

**REVISED STATEMENT OF WORK****(Revisions are highlighted)****FOR DESIGN-BUILD****FTFA 24-FP12 Replace AHU's and Piping in Telemag Area, BLDG 380****22 APRIL 2025**

**STATEMENT OF WORK:** This project is for the design-build of the removal and replacement of Hydronic piping and the removal and replacement of the Computer Room Air Conditioner (CRAC) units. The existing hydronic piping serving the data center CRAC units have been known to leak and have multiple patches and repairs. The CRAC units have reached end of life expectancy and must be removed and replaced. This work in part shall include all but is not limited to mechanical, electrical, structural, and plumbing. The specifications for each discipline shall be discussed below. The contractor is responsible for providing all services, equipment and tools, material, labor, supervision, transportation, Architectural/Engineering services and any other professional services necessary to accomplish this project with a complete and useable product.

**PERIOD OF PERFORMANCE (POP):** 390 Calendar Days.

This period of performance shall cover both the design and construction phase of this project. It shall be on the discretion of the contractor to divide this POP accordingly. This period of performance includes potential long lead times for the CRAC units, design, and construction.

~~This design build intends to have a basis of design for the CRAC units during the early stages (35% or 65%) of the design phase. The Government expects the CRAC units to be ordered well ahead of the construction period.~~

**GENERAL DESCRIPTION:** This design-build project is for BLDG 380 Eglin AFB Data Center. The Data Center are two adjacent rooms with a separation wall approximately square footage of 900 sq. ft. and 3600 sq. ft. The smaller area is served by two (2) CRAC units and the larger area is served by five (5) CRAC units. The CRAC units are hydronic systems and is served by the building centrifugal chillers. The data center is a raised floor with downflow configuration. The CRAC units are centrally fed from the chiller plant, however, there are two (2) Hydronic loops with four (4) and three (3) CRAC units on each loop. One loop main is suspected to be 4" and the other loop main is suspected to be 6". There are no reliable existing as built for the CRAC units and piping serving the Data Center. Measurements and count are to be field verified by the contractor. A field drawing shall be included in this package; however, this sketch shall only be used for planning, scoping and estimating purposes. The contractor shall be responsible for any design and construction requirement for this design-build project.

**PHASING:** The building will remain operational during this project, additionally, the data center shall also remain operational. Limited total cooling shut down allowed (no longer than a weekend). As part of the design, the contractor shall include a phasing plan that shall be reviewed and approved by the

Government. This phasing plan shall include the amount of CRAC units that are operational and the hydronic line that is affected.

**CONTRACT REQUIREMENT:** The following CLINS are required for the Contractor's Proposal.

**CLIN 001:** Engineering design services for mechanical/electrical load calculations, phasing and mechanical/electrical design for the CRAC units serving the data center.

**CLIN 002:** Construction services. Removal of existing and installation of new hydronic piping for all 7 CRAC units to include but not to be limited to all the chilled water and hot water piping within the area of work, removal of existing and installation of new electrical to support the new CRAC units, removal of existing and installation of new CRAC units and all incidental work associated with CLIN 001 and CLIN 002. **Contract bidders are to include a \$1,000.00 (one thousand) cost for a HAZMAT survey & sampling in their bids for all work covered by this Statement of Work; However, for bidding purposes, bidders are not to include any costing for any lead/asbestos abatement effort.**

## **1. DEMOLITION**

- 1.1 The contractor shall remove all the chill water loop within the area of work. The extent of demolition shall be to the adjacent mechanical room and the optimal location for the new isolation valve that shall serve all seven (7) CRAC units.
- 1.2 The contractor shall remove the hot water loop. The extent of demolition shall be to the adjacent mechanical room or adjacent office area. The new CRAC unit shall have electric heat/reheat, the hot water loop shall be valved and stubbed.
- 1.3 The contractor shall remove and replace in its entirety the existing seven (7) CRAC units and all the incidental work.
- 1.4 The contractor shall identify unused breakers and remove conduits and wiring on Electrical Panel "PA" all the way to the load which the circuit serves, this is in lieu of preparing and making space for the new circuits to be utilized and installed for the new CRAC units. For scoping and estimating purpose, account for 300 linear feet of wiring and conduit per breaker and a total 7 breaker. A panel directory shall be included in this package. If a conduit is physically impossible to be removed, portions are allowed to be abandoned in place upon the approval of the Government. Contractor to confirm that the electrical circuit is abandoned and no longer utilized.
- 1.5 The contractor shall coordinate shutdowns or outage of any kind to the Government no later than fourteen (14) days **PRIOR** to anticipated event. **TOTAL** Interruption to the cooling of the data center shall be no longer than three (3) calendar days, preferably over the weekend. During lower mission operations, the data center can tolerate partial shut downs (e.g. 1 CRAC unit off on the smaller section and 2 CRAC unit off on the larger section).
- 1.6 The contractor shall collect and maintain control of all construction debris to include demolished items. All trash/dumpster for this project shall be removed/emptied from Eglin AFB at a reasonable time or as requested by Government.
- 1.7 The laydown area shall be identified by the Government. Laydown areas can be increased per the request of contractor; this needs to be addressed with the Government at the earliest instance and will have to be reviewed and approved by the Government.

## **2. MECHANICAL**

- 2.1 The contractor shall install NEW Hydronic chill water loop for all seven (7) CRAC units and all incidental components.
- 2.2 The contractor shall install all seven (7) CRAC units and all incidental components.

- 2.3 The contractor shall install all electrical required for the seven (7) CRAC units.
- 2.4 The contractor shall install an isolation valve for the CRAC hydronic loop. This shall be in an accessible and inspectable location.
- 2.5 The contractor shall install condensate piping as required by the design.
- 2.6 Only one CRAC Unit in the small room (Room 146) shall include an integral humidifier and electric reheat, and only two CRAC Units in the large room (Room 149) shall include an integral humidifier and electric reheat.

### **3. STRUCTURAL**

- 3.1 The Contractor A/E shall make all necessary structural alteration as required by this SOW if applicable.
- 3.2 Holes/gaps resulting from demolition of electrical and/or mechanical equipment are to be repaired to match existing.

### **4. ELECTRICAL/COMM**

- 4.1 Provide the electrical design, electrical design analysis calculations, and electrical specifications as required by the mechanical alterations required by this Statement of Work (SOW).
- 4.2 Alter the electrical system as required to accommodate the mechanical alterations required by this SOW.
- 4.3 The Electrical Design Engineer shall be responsible for obtaining any existing As-built drawings. The Electrical Engineer shall be responsible for the following requirements:
  - a. Requests for as built to be obtained from 96 CEG/GIO - requests can be made here:
    - i. [https://usaf.dps.mil/sites/21424/96CEG/CEN/SitePages/GIO\(1\).aspx](https://usaf.dps.mil/sites/21424/96CEG/CEN/SitePages/GIO(1).aspx)
  - b. The work shall include original contract drawings and technical specifications. The Electrical Engineer shall investigate the existing site conditions and perform all necessary design analysis and calculations as required. A design analysis consisting of a copy of the Engineer's notes and calculations shall be submitted in an organized, readable format.
  - c. Arc flash calculations shall be performed during design for all new electrical disconnects.
  - d. The new CRAC units shall be fed from existing Panel "PA". New wiring, breakers and disconnects shall be installed.
  - e. In addition to normal design review conferences and construction conferences, coordination conferences may be held from time to time as required by the Contractor or the Air Force. The contractor may request such conferences when it is deemed necessary by both parties to clarify the work or expedite the preparation of plans and specifications. The Contractor shall be responsible for making memoranda for record of any conversations and minutes of any meetings with Government personnel concerning this project. The Contractor shall forward one copy of these memoranda/minutes to each party concerned and one copy to the Government.
- 4.4 For scoping and estimating, panel "PA" shall serve the NEW CRAC units. The panel is a 208VAC/1200 A panel. This panel is located on the mechanical room adjacent to the Data Center. This shall be confirmed during the design process.

### **5. TESTING/COMMISSIONING**

- 5.1 Testing and commissioning plan shall be provided to the Government. Contractor shall provide the authorized start-up checklist per manufacturer recommendation and the government shall witness. A manufacturer representative shall be present for start-up. A final commissioning

report shall be provided to the Government to include all documents identified in this SOW and all documents related to contractor warranty and manufacturer warranty.

- 5.2 Contractor shall perform an operational test of the CRAC units for at least one operational cycle for final commissioning.
  - a. Thermostat to operate and cycle CRAC in cooling mode.
  - b. Thermostat to operate and cycle CRAC in heating mode.
  - c. Thermostat to operate and cycle CRAC in dehumidification mode.
  - d. Thermostat to operate CRAC in continuous vent mode.
- 5.3 Any alarms or faults within the first 72 hours shall be documented in the commissioning report. This shall include the most likely cause of the alarm/fault and the corrective action taken. If a fault does occur during the commissioning period, the government holds the right to reset this 72-hour period.
- 5.4 Additional testing and commissioning requirements outside of manufacturer requirements can be developed by the contractor.
- 5.5 The contractor shall provide a detailed construction schedule to include the task, task duration, and number of CRAC units OFF.

## **6. DELIVERABLES**

- 6.1 The contractor shall provide the Government a design schedule to include design days and government design review days, and design review meetings.
- 6.2 Provide a design, design analysis, and specifications.
- 6.3 Send all digital (PDF Version) submissions via DOD Safe (<https://safe.apps.mil/>) to [jethro.perez.2@us.af.mil](mailto:jethro.perez.2@us.af.mil)
- 6.4 Send all hard copy and CDROM to:

Jethro Perez  
96 CEG/CENMP  
ROOM 106, BLDG 634  
Inverness Road  
Eglin AFB, FL 32542
- 6.5 Milestone submittals are defined as 35% design submittal, 65% design submittal, 95% design submittal, and Final submittal. Each milestone submittal shall include:
  - a. ONE PDF version set sent via DODsafe.
  - b. TWO half-size (12"x18") sets of Drawings.
  - c. TWO Printed copies of 50 Division Cost Estimate, Design Analysis, and Specifications.
  - d. ONE CDROM with the PDF version of Drawings, Specification, 50 Division Cost Estimate, Design Analysis and CAD native files.
- 6.6 The contractor shall facilitate onsite review meetings. The A&E shall record and submit meeting minutes to the Government two business days after every milestone review meeting. This shall be scheduled with the Government.
- 6.7 DRAWING AND SPECIFICATION NUMBER for this project is **24AQ**. Include this number on all drawing and specification sheets.

6.8 The drawings shall include the “type of sheets” shown below and any other applicable sheets as required for a complete design. The sheets shall be submitted to the Government for review and approved or disapproved as deemed appropriate. All contract drawings to be completed and accomplished in accordance with the best of professional practices to show clearly and concisely the type and extent of work to be performed to provide the government a “turn-key” system.

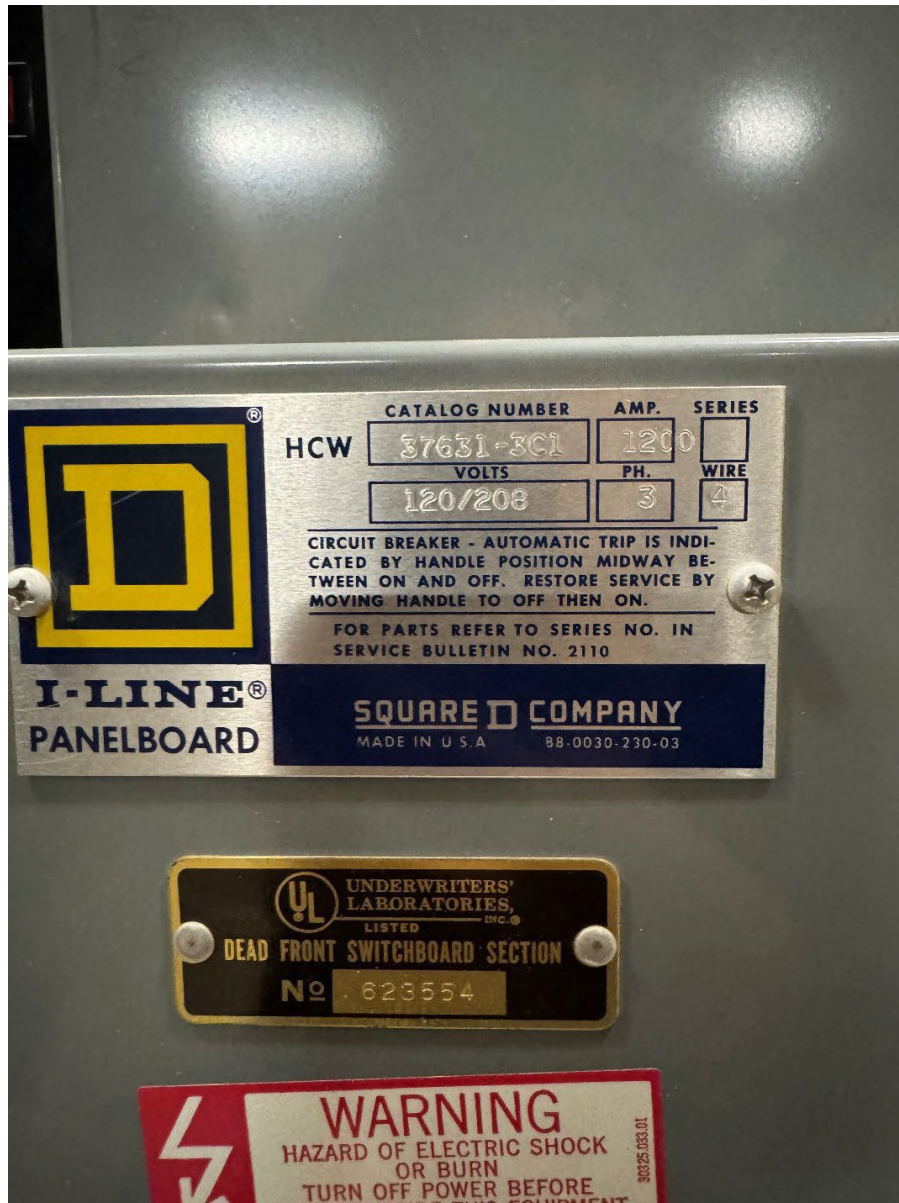
- a. Title Sheet
- b. General Notes, Legends, Abbreviations
- c. Reservation Map
- d. Phasing Plan
- e. Existing Site Plan
- f. Existing and New Architectural sheets as required.
- g. Existing and New Mechanical as required.
- h. Existing and New Plumbing as required.
- i. Existing and New Electrical as required.
- j. HVAC Zoning Sheet
- k. HVAC Hydronic Diagram
- l. Existing Power Riser
- m. New Power Riser
- n. Miscellaneous Details, Risers, etc. as required.

## **7. GUIDELINES**

- 7.1 Comply with current applicable state, local, & federal building codes as well as codes from other recognized authoritative bodies; including, but not limited to Eglin Design Manual, American National Standards Institute (ANSI), American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE), American Society of Mechanical Engineers (ASME), American Society for Testing and Materials (ASTM), International Building Code (IBC), NEC, UFC, NFPA, National Standard Plumbing Code (NSPC), OSHA (Occupational Safety and Health Administration), and Sheet Metal and Air Conditioning Contractors’ National Association (SMACNA). If there is a conflict in regulation, the more stringent shall apply.
- 7.2 All items mentioned in this statement of work shall be inspected and up to the standard of the Government.
- 7.3 Contractor shall be responsible to repair any damage to the curbing, road, grounds, or Eglin facility if it’s the result of their action. The repair shall be equal to or better than before.
- 7.4 Upon completion of work, the site must be in clean, neat, and orderly condition. This will be inspected and up to the standard of the Government.
- 7.5 The count, dimensions, and measurements provided are an approximation for scoping purposes. The contractor shall field verify for exact count, dimensions, and measurements.

## 8. APPENDIX

### 8.1 PANEL PA





# PPANELBOARD PA

120/208 V. 3 PH.

DATE:

FFED FROM PANEL

CCIR. I LOAD DESCRIPTION

1 Panel LA

2 Panel LI

1 Panel LK

4 Panel LJ

5 Panel IM

REMOVED

6 Panelg SYft("@V BP

7 Panel LN It EM vo:ii)

8 Panel LG

9 Panel LC R.f.MOV

10 Panel LD ReMovF.P

11 Panel LE R.EMOV8)

12 Panel LF REMOVED

13 Panel LO - REMOVED

14 PANEL FP (RM 262)

15

16

17

18

19

20

21

7 SQUARE COMPANY  
LEXINGTON, KY. MADE IN U.S.A.





# ALL EXTERIOR DOORS:

1. REMOVE, PROTECT AND RE-ATTACH THE EXISTING IDS TO NEW DOORS AND FRAMES.
2. IF EXISTING DOOR IS FIRE RATED, NEW DOOR SHALL MATCH THE EXSITING FIRE RATING

## KEYNOTES:



(THIS SHEET ONLY)

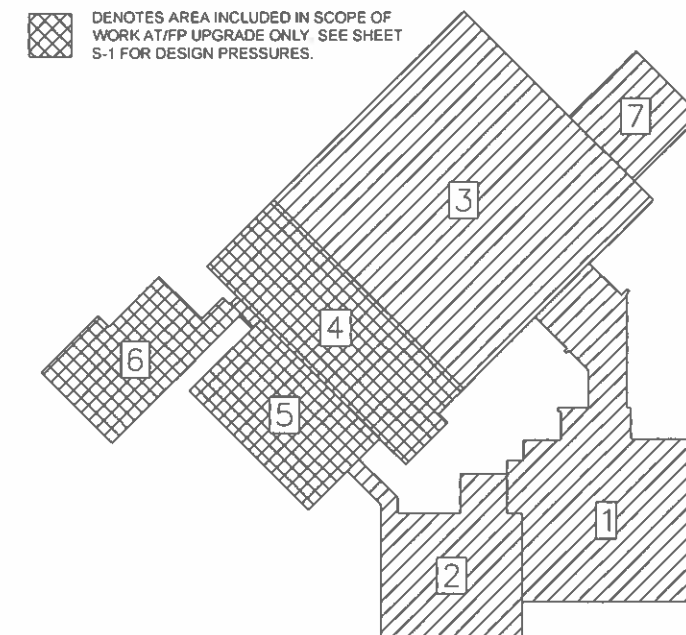
- 1 REMOVE EXISTING DOOR AND FRAME AND PREP OPENING FOR NEW DOOR AND FRAME.
- 2 PROVIDE NEW BLAST AND WIND RATED INSULATED HOLLOW METAL DOOR AND FRAME.
- 3 PROVIDE NEW BLAST AND WIND RATED INSULATED OVERHEAD COILING DOOR AND FRAME.
- 4 REMOVE EXISTING LOUVER AND FRAME AND PREP OPENING FOR NEW LOUVER AND FRAME.

## SYMBOLS

- (13) DOOR NUMBER SYMBOL
- (L7) MECHANICAL LOUVER SYMBOL
- (C1) CURTAIN WALL SYMBOL

## LEGEND

-  DENOTES AREA INCLUDED IN SCOPE OF WORK FOR HURRICANE STRENGTHENING AND AT/FP UPGRADE. SEE SHEETS S-1 AND S-5 FOR DESIGN PRESSURES.
-  DENOTES AREA INCLUDED IN SCOPE OF WORK AT/FP UPGRADE ONLY. SEE SHEET S-1 FOR DESIGN PRESSURES.



## KEY PLAN SCALE: N.T.S.

	04APR16	AS-BUILT	STOA	ACT	
	1C	14OCT15	MISCELLANEOUS CHANGES	STOA	ACT
	1B	09JUN15	ADDITIONAL STRUCTURAL CHANGES	STOA	ACT
REVISION	DATE		BY	APPRO'D	

BASE CIVIL ENGINEER  
EGLIN AIR FORCE BASE, FLORIDA

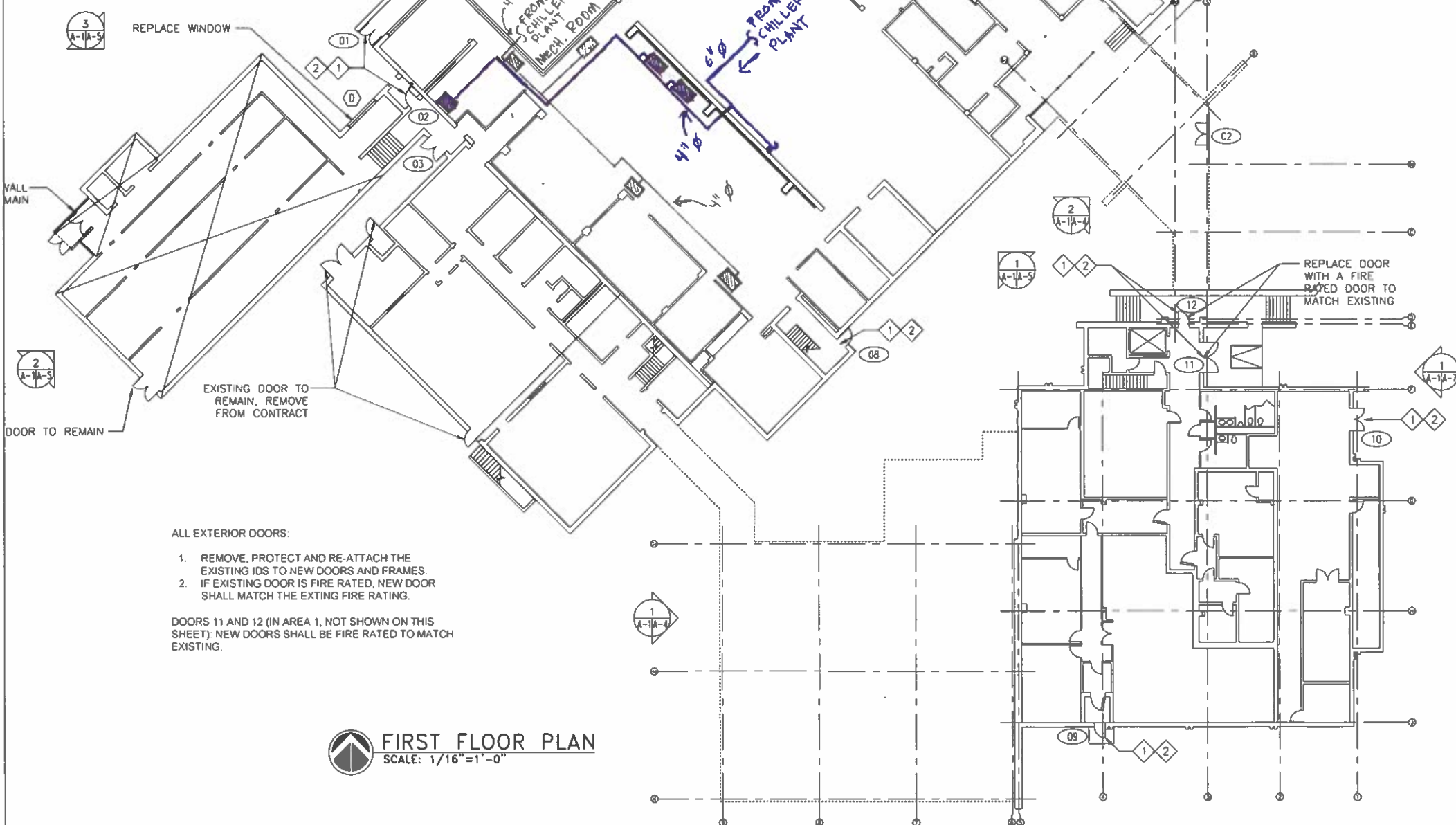
DATE	SIGNATURE	APPROVED	CEPD	DRAWN BY	PBB	PROJ. ENGR.	PDM	TITLE	HURRICANE SHELTER UPGRADES AT BLDG. 380
CONTENTS	FIRST FLOOR PLAN	APPROVED	96 CEG/CEP	APPROVED	BASE CIVIL ENGINEER	DATE	19 OCT 2012	SCALE	AS NOTED
SPEC. NO.	12BF	PROJ. NO.	FTFA 11-1192	DRAWING NO.	12BF	FILE NO.		SHEET	13 OF 30

# ALL EXTERIOR DOORS:

1. REMOVE, PROTECT AND RE-ATTACH THE EXISTING IDS TO NEW DOORS AND FRAMES.
2. IF EXISTING DOOR IS FIRE RATED, NEW DOOR SHALL MATCH THE EXTING FIRE RATING.

DOORS 11 AND 12 (IN AREA 1, NOT SHOWN ON THIS SHEET): NEW DOORS SHALL BE FIRE RATED TO MATCH EXISTING.

## FIRST FLOOR PLAN SCALE: 1/16"=1'-0"





**DEPARTMENT OF THE AIR FORCE  
AIR FORCE TEST CENTER – AFTC/PZ  
EGLIN AFB, FLORIDA**

**NWF Air Force Multiple Award Construction Contract (MACC)  
Fair Opportunity Proposal Request (FOPR)**

April 23, 2025

MEMORANDUM FOR ALL NWF AIR FORCE MACC CONTRACTORS

FROM: AFTC/PZIOC  
308 W. D AVENUE  
STE 130, B260  
EGLIN AFB, FL 32542

SUBJECT: **UPDATED** FOPR FA282325R0017 - Project: FTFA24-FP12, Bldg. 380 Chilled H2O CRAC Units

1. This is a FOPR for subject project to be awarded on a fair opportunity basis pursuant to Federal Acquisition Regulation (FAR) 16.505 ordering procedures, the terms and conditions of the NWF-AF MACC, and the specific requirements outlined in this request with attachments.
2. The subject project calls for the Offeror to furnish all labor, materials, tools, supervision, and equipment and perform all operations necessary to accomplish all work complete in place, as shown on the Statement of Work, Specification and Drawings, specified herein, on Eglin AFB, FL.
3. Contract Clauses: All clauses that are contained in the original IDIQ contract apply to this Task Order and any additional clauses will be identified in this letter.
4. Technical Questions/ Proposal Due Date: Technical questions must be submitted no later than 15 April 2025, 1000 **CENTRAL (Local Eglin AFB Time)**. **All offers must be submitted no later than 8 May 2025, 1100 CENTRAL (Local Eglin AFB Time)**. Offers shall be e-mailed to both of the following point of contacts (POC):
5. Offer Acceptance Period: All offers submitted must be valid a minimum of **120 days** from submission date.
6. Site Visit: A site visit will be conducted on 2 April 2025, 1000 **CENTRAL (Local Eglin AFB Time)**. Offerors are urged and expected to inspect the site where the work will be performed. The Site Visit Sign-In sheet will be shared when the Technical Question Responses are sent.

Base Access and Site Visit: Eglin AFB is not an open base and Offerors will require a CAC or Base Pass to enter. Offerors shall request base access NLT 24 HOURS PRIOR TO THE SITE

VISIT by sending an email request to the Contracting Officer and/or Contract Specialist identifying the company name and list of individuals who will attend. Please email:

The email should include the following information: FULL LEGAL NAME, DOB, DRIVERS LICENSE NUMBER AND STATE ISSUED, for each individual requesting access. Requests not providing at least 24-hour notice will not be honored. If your personnel DO NOT need a base pass, RSVP NLT **1 April, 1000 CENTRAL (Local Eglin AFB Time)** with the names and phone numbers of the individuals who will attend the site visit. Contractors are required to follow all Base and Safer Federal Workplace Guidelines (**if applicable**) when visiting the base. Information on Safer Federal Workplace Guidelines can be found at: <https://www.saferfederalworkforce.gov/faq/Contractors/>.

7. Work Schedule and Duty Hours: Normal duty hours on base are typically 7:00 AM to 3:30 PM, Monday through Friday. Any work outside normal duty hours must be approved by the Project Manager and will be at no cost to the Government.

8. Planned and Unplanned Closures: Currently, there are no anticipated closures, but minimal manning occurs during federal holidays.

9. Disclosure of Magnitude of Construction: Pursuant to FAR 36.204 the magnitude of this requirement is:

- a. ☐ Less than \$25,000
- b. ☐ Between \$25,000 and \$100,000
- c. ☐ Between \$100,000 and \$250,000
- d. ☐ Between \$250,000 and \$500,000
- e. ☐ Between \$500,000 and \$1,000,000
- f. ☒ Between \$1,000,000 and \$5,000,000
- g. ☐ Between \$5,000,000 and \$10,000,000

10. Proposal Preparation Information: The Government intends to make award based on the initial proposal submissions without conducting interchanges. Therefore, the Offeror's initial proposal should contain the Offeror's best offer. The Government reserves the right to hold interchanges if the Contracting Officer (CO) determines it is in the best interest of the Government. Interchanges are fluid interaction(s) between the Contracting Officer (CO) and the contractors that may address any aspect of the proposal and may or may not be documented in real time. However, the Government reserves the right to conduct interchanges using Interchange Notices (IN). Offeror responses to INs will be considered in making the order selection decision. Interchanges may be conducted with one, some or all offerors as the Government is not required to conduct interchanges with any or all contractors responding to this FOPR.

Offerors must follow the instructions contained herein. The Offeror's proposal must include all information required and must be submitted in accordance with these instructions. Compliance with these instructions is mandatory and failure to furnish a complete proposal, at the time of proposal submission, may result in the proposal being unacceptable to the Government and may eliminate the Offeror from further consideration for award. It is the Offeror's responsibility to ensure the completeness of the proposal submitted.

If an Offeror believes the requirements in these instructions contain an error, omission, ambiguity, or are otherwise unsound, the Offeror shall immediately notify the Contracting Officer (CO) in writing with supporting rationale as well as the remedies the Offeror is asking the CO to consider as related to the omission or error **NO LATER THAN FIVE (5) CALENDAR DAYS AFTER RELEASE of FOPR.**

Mistakes in an Offeror's proposal that are disclosed after receipt of proposals shall be processed substantially in accordance with the procedures for mistakes in bids at FAR 14.407-4. The Offeror is reminded that the Government reserves the right to award this effort based on the initial proposal, as received, without discussion. This reservation includes matters of additional or substitute pages of the initial proposal.

The Contracting Officer (CO) has determined there is a high probability of adequate price competition in this acquisition. Upon examination of the initial offers, the CO will review this determination and if, in the CO's opinion, adequate price competition exists, certification under FAR 15.406-2 will not be required. However, if at any time during this competition the CO determines that adequate price competition does not exist, Offerors may be required to submit information to the extent necessary for the CO to determine the reasonableness of the Cost/Price. Additionally, although adequate price competition is expected, if only one offer is received in response to this solicitation the responding Offeror will be required to provide certified cost or pricing data in accordance with Table 15-2, at FAR 15.408.

Required format for the electronic copy is the current Microsoft Office (but no older than 2000) compatible (i.e., MS Word for text, MS PowerPoint for drawings, and MS Excel for spreadsheets) or Adobe. **The 50 division excel worksheet(s) MUST be submitted in an editable format (excel), a pdf version may accompany the excel file as an addition, if desired.** Do not embed files into the proposal documents. Embedded files will not be evaluated.

The following Volumes will be submitted:

Volume I: Technical Experience References

Volume II: Price

Title of the documents should state the corresponding proposal volume/title and include the Offeror Name (i.e. "Vol 1 Technical Experience References Company Name")

**Volume I – Technical Experience References:** The Offeror shall submit one (1) project references to address in detail their technical experience and capability. The Offeror shall complete and submit each project using the Technical Experience Reference Worksheet (Attachment 2); **the**

**use of this sheet to submit project information is mandatory.** Projects submitted in other than the mandatory sheet will not be evaluated the total length for EACH PROJECT shall not exceed four (4) pages.

A project is defined as a complete project performed under a single task order or contract. For multiple award and IDIQ type contracts, the contract as a whole shall not be submitted as a project.

Recency: Completed within the last five (5) years (from the date of issuance of this solicitation) of similar scope and complexity of those expected to be awarded on this program. In lieu of a complete project, the Offeror may submit projects that are ongoing as long as (a) the project is at least 80% complete by this solicitation's issuance date, and (b) the Offeror can validate percent completion with a government approved progress report. For commercial contracts, an equivalent customer validation of progress completion report may be used in lieu of a government approved progress report. Projects that do not meet the recency definition SHALL NOT be evaluated.

Relevancy: For purpose of this evaluation, the project referenced shall demonstrate the Contractor's experience in areas of construction, renovation, or repairs of CRAC Units. The project referenced shall have dollar values of (**\$1.0M**) or greater. The projects referenced shall demonstrate the Offeror's experience executing projects. The Government reserves the right to consider information provided as a prime Contractor on those contracts deemed recent and most relevant to the effort described in this Request for Proposal.

**Volume II Price:** The Offeror's Price proposal shall fully and clearly demonstrate reasonableness, balanced pricing, and cost/price realism as well as document the Total Evaluated Price (TEP). The TEP will be the sum total of all Firm-Fixed Priced CLIN(s) and options (if applicable).

Reasonableness: This section is to assist you in submitting other than certified cost or pricing data that are required to evaluate the reasonableness of your proposed cost/price. Compliance with these requirements is mandatory and failure to comply may result in rejection of your proposal. The burden of proof for credibility of proposed costs/prices rests with the Offeror.

Materially Unbalanced Pricing: Materially unbalanced pricing poses an unacceptable risk to the Government and may be a reason to reject an Offeror's proposal. Materially unbalanced pricing exists when, despite an acceptable TEP, the price of one or more contract line items is significantly overstated or understated as indicated by the application of cost or price analysis techniques. Offerors should explain significant fluctuations between offered rates/hours in the same labor categories over various years.

Cost/Price Realism: Note that unrealistically low proposed costs or prices, initially or subsequently, may be grounds for eliminating a proposal from competition either on the basis that the Offeror does not understand the requirement or has made an unrealistic proposal. The Offeror's proposal should be sufficiently detailed to demonstrate realism. Cost/price realism analysis will consist of independently reviewing and evaluating specific elements of each Offeror's proposed 50 Division Cost Estimate (DCE) worksheet(s) to determine whether the estimated proposed elements are realistic for the work to be performed, reflect a clear understanding of the



requirements, and are consistent with the unique methods of performance described in the offeror's technical proposal in accordance with FAR 15.404-1(d)(1).

Cost/Price Information: Data beyond that required by this instruction shall not be submitted unless the Offeror considers it essential to document or support their cost/price position. All data relating to the proposed price, including all required supporting documentation, must be included in the section of the proposal designated as Volume II - Price.

Rounding: All calculated monetary amounts provided shall be rounded to the nearest cent.

Volume Organization: Volume II - Price shall consist of the Price Proposal and the 50 Division Cost Estimate (DCE) Worksheet(s) (Attachment 2) for each CLIN.

Offerors shall provide a price breakdown for the project utilizing the 50 Division Cost Estimate (DCE) Worksheet for each CLIN as well as a summary page. **EACH CLIN WILL HAVE A SEPARATE 50 DIVISION COST ESTIMATE (DCE) WORKSHEET.** The Contractor shall provide explanation and direct reference to applicable requirement document(s). Offerors should input the major work elements by specification division and provide pricing for those major work elements within each division sheet. Offer will be complete, accurate, and sufficiently detailed to demonstrate a clear understanding of the requirement including providing sufficient details in the 50 Division Cost Worksheet regarding quantities for material, labor, and other services. **Offerors should not utilize lump sum or total pricing when pricing each specification division. Failure to breakout major work elements within a specification division may result in an unfavorable evaluation. If utilizing lump sum or total pricing when pricing the specific division, Offerors should provide rationale on why the price cannot be broken out. The burden of proof for credibility of proposed pricing rests with the Offeror.**

The Anticipated CLIN Structure is as follows:

CLIN	Description	Unit of Issue	Unit Price	Total Amount	Anticipated PoP (Shall not be more than 390 calendar days)
0001	Engineering design services for mechanical/electrical load calculations, phasing and mechanical/electrical design for the CRAC units serving the data center.	Job			
0002	Construction services. SEE Statement of Work (SOW)	Job			

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The evaluated price may include adjustments to offset any competitive advantage from the use of additional Government Furnished Equipment, Government Furnished Property, Government Furnished Facilities (not furnished to all Offerors), or other Government costs associated with the proposed approach. To facilitate the evaluation of proposal information requested in Section L of this solicitation, information may be obtained from other sources including, but not limited to, Defense Contract Management Agency (DCMA), Defense Contract Audit Agency (DCAA), U.S. Department of Labor, Global Insight Indices, and any other resource available to the Government.

#### **11. BASIS OF AWARD:** Evaluation Information

Proposals will be evaluated using Lowest Price Technically Acceptable (LPTA). The following evaluation factors will be used in awarding subject Task Order:

Factor 1: Technical Acceptability

Factor 2: Price

#### **THE EVALUATION WILL USE A STEPPED APPROACH:**

Step 1: Proposals will be ranked from lowest Total Evaluated Price (TEP) to highest TEP. The TEP will be determined based on the total value of all CLIN(s). Then, the Government will evaluate the two (2) lowest TEP proposals under Factor 1 – Technical Acceptability.

Step 2: If the two lowest TEP proposals are determined to be Acceptable under Factor 1, then those proposals will be evaluated under Factor 2 - Price. If either of the two lowest TEP proposals are found to be Unacceptable under Factor 1, the next lowest TEP proposal will be evaluated until two lowest TEP proposals are found to be Technically Acceptable under Factor 1 OR until all proposals have been evaluated.

Step 3 - The lowest TEP proposals that has been found to be Technically Acceptable under Factor 1 will be evaluated for Reasonable and Balanced Pricing under Factor 2. If the lowest TEP proposal is found to have Unreasonable and/or Unbalanced Pricing under Factor 2, then the Government will review the next lowest TEP proposal under Factor 1 – Technical Acceptability, until a lowest TEP proposal is found to be Technically Acceptable under Factor 1 AND determined to have Reasonable, Realistic, and Balanced Pricing under Factor 2 OR all proposals have been evaluated.

Step 4 – Award will be made to the Offeror with the Lowest Priced Technically Acceptable proposal that is reasonable, realistic, and balanced.

#### **Factor 1 – Technical Acceptability (Acceptable/Unacceptable)**

<b>Acceptable</b>	Offeror has provided one (1) project valued at greater than or equal to \$1,000,000.00 (\$1M) that have been completed within the last five (5) years from issue date of this solicitation and/or for ongoing projects showing proof of at least 80% completion. Projects shall include experience in all areas of new construction, work involving Builds and/or Design/Builds of renovation/repair of existing facilities, and include experience with multiple disciplines held in Civil, Electrical, and Structural.
<b>Unacceptable</b>	Proposal does not clearly demonstrate the minimum requirements of providing one (1) project valued at greater than or equal to \$1,000,000.00 (\$1M) that have been completed within the last five (5) years from issue date of this solicitation and/or for ongoing projects showing proof of at least 80% completion. Projects shall include experience in all areas of new construction, work involving Builds and/or Design/Builds of renovation/repair of existing facilities, and include experience with multiple disciplines held in Civil, Electrical, and Structural.

**If Factor 1 is rated as “Unacceptable”, the proposal shall not be evaluated any further.**

## **Factor 2 – Price (Reasonable and Balanced)**

Reasonableness, Realism, & Balanced Pricing: The Offeror's Price Volume of the proposal will be evaluated, using one or more of the techniques defined in FAR 15.404, to determine if it is reasonable and balanced. Normally, price reasonableness is established through cost and price analysis techniques as described in FAR 15.404. For a price to be reasonable, it must represent a price to the Government that a prudent person would pay in the conduct of competitive business. For a price to balance, the 50 Division Cost Estimating Worksheet(s) must be determined not to have any materials, labor, and other services that are significantly overstated or understated. For a price to be realistic, it must not be unreasonably low or consisting of price elements not relating to or missing from the requirement increasing the risk of unsuccessful performance.

If the Offeror's Price Volume of the proposal is not found to be reasonable, realistic, and balanced, it will render the Offeror's proposal un-awardable and that Offeror's proposal will be removed from any further consideration.

### **12. Task Order Specific Information:**

a. Wage Determination (Attachment 5): The applicable wage rate for this project is Wage Determination-FL20250217, dated 14 Mar 2025.

b. Bonding: The Offeror shall submit current Aggregate Bonding Capacity with Volume II Price Proposal.

c. Contract Clauses:

i. Period of Performance: In accordance with FAR 52.211-10, Commencement, Prosecution, and Completion of Work (Apr 1984)-The Contractor shall be required to (a) commence work under

this contract within 10 calendar days after the date the Contractor receives the notice to proceed, (b) prosecute the work diligently, and (c) complete the entire work ready for use not later than **390** calendar days. The time stated for completion shall include final cleanup of the premises. All grounds to include laydown yards or staging areas must be returned to like or better condition.

ii. FAR 52.211-12, Liquidated Damages – Construction (Sep 2000) (a) If the Contractor Fails to complete the work within the time specified in the contract, the Contractor shall pay liquidated damages to the Government in the amount of **\$456.00** for each calendar day of delay until the work is completed or accepted.

iv. Ombudsman. In accordance with AFFARS 5352.201-9101, Ombudsman (July 2023), an Ombudsman has been appointed to hear and facilitate the resolution of concerns from Offerors, potential Offerors, and others for this acquisition. If resolution cannot be made by the CO, concerned parties may contact the following agency:

**List of Attachments:**

1. Att. 1 - Statement of Work – REVISED – 4-22-2025
2. Att. 2 – Wage Determination
3. Att. 3 - Volume 1 – Technical Experience Reference
4. Att. 4 - Volume 2 - 50 Division Worksheet

**CHANGES:**

Updated **Statement of Work dated 4-22-2025**

Updated **CLIN structure** to more accurately reflect Statement of Work (SOW)

Updated Period of Performance to **390** on FOPR to accurately reflect SOW.

Updated Proposal due date from 24 April 2025, to **8 May 2025**.