



**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)**

March 24, 2025

MEMORANDUM FOR ALL NWF AIR FORCE MACC CONTRACTORS

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

SUBJECT: FOPR FA282325R0017 - Project: FTFA24FP12, 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 i n 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 24 April 2025, 1400 **CENTRAL (Local Eglin AFB Time)**. Offers shall be e-mailed to both of the following point of contacts (POC):

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. . .
. . .

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 Reponses 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.

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 270 calendar days) |
|------|---|---------------|------------|--------------|---|
| 0001 | Design-Build Engineering Services and Construction Services | Job | | | |

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)

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|-------------------|--|
| Acceptable | 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. |
|-------------------|--|

| | |
|---------------------|---|
| Unacceptable | 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 180 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:

-----END OF CLAUSES-----

List of Attachments:

1. Att. 1 - Statement of Work, 22 November 2024
2. Att. 2 – Wage Determination
3. Att. 3 - Volume 1 – Technical Experience Reference
4. Att. 4 - Volume 2 - 50 Division Worksheet