

The Corps of Engineers Omaha District is soliciting comments from the construction community addressing the potential use of Project Labor Agreements (PLA) for large scale construction projects (exceeding \$25 million) for the MilStar Satellite Communications Station for Offutt Air Force Base, NE.

Provide your responses NLT 2PM, Central Standard Time (CST), 2 December 2021 to dawn.s.barnett@usace.army.mil. Ensure your response is limited to 5 pages and the Subject Line of your response includes "PLA Survey - MilStar Satellite Communications Station for Offutt Air Force Base, NE". Please provide your contact information in the body of the email.

A PLA is defined as a pre-hire collective bargaining agreement between a Prime contractor and one or more labor organizations that establishes the terms and conditions of employment for a specific construction project and is an agreement described in 29 U.S. C. 158(f). Federal Acquisition Regulation (FAR 22.503) Policy provides that:

(a) Project Labor Agreement (PLA) is a tool that agencies may use to promote economy and efficiency in Federal procurement. Pursuant to Executive Order 13502, agencies are encouraged to consider requiring the use of project labor agreements in connection with large-scale construction projects.

(b) An agency may, if appropriate, require that every contractor and subcontractor, or certain subcontractors, engaged in construction on the project agree, for that project, to negotiate or become a party to a project labor agreement with one or more labor organizations if the agency decides that the use of project labor agreements will

(i) Advance the Federal Governments interest in achieving economy and efficiency in Federal procurement, producing labor-management stability, and ensuring compliance with laws and regulations governing safety and health, equal employment opportunity, labor and employment standards and other matters; and

(ii) Be consistent with law. Reference: FAR 52.222-33 Notice of Requirement for Project Labor Agreement; FAR 52.222-34 Project Labor Agreement.

Request responses to the following questions:

(1) Do you have knowledge that a PLA has been used in the local area on projects of this kind? If so, please provide supporting documentation.

(2) Are you aware of skilled labor shortages in the area for those crafts that will be needed to complete the reference project? If so, please elaborate and provide supporting documentation where possible.

(3) Are you aware of time sensitive issues/scheduling requirements that would affect the rate at which the referenced project should be completed? If so, please elaborate and provide supporting documentation where possible.

- (4) Identify specific reasons why or how you believe a PLA would advance the Federal Government's interest in achieving economy and efficiency in federal procurement.
- (5) Identify specific reasons why you do not believe a PLA would advance the Federal Government's interest in achieving economy and efficiency in federal procurement.
- (6) Identify any additional information you believe should be considered on the use of a PLA on the referenced project.
- (7) Identify any additional information you believe should be considered on the non-use of a PLA on the referenced project.

The information gathered in this survey should include the following information on projects completed in the last 2 - 5 years:

- 1) Project Name and Location
- 2) Detailed Project Description
- 3) Initial Cost Estimate vs. Actual Final Cost
- 4) Was the project completed on time?
- 5) Number of craft trades present on the project
- 6) Was a PLA used?
- 7) Were there any challenges experienced during the project?

Project Description:

This project will be executed using a design-bid-build (DBB) project delivery method, which will require the contractor to provide the government with a complete facility and warranty based on the Request for Proposal (RFP).

This project will construct a consolidated MilStar Satellite Communications Station for Offutt Air Force Base, NE. Primary facilities will include a communications facility, special foundations, and redundant power generators. Intrusion Detection System (IDS), Closed Circuit Television (CCTV) installation, and Energy Monitoring and Control Systems (EMCS) connections will be provided. Construction incorporates cyber security and antiterrorism measures. Supporting facilities include site development, utilities and connections, including placement of utility infrastructure for water, underground electrical, communications cabling, sanitary sewer, lighting, paving, parking, walks, storm drainage, information systems, landscaping, signage, fire protection, alarm systems, and self-contained air-conditioning systems. Facilities will be designed to a minimum life of 40 years in accordance with DoD's Unified Facilities Criteria (UFC) 1-200-02, including energy efficiencies, building envelope and integrated building systems performance. Large portions of the facilities shall be constructed and accredited to ICD/ICS 705 criteria. Special oversight of these spaces may be required during construction.

This project shall comply with all current State and Federal Governing standards, laws, codes, and regulations. The facilities will be designed as permanent construction in accordance with the UFC 1-200-01 (General Building Requirements), UFC 1-200-02 (High Performance and Sustainable Building Requirements), UFC 3-600-01 (Fire Protection Engineering for Facilities), UFC 4-010-01

(DoD Minimum Antiterrorism Standards for Buildings), International Building Codes (IBC), and all current National Fire Codes. This project will also comply with applicable DoD Air Force, and base design standards. In addition, local materials and construction techniques shall be used, where it is cost effective. Sustainable principles, to include lifecycle, cost-effective practices, will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423, 10 USC 2802 (c), and other applicable laws and Executive Orders.

The estimated construction cost of this project is between \$35M and \$40M.

The estimated period of performance is 730 calendar days.

Contractors responding to this market survey must submit their responses via e-mail to Dawn Barnett at dawn.s.barnett@usace.army.mil no later than 2:00 PM (CST), Thursday, 2 December 2021.