



## United States Department of Veterans Affairs

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### Task Order Proposal Request

via

Indefinite Delivery/Indefinite Quantity (IDIQ) Contract, MN Region Veterans  
Integrated Service Network 23 (VISN 23)

Solicitation Number: 36C26324R0111

Project: Construct/Replace B50 MEP Systems Basement 656-19-309

Project Location: St. Cloud VA Health Care System, St. Cloud, MN 56303

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#### **Pre-Proposal Site Visit:**

Tuesday June 18, 2024, at 10:00 am CT

Site visit location is Building 3, Room 207C, St. Cloud VA Health Care System

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#### **Due Date for Proposal Questions:**

Tuesday June 25, 2024, at 10:00 am CT

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#### **Due Date for Proposal Package:**

Tuesday July 9, 2024, at 10:00 am CT

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This solicitation administered by:  
Department of Veterans Affairs  
Network Contracting Office 23 (NCO 23)  
316 Robert Street North, Suite 506  
St Paul, MN 55101

<b>SOLICITATION, OFFER, AND AWARD (Construction, Alteration, or Repair)</b>	1. SOLICITATION NUMBER  36C26324R0111	2. TYPE OF SOLICITATION <input type="checkbox"/> SEALED BID (IFB) <input checked="" type="checkbox"/> NEGOTIATED (RFP)	3. DATE ISSUED  06-10-2024	PAGE OF PAGES  2 12
	<b>IMPORTANT - The "offer" section on the reverse must be fully completed by offeror.</b>			

4. CONTRACT NUMBER	5. REQUISITION/PURCHASE REQUEST NUMBER 656-24-4-2422-0042	6. PROJECT NUMBER 656-19-309
7. ISSUED BY Department of Veterans Affairs NETWORK 23 CONTRACTING OFFICE Dwayne Brauch, Contract Specialist 316 Robert Street N. STE. 506 St. Paul MN 55101	CODE 36C263	8. ADDRESS OFFER TO Department of Veterans Affairs NETWORK 23 CONTRACTING OFFICE Dwayne Brauch, Contract Specialist 316 Robert Street N. STE. 506 St. Paul MN 55101
9. FOR INFORMATION CALL:	a. NAME Dwayne Brauch	b. TELEPHONE NUMBER (Include area code) (NO COLLECT CALLS) 651-293-3039

**SOLICITATION**

**NOTE:** In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder".

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS (Title, identifying number, date)

This solicitation is for the project titled Construct/Replace B50 MEP Systems Basement, Project Number 656-19-309  
Project site location is St. Cloud VA Health Care System, St. Cloud, MN 56303.

The Contractor shall provide all labor, materials, tools, and equipment to accomplish the Construct/Replace Building 50 Mechanical Electrical Plumbing Systems Basement project per construction drawings and specifications.  
See Scope of Work, specifications, and drawings for the full project description and requirements.

This task order solicitation is 100% set-aside for Service-Disabled Veteran Owned Small Business (SDVOSB). General Contractors who hold a Multiple Award Multiple Year Indefinite Delivery Indefinite Quantity (IDIQ) contract for the MN region.

In accordance with VAAR 819.7003 (b), at the time of submission of offers and prior to award of any task order, the Offeror is required to be:

1. SDVOSB eligible under VAAR 819.70,
2. Small business concern under the NAICS code assigned to this acquisition, AND
3. Listed as a verified SDVOSB in VIP database at [www.vip.vetbiz.gov](http://www.vip.vetbiz.gov).

The project NAICS code is 236220 Commercial and Institutional Building Construction  
small business size standard \$45M  
Project Schedule: 315 calendar days after Notice to Proceed

Estimated Magnitude of Construction: \$2,000,000 to \$5,000,000

Request for Information (RFIs) will only be accepted and acknowledged from contractors who hold a MN IDIQ contract.

Subcontractors who need additional information are required to route questions through contractors who hold a MN IDIQ contract.

RFIs will only be accepted and acknowledged via email to [dwayne.brauch@va.gov](mailto:dwayne.brauch@va.gov)

11. The Contractor shall begin performance within 10 calendar days and complete it within 315 calendar days after receiving  
 award,  notice to proceed. This performance period is  mandatory  negotiable. (See 52.211-10).

12a. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? (If "YES," indicate within how many calendar days after award in Item 12B.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12b. CALENDAR DAYS  10
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13. ADDITIONAL SOLICITATION REQUIREMENTS:

- a. Sealed offers in original and zero copies to perform the work required are due at the place specified in Item 8 by 10:00am CDT (hour) local time 07-09-2024 (date). If this is a sealed bid solicitation, offers must be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, the date and time offers are due.
- b. An offer guarantee  is,  is not required.
- c. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.
- d. Offers providing less than 90 calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.



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## A.3 PRICE/COST SCHEDULE

### ITEM INFORMATION

ITEM NUMBER	DESCRIPTION OF SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE	AMOUNT
0001	Project 656-19-309; Construct/Replace B50 MEP Systems - Basement. The Contractor shall furnish all labor, materials, tools and equipment required to accomplish the Construct/Replace Building 50 Mechanical Electrical Plumbing Systems Basement project per construction drawings and specifications. This project shall be accomplished per 100% construction drawings and 100% construction specifications. This project involves, but is not limited to, replacement of aging and end-of-life HVAC systems in the basement of Building 50 with current technology and in accordance with the current VA design standards at the St Cloud VA Healthcare System, 4801 Veterans drive, St. Cloud, MN 56303. All work is to be performed according to the scope of work, contract specifications and drawings. All work shall be performed Monday through Friday 8am-4:30PM unless otherwise approved by the contracting officer's representative. PRINCIPAL NAICS CODE: 236220 - Commercial and Institutional Building Construction PRODUCT/SERVICE CODE: Y1DA - Construction of Hospitals and Infirmaries	1.00	JB		
<b>GRAND TOTAL</b>					

## NOTICE OF TASK ORDER REQUEST FOR PROPOSAL (RFP)

**ISSUE DATE:** June 10, 2024

**PROJECT NUMBER:** 656-19-309

**PROJECT TITLE:** Construct/Replace Building 50 MEP Basement

**LOCATION:** St. Cloud VA Health Care System

**CONTRACTING POINT OF CONTACT:** Dwayne Brauch

**PROPOSAL DUE DATE:** July 9, 2024, at 10:00 am (CT)

Under the terms and conditions set forth in the Network Contracting Office 23 MN Indefinite Delivery Indefinite Quantity (IDIQ) Multiple Award Task Order Contract (MATOC), VA Network Contracting Office 23 (NCO 23) requests that you provide a price proposal for the above referenced project as described below and in the attached Construction Documents. The following information is provided to assist you in preparing your proposal:

Note: **All documentation submittal due times are local time (CT).**

Note: If a firm is **not submitting** a proposal, you are requested to **submit a "No Bid" response** via email to Dwayne Brauch Contract Specialist at [dwayne.brauch@va.gov](mailto:dwayne.brauch@va.gov) and CC Zachary Koutz Contracting Officer at [zachary.koutz@va.gov](mailto:zachary.koutz@va.gov) within five (5) days from receipt of the RFP.

**1. SCOPE:** The Contractor shall provide all labor, materials, tools, equipment, etc. necessary to accomplish the "Construct/Replace Building 50 MEP Basement" project at the St. Cloud VA Health Care System, St. Cloud, MN 56303 per the Scope of Work (SOW), construction drawings and specifications

**2. PERIOD OF PERFORMANCE:**

2.1. The contractor shall commence work under this contract within **10 calendar days** after the date the Contractor receives contract award, prosecute the work diligently, and complete the entire work ready for use not later than **315 calendar days** from the contractor's receipt of the notice to proceed (NTP). The time stated for completion shall include final cleanup of the premises.

2.2. Working hours will be take place from 8:00 a.m. to 4:30 p.m. unless otherwise stated in the SOW/drawings/specifications or pre-arranged with the local VA Engineering Office/Contracting Officer's Representative (COR).

**3. NAICS CODE:** 236220 / \$45M

**4. MAGNITUDE OF CONSTRUCTION:** Between \$2,000,000 and \$5,000,000.

**5. BONDS:**

5.1. Bid Guarantee: A bid guarantee of 20% as indicated in FAR Provision 52.228-1.

Note: A scanned copy of the Bid Guarantee may be provided with the proposal. A signed and sealed original must be provided by the awardee prior to award.

5.2. Performance and Payment Bonds: Performance and payment bonds in the amount of 100% of the awarded CLIN(s) shall be required. Bonds shall be submitted for approval

to the Contracting Officer within 10 days after award of the task order. Commencement of construction is contingent upon approval of required bonds.

6. **WAGE DETERMINATION:** MN20240130 dated 1/18/2024. Full text of Wage Determination is provided as an attachment.
7. **SITE VISIT:** An organized Site Visit has been scheduled for June 18, 2024, at 10:00am (CT). Participants will meet at the St. Cloud VAHCS, Conference Room 207C; Building 3. Offerors are strongly encouraged to visit the VA installation to fully appraise themselves with the physical layout and the character and conditions under which the service is to be performed. Failure to do so will in no way relieve the successful offeror from the necessity of furnishing the services as specified in this proposal without additional cost to the Government.
8. **SOLICITATION RFI/QUESTIONS/CLARIFICATIONS:** Questions must be submitted to Dwayne Brauch Contract Specialist at [dwayne.brauch@va.gov](mailto:dwayne.brauch@va.gov) and CC Zachary Koutz Contracting Officer at [zachary.koutz@va.gov](mailto:zachary.koutz@va.gov). Questions will be accepted up to June 25, 2024, at 10:00 AM (CT). All answers will be emailed via an amendment. The Government reserves the right to not answer any RFIs/questions after the stated due date/time.
9. **BASIS OF AWARD:** **Price Only**

Award will be based on price. Offeror shall submit a cost breakdown based upon the **attached Price Schedule Breakdown Sheet** to permit a complete analysis of price, including labor, burden, materials, equipment, transportation, supervision, and disposal.

#### **EVALUATION PROCEDURE:**

- The offeror shall:
  - Submit the properly filled out Price Schedule, included in the solicitation.
  - Provide a cost breakdown based on the **attached Price Schedule Breakdown Sheet**, for the base bid and all alternative bids (if applicable).
- The offeror's price proposal will be initially evaluated by the Contracting Officer (CO) for completeness. Only the lowest price proposal, found to be complete, will be provided to the Contracting Officer's Representative (COR) for evaluation.
- The Government will evaluate pricing for award purposes by reviewing the cost breakdown provided using the attached Price Schedule Breakdown Sheet. The Government may determine that an offer is unacceptable if the proposal prices are significantly unbalanced. A proposal price is unbalanced when the proposal is based on prices significantly less than

the cost for some work and/or significantly overstated for other work. If the lowest price proposal is determined to be unacceptable, the COR will be given the next lowest price proposal for evaluation, and so on, until a determination of full acceptability has been made.

- Price reasonableness will be established using any necessary price/cost analysis techniques in FAR 15.404-1, including but not limited to price competition information and the Independent Government Cost Estimate (IGCE), along with any other pricing tools deemed necessary.
- An award cannot be made if the successful offer's proposal price exceeds available funding or cost limitations (if applicable).

**10. SITE SUPERVISION:** The Contractor shall provide supervision in accordance with contract clause 52.236-6, Superintendence by the Contractor. It is St. Cloud's Engineering's requirement that the project superintendent be **dedicated exclusively** to this project through the duration of the period of performance.

**11. PROPOSAL FORMAT:**

11.1. Proposals submitted in response to this solicitation shall be submitted via email to Dwayne Brauch Contract Specialist at [dwayne.brauch@va.gov](mailto:dwayne.brauch@va.gov) and CC Zachary Koutz Contracting Officer at [zachary.koutz@va.gov](mailto:zachary.koutz@va.gov) formatted as follows:

11.1.1. Offerors shall submit a cover letter and price proposal in the form of electronic documents. The cover letter shall include:

- a. The solicitation number;
- b. The name, address, telephone and facsimile numbers, and e-mail addresses of the offeror.
- c. A statement specifying the extent of agreement with all terms, conditions, and provisions included in the solicitation and agreement to furnish all items upon which prices are offered at the price set opposite each item;
- d. Names, titles, phone numbers, facsimile numbers, and e-mail addresses of persons authorized to negotiate on the offeror's behalf with the Government in connection with this solicitation, and;
- e. Name, title, and signature of person authorized to sign the proposal.

11.1.2. The price proposal shall be in the format provided in the attachments, including the Price Schedule Sheet and the Price Schedule Breakdown Sheet. The price proposal shall provide the total price and a price breakdown for the specified Divisions for this project.



11.1.2. Electronic documents shall be submitted in Microsoft Word and/or Microsoft Office Excel as applicable. An additional copy of all documentation shall be submitted using portable document format (.pdf).

**MINIMUM SUBMISSION REQUIREMENTS:**

In order to be considered for award, the offeror is required to submit, at a minimum, the following:

- Signed SF-1442.
- Signed Amendment(s) SF-30, if any.
- Solicitation provided Price Schedule and attached Price Schedule Breakdown Sheet that contains pricing for the entire requirement.
- Safety or Environmental Violations and Experience Modification Rate Information in accordance with the written instructions stated herein.
- Signed Limitations on Subcontracting Certificate of Compliance.

**12. SYSTEM FOR AWARD MANAGEMENT (SAM):** Contractors must ensure that their registration in SAM is up to date at time of proposal due date and prior to award of a task order. For more information, see the SAM website at <http://www.sam.gov>. A task order cannot be awarded to a contractor that is not registered and current in SAM.

Note: Funds are not presently available for this contract. The Government's obligation under this contract is contingent upon the availability of appropriated funds from which payment for contract purposes can be made. The Government anticipates funds will become available by September 30, 2024. If current Fiscal Year (FY24) funds become available, contract award will be made no later than September 30, 2024. If FY24 funds are not made available, the Government intends to fund this project with FY25 funds by November 30, 2024. No legal liability on the part of the Government for any payment may arise until funds are made available to the Contracting Officer for this contract and until the Contractor receives notice of such availability, to be confirmed in writing by the Contracting Officer. Additionally, the Government reserves the right to cancel this solicitation, either before or after Request for Proposal closing date with no obligation to the offeror by the Government.

## CONTRACT CLAUSES

All applicable Clauses of the base IDIQ contract for each offeror are incorporated into this solicitation in full force and effect. The following clauses are updated with this solicitation.

### A.4 52.222-23 NOTICE OF REQUIREMENT FOR AFFIRMATIVE ACTION TO ENSURE EQUAL EMPLOYMENT OPPORTUNITY FOR CONSTRUCTION (FEB 1999)

(a) The offeror's attention is called to the Equal Opportunity clause and the Affirmative Action Compliance Requirements for Construction clause of this solicitation.

(b) The goals for minority and female participation, expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work in the covered area, are as follows:

<b>Goals for minority participation for each trade</b>	<b>Goals for female participation for each trade</b>
0.5 %	6.9 %

These goals are applicable to all the Contractor's construction work performed in the covered area. If the Contractor performs construction work in a geographical area located outside of the covered area, the Contractor shall apply the goals established for the geographical area where the work is actually performed. Goals are published periodically in the Federal Register in notice form, and these notices may be obtained from any Office of Federal Contract Compliance Programs office.

(c) The Contractor's compliance with Executive Order 11246, as amended, and the regulations in 41 CFR 60-4 shall be based on (1) its implementation of the Equal Opportunity clause, (2) specific affirmative action obligations required by the clause entitled "Affirmative Action Compliance Requirements for Construction," and (3) its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade. The Contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor, or from project to project, for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, Executive Order 11246, as amended, and the regulations in 41 CFR 60-4. Compliance with the goals will be measured against the total work hours performed.

(d) The Contractor shall provide written notification to the Deputy Assistant Secretary for Federal Contract Compliance, U.S. Department of Labor, within 10 working days following award of any construction subcontract in excess of \$10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the—

- (1) Name, address, and telephone number of the subcontractor;
- (2) Employer's identification number of the subcontractor;
- (3) Estimated dollar amount of the subcontract;
- (4) Estimated starting and completion dates of the subcontract; and

(5) Geographical area in which the subcontract is to be performed.

(e) As used in this Notice, and in any contract resulting from this solicitation, the "covered area" is

St. Cloud Minnesota

(End of Provision)

#### **A.5 52.252-2 CLAUSES INCORPORATED BY REFERENCE (FEB 1998)**

This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. Also, the full text of a clause may be accessed electronically at this/these address(es):

<http://www.acquisition.gov/far/index.html>

<http://www.va.gov/oal/library/vaar/>

(End of Clause)

<b><u>FAR Number</u></b>	<b><u>Title</u></b>	<b><u>Date</u></b>
52.225-9	BUY AMERICAN—CONSTRUCTION MATERIALS	OCT 2022
52.225-10	NOTICE OF BUY AMERICAN REQUIREMENT— CONSTRUCTION MATERIALS	MAY 2014
52.232-18	AVAILABILITY OF FUNDS	APR 1984
852.219-75	VA NOTICE OF LIMITATIONS ON SUBCONTRACTING— CERTIFICATE OF COMPLIANCE FOR SERVICES AND CONSTRUCTION (DEVIATION)	JAN 2023
52.222-55	MINIMUM WAGES FOR CONTRACTOR WORKERS UNDER EXECUTIVE ORDER 14026	JAN 2022
52.229-3	FEDERAL, STATE, AND LOCAL TAXES	FEB 2013

## ATTACHMENTS:

See attached document: Attachment A - Final SOW B 50 MEP 309 Revised 6 5 2024.

See attached document: Attachment B- Price Schedule Breakdown Sheet - 1 page.

See attached document: Attachment C \_Drawings\_part 1.

See attached document: Attachment D \_Drawings part 2.

See attached document: Attachment E \_Specifications\_06022023.

See attached document: Attachment F Questions Request Form - 1 page.

See attached document: Attachment G VAAR 852.219-75 Limitations on Subcontracting-Cert of Compliance\_Nov 2022.

See attached document: Attachment H Wage Determination MN20240130.