

Sources Sought-Market Survey
For
Project No.: UHZ113000 Building 231 Second Story Addition
Robins Air Force Base, Georgia

1. The US Army Corps of Engineers (USACE), Savannah District, is conducting market research to identify potential parties having interest in and capability of performing a variety construction specialty trade services for a second story addition to the existing facility AFLCMC/WNYI FMS Building 231 located at Robins Air Force Base, Georgia.

Based on the responses to this source sought notice/market research, this requirement may be set-aside for small business (in full or in part) or procured through full and open competition. All Small Business Set-Aside categories will be considered. Telephone inquiries will not be accepted or acknowledged, and no feedback or evaluation will be provided to companies regarding their submissions. The Government will consider feedback received in determining if a small business set-aside is appropriate for this when it issues the solicitation package anticipated early 4th quarter with an award this fiscal year.

DISCLAIMER: This source sought is for information purposes only; **it is not a request for competitive proposals, quotations, or bids.** It does not constitute a solicitation and shall not be construed as a commitment by the Government. Responses in any form are not offers and the Government is under no obligation to award a contract as a result of this announcement. No Funds are available to pay for preparation of responses to this announcement. Any information submitted by respondents to the announcement is strictly voluntary and will not be returned to the responder. Incomplete answers in any section, failure to provide required or incomplete documents, or providing information outside the scope of this announcement may remove respondents from the Government's determination of whether to solicit reference project on a set-aside basis in accordance with Part 19 of the Federal Acquisition Regulation. Not responding to this notice does not preclude participation in any future request for competitive proposals, quotations, or bids, if any issued. If a solicitation is released, it will be synopsisized on the Governmentwide Point of Entry (GPE). It is the responsibility of potential offerors to monitor the GPE for additional information pertaining to this requirement.

2. The applicable NAICS code for this requirement is **236220 - Commercial and Institutional Building Construction** with a Small Business Size Standard of **\$39.5M**. The Product Service Code is **Z2JZ – Repair or Alteration of Miscellaneous Buildings**. Businesses of all sizes are encouraged to respond; however, each respondent must clearly identify their business size in their capabilities statement.
3. **Construction Magnitude:** The estimated magnitude of this construction project is between **\$10,000,000** and **\$25,000,000** (DFARS 236.204).
4. **Project Description:** This project encompasses a 20,654 square-foot second-floor addition of Administration space over an existing 20,654 square-foot building of the same occupancy type. The existing building is IBC Type IIB construction of masonry and unprotected steel,

with an EIFS exterior wall finish over CMU walls and a flat membrane roof. The existing administrative area was originally design for the roof to act as a floor to a future second-story addition. The existing ground floor of the area consists of a reinforced slab-on-grade floor, reinforced CMU exterior and interior walls with footings, interior steel columns with footings and steel joists/beams with concrete-filled deck for the roof (floor of future second-story). The new second story addition matches the existing EIFS wall construction and will utilize the existing roof slab as the second-floor slab. Mechanical/Plumbing/Electrical scope will include updating the UMCS for heating, ventilation, and air conditioning systems of the second floor, along with new domestic water, domestic hot water and sanitary sewer and vent. The chilled water equipment, new air handling unit, and fan coil units will tie into the existing 100-ton capacity chiller. The new second floor addition is designed to meet current code and UFC requirements.

The existing first floor is to remain as-is with minimal interruption. First floor architectural scope consists of installation of a holeless hydraulic elevator, adding one-hour fire-rated partitions and doors at the egress stairs to form stair enclosures, new accessible single egress doors at exterior to replace narrow double doors, and replacement of existing ceiling and lighting once the new partition and door are in place in the interior corridors. The first floor will remain occupied during construction. The Contractor will be required to provide phasing to maintain adequate emergency egress, HVAC, plumbing, electrical, etc. for occupants throughout construction. This building is manned by Government personnel during normal business work hours. The contractor will be required to work irregular hours and weekends for certain phases of work.

Site concerns are minimal as there is no civil or geotechnical work planned.

5. The estimated period of performance for construction **720 calendar days after issuance of the Notice to Proceed**. Specifics regarding the number of option periods, if any, will be provided in the solicitation.
6. All interested parties, with **236220** as an approved NAICS code, are requested to submit a capability package limited to no more than five (5) pages (excluding Market Survey). All responses under this Sources Sought Notice must be emailed to the Contracting Officer, **Mr. Gregory Graham** at gregory.m.graham@usace.army.mil no later than **Thursday, October 6, 2022 at 2:00pm Eastern Time**. Responses must include identification and verification of the company's business size status, a completed Market Survey Questionnaire, and a capability package, which is provided as an attachment to this announcement.

GREGORY M. GRAHAM
Contracting Officer

Attachments:
Market Survey

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1. Company's information:

Name: _____

Address (as registered in System for Award Management – SAM):

Point of Contact: _____

Phone number: _____

Email address: _____

CAGE Code: _____

DUNS number: _____

SAM UEI number: _____

2. This market survey applies to work associated with NAICS code **236220 - Commercial and Institutional Building Construction** with a size standard of **\$39.5M**, as described in the Sources Sought posting. Respondents to this notice must indicate their business classification. Check all that apply:

- ☐ Small Business (SB)
- ☐ Small Disadvantaged Business (SDB)
- ☐ Veteran Owned (VOSB)
- ☐ Service-Disabled Veteran Owned (SDVSB)
- ☐ Women-Owned (WOSB)
- ☐ Historically Underutilize Business Zone (HUBZone)
- ☐ 8(a) Program
- ☐ Other than Small Business (Large Business)

3. **Bonding Capability:** _____ Per Project*; _____ Aggregate*

*As evidenced by submission of Surety Company letter stating bonding capacity.

Note: Prime contractor must be able to bond for the project amount in its entirety.

4. Interest in providing a proposal, quotation, or bid on any pending solicitation once issued? If no, please submit responses to a and b. () Yes () No

a. If not interested in providing a proposal, quotation, or bid please provide feedback as to why not. Feedback from small business concerns as to why they are not interested is highly encouraged.

b. If as a small business concern, you have a threshold in which you would submit please identify that threshold in your response.

5. In relation to the Project Description:

a. Do you believe phasing of a second story addition with first floor occupancy, to include HVAC, plumbing, architectural, electrical and commissioning, could be performed by the Small Business Sector? () Yes () No If No, please explain in which you believe would be challenging for Small Businesses to complete?

b. Do you believe all other aspects of the project could be performed by the Small Business Sector? () Yes () No If No, please explain areas in which you believe would be challenging for Small Businesses to complete?

- c. As a () Large Business / () Small Business, what estimated percentage of the TOTAL project would you self-perform? _____%
6. Please specify/describe which areas are best suited for subcontracting to the small business sector. Also identify your intentions to:
- () Pursue a Joint-Venture or some other form of teaming agreement
 - () Subcontract Any Work.
7. If a Large Business, what do you think can be subcontracted out to small business?
- | | |
|---|--------|
| () Small Business (SB) | _____% |
| () Small Disadvantaged Business (SDB) | _____% |
| () Historically Underutilize Business Zone (HUBZone) | _____% |
| () Women-Owned (WOSB) | _____% |
| () Veteran Owned (VOSB) | _____% |
| () Service-Disabled Veteran Owned (SDVSB) | _____% |