaluation Adjustment for Small Disadvantaged Business Concerns (FAR § 52.219-23, September 2005). These requirements will be monitored and strictly enforced by the contracting activity to preclude breach by the prime contractor. In accordance with FAR § 19.7, a prime contractor failing to comply in good faith with the requirements of the subcontracting plan will be in material breach of the contract. In addition, an interim and/or final unsatisfactory performance rating may be issued by the contracting agency.

**Personnel Qualifications:** Team members submitting on this contract who perform certain functions must hold appropriate licenses or professional registrations as required in the Selection Criteria. The availability of an adequate number of personnel in each of these disciplines shall be presented as part of the Standard Form (SF) 330 to insure that the firm can meet the potential of expedited schedules for multiple, large task orders. The evaluation of key personnel proposed in each of these disciplines will consider education, training, professional accreditation, certification, licensure, or registration (as appropriate to the specific function), overall experience, relevant experience, and longevity with the firm. The availability of an adequate number of key personnel in these disciplines shall be presented to ensure that the firm can meet the required schedule. Licensure and registration: To be eligible for consideration and contract award, a firm must be registered with the Central Contractor Registration (CCR) database. Information on registering with the CCR may be found online at: <http://www.acq.osd.mil/scst/index>.

#### **SELECTION CRITERIA:**

The selection process will evaluate SF 330 submissions against the following selection criteria, criteria A to F are primary evaluation criteria, and are of equal weight. Criteria G through L are secondary criteria, all of equal weight, and will only be used to select among equally qualified firms or consortiums. For additional information on the general selection process, please refer to Note 24. A) Specialized expertise and experience in managing, planning, and executing large-scale development of campuses or complexes with a total footprint of more than 1,000,000 square feet, a population of more than 10,000 persons, and a total cost of more than \$250,000,000; B) Qualified professional personnel in the following key disciplines: Urban/community planning; architecture, environmental specialist, landscape architecture, surveying, GIS specialist, GIS technician, CADD expert, cost estimator, ecologist, biologist, economist, archeologist, fire protection specialist, historic and cultural resource analyst. Registered or certified professionals are required in the following disciplines—planning, civil, mechanical, electrical, structural engineering, architecture, fire protection, cost engineer and landscape architecture. The Project Manager is required to be a registered professional. The evaluation will consider overall and relevant experience, education, training, registration, and certification of the proposed team members; C) Past performance of the bidder on similar projects; D) Overall capacity for time-limited performance, especially in the near-term (i.e., within the next 3 years); E) Capacity to complete the required analyses, designs, plans, procurement-related documentation, and other studies required to support issuance of the procurements for final AE design and construction within 18 months of award; and F) experience working with a complex community of stakeholders including other Federal agencies, state agencies, regional authorities, civic and neighborhood organizations, advocacy groups, and major media outlets all within the context of a large-scale, complex master planning effort, preferably with

specific experience working with: DoD organizations (e.g., HQDA, OSD, Washington Headquarters Services); other Federal agencies; Commonwealth of Virginia agencies, for example, the Virginia Departments of Environmental Quality (DEQ) and Transportation (VDOT); Local governments (e.g., Arlington County, the City of Alexandria, Fairfax County, Prince William County); and various intra-governmental organizations [e.g., the Metropolitan Washington Council of Governments, the National Capital Planning Commission (NCPC), Virginia Railway Express (VRE), and the Washington Metropolitan Area Transit Authority (WMATA)]. In addition, include capability as environmental technical advisor to interpret and successfully implement Federal, State and local environmental laws (Clean Air Act; Clean Water Act; Safe Drinking Water Act; Pollution Prevention Action; Resource Conservation and Recovery Act; National Historic Preservation Act; etc.); and initiatives (Chesapeake Bay Program) as well as, DoD and HQDA Army environmental policies and regulations during planning, design and execution of a large scale construction program/project in environmentally sensitive areas. G) The description of the AE firm's overall Design Quality Management Plan (DQMP). The plan should include an organization chart and briefly address a management approach for accomplishing the Army's overarching goal for the development of Fort Belvoir, team organization, professional registration, quality control procedures, cost control, value engineering, coordination of in-house disciplines and subcontractors, and prior experience of the prime firm and any significant consultants on similar projects. H) The extent of participation of small businesses including SDB, WOSB, HUB Zone small businesses, VOSB, and SDVOSB in the proposed contract team, measured as only to the dollar value of the contract that is subcontracted. I) The volume of DoD contracts awarded to the bidder and or each member of a consortium in the previous 12 months. The volume of DoD contracts will be measured in terms of the number of contracts awarded and the value of those contracts with the objective of effecting distribution of DoD contracts among qualified firms. J) Local presence: The successful bidder is expected to have or to establish an office within 5 miles driving distance of Fort Belvoir. K) Evaluation will be based on established Architect/Engineer Contract Administration Support System (ACASS) ratings and other credible documentation included in the SF 330. The SF 330 shall clearly indicate the primary office where the work will be performed and the staffing at this office. L) In addition to the SF330, a separate document will be required to show how your firm has met or exceeded subcontracting on past contracts and how you intend to meet or exceed the small business goals listed for this procurement.

In-person Interview: The firms rated most highly qualified will attend an in-person interview at the USACE Baltimore District office. The interview will take place approximately seven (7) days after the Selection Board completes their evaluation. At this interview, the firms will be required to present information on: 1) The composition of their project team (i.e., present information on the qualifications of all firms on the team) and the respective roles and responsibilities of each team member; 2) How the team will be integrated and managed by the prime contractor; 3) The overall approach to the execution of the work envisioned under the contract; 4) The qualifications of the key personnel identified in the submission; 5) The roles and responsibilities of each of the key personnel; 6) related project experience; and 7) Familiarity with the requirements of aforementioned local, state and Federal governing agencies in the National Capital Region.

Submission Requirements General submission format requirements: All statements of qualifications submitted in response to this announcement shall use the SF 330 format. Information on the SF 330 format may be found online at: <http://www.gsa.gov/Portal/gsa/ep/formslibrary.do?viewType=DETAIL&formId=21DBF5BF7E860FC185256E13005C6AA6>. Submittals shall be prepared using standard English and must be written in a concise, yet clear and informative style. Submittals shall use an 11 point Times New Roman style font in preparing narrative elements and a 10 point Arial style font in preparing tables. Submissions need not include color elements, unless the use of color provides advantages in the presentation of information. Requirements for Part 1 of the SF 330. The maximum length for Part 1 of the SF 330 is 125 pages. Each side of a standard 8½

x 11 inch sheet constitutes one page. Include the prime contractor's ACASS number in SF 330, Part I, Section B, Block 5. An ACASS number can be obtained by calling the ACASS Center at 503-808-4590. In Block G, along with the name of the individual, include the name of the firm with whom the person is associated. In Block H describe the firm's overall Design Quality Management Plan (DQMP). A project-specific DQMP must be prepared and approved by the Government as a condition of contract award, but is not required with this submission. The maximum length for Block H in Part 1 of the SF 330 is 15 pages. In Block H also indicate the estimated percentage involvement of each firm on the proposed team.

Requirements for Part 2 of the SF 330: A Part II of the SF 330 is required for each branch office of the Prime Firm and any Subcontractors that will have a key role in the proposed contract. This is not a request for proposal. Submission location: Interested firms having the capabilities to perform this work must submit four (4) completed paper copies of their SF 330 (Architect-Engineer Qualifications).

Submission Deadline: All submissions in response to this announcement must be received at the location specified below no later than 4:00 p.m. Eastern Standard Time, December 21, 2005. Regulation requires that the Government not consider any submittals received after this time and date. Late proposal rules found in FAR § 15.208 will be followed for submittals received late. Submission by telephonic facsimile and electronic mail will not be accepted. Submit all responses to: U.S. Army Corps of Engineers, City Crescent Building, ATTN: Ms. Patricia J. Hensley, Contract Specialist, Room 7000, 10 South Howard Street, Baltimore, MD 21201. Contracting questions may be directed to patty.hensley@usace.army.mil or (410) 962-7718. Direct technical questions to Mr. Frank Cirincione, 410-962-4170. No one else will discuss this announcement.

Additional information: All information available related to this procurement is contained herein, with supporting documentation available in the Internet at [www.belvoir.army.mil](http://www.belvoir.army.mil).

Point of Contact: U.S. Army Corps of Engineers/ Baltimore District

Place of Performance: U.S. Army Corps of Engineers/ Baltimore District

**Register as an  
Interested Party:**

[Download the attached form](#), complete, and return as directed.