



DEPARTMENT OF STATE
FY 2019 DESIGN-BUILD CONSTRUCTION CONTRACT
FOR
NEW EMBASSY COMPOUND (NEC) PODGORICA, MONTENEGRO
Request for Proposal (RFP) 19AQMM-19-R-0065

Notice of Solicitation of Submissions for Contractor Pre-Qualification

The U.S. Department of State (DOS), Bureau of Overseas Buildings Operations (OBO) is requesting submissions to pre-qualify firms for Design/Build (D/B) construction services for a new embassy complex in Podgorica, Montenegro. The magnitude, salient features and acquisition requirements for this effort are described as follows:

1. **Competition Eligibility**: The project is available for full-and-open competition.
2. **Security Requirements**: The project requires Secret (S) facility and personnel security clearances.
3. **Project Description**: Continuing a legacy of outstanding diplomatic platforms, OBO seeks to commission our nation's top constructors to create facilities of outstanding quality, value and resiliency.
 - a. The existing U.S. Embassy site and building in Podgorica, Montenegro was originally acquired in 2000 and the existing facility was renovated for use by USAID. In 2006 the property was obtained by the Department of State (DOS) and converted into a chancery. Presently the facility consists of a chancery, a perimeter fence/wall, three access control buildings, temporary annex buildings, utility buildings, and a consular annex building. The site was expanded in 2009 through the purchase of the adjacent property. In 2011, DOS enclosed the expanded site area and constructed a consular annex building (CAX) with the intent to connect it to a future New Office Building (NOB) if funding became available in the future. Since the CAX was designed to coexist with the old chancery building, certain building systems are dependent on a building that no longer meets security requirements and must be replaced. The CAX will require supplemental construction in order to retain it which may outweigh the value of the building. OBO will analyze the cost benefit of renovation of the CAX during



the design of the compound.

- b. The project will consist of the design and construction of a new chancery, Marine Security Guard Residence, utility building, waste treatment facility, shop facilities, recreation facilities, and security upgrades. The project will also include design and construction of renovations to one access control building. Demolition of the existing chancery and temporary annex buildings will also be part of the project. The project will be phased in order to maintain the operational status of the mission.
- c. Construction services will include providing construction labor and materials to execute the design; on-site organization with management to ensure overall project coordination; and overall control throughout the life of the project. Required services include preparation of construction documents, quality control plans, safety plans, project schedules and project close-out activities.
- d. Design services to be provided may include: architecture; civil, structural, geo-technical, seismic, blast, mechanical, electrical, telecommunication, and fire protection engineering; sustainable design, energy conservation, energy modeling, photo-voltaic systems, pollution prevention, and use of recovered materials; space planning, interior design, systems furniture design and integration, and signage; physical and technical security; potable water treatment and waste water treatment; food service design; vertical transportation; lighting design; landscape design; design and construction scheduling; cost estimating; value engineering; and administrative coordination of the various disciplines involved. Additionally, the successful offeror may be required to have an approved local design consultant.
 - i. NOTE: The selected D/B Contractor's Architect/Engineer will be the "Designer of Record" and responsible for completing the construction drawings and specifications in accordance with the solicitation documentation provided.

4. **Estimated Construction Cost:** \$165 - \$190 Million.

5. **Past Performance Requirement:** See paragraph 7(c)(i) below



6. **Project Solicitation:** The project solicitation will consist of the following two (2) phases.

- a. ***Phase I – Pre-Qualification of Offerors:*** This announcement will be an initial RFP to pre-qualify prospective construction contractors for Phase II of the procurement process. The DoS will evaluate and rate the pre-qualification proposals based on the evaluation criteria set forth in the Phase I announcement.
 - i. NOTE: The Government may conduct an information session for interested Offerors prior to the receipt of pre-qualification submissions. A separate announcement will be issued on the Federal Business Opportunities webpage (www.FBO.gov) to specify the location, date, and time.
- b. ***Phase II – Requests for Proposals from Pre-Qualified Offerors:*** Those offerors determined to be pre-qualified in accordance with this notice will be issued a formal second RFP that will invite them to participate in a project site-visit (anticipated to be within 10 to 15 days after the issuance of the Phase II RFP), and submit technical and pricing proposals for a “firm fixed-price” contract.
 - i. The Phase II RFP will require the D/B contractor to complete all design and engineering documents based on the project specific design direction that will be provided in the Phase II RFP design requirements.
 - ii. The Government will provide bridging level design documents that will include, at a minimum, a site utilization plan; building massing and exterior elevations; space and requirements standards, organizational relationships, space requirements program; building utilities and infrastructure design; and supporting narratives, where applicable.

7. **DETAILED INSTRUCTIONS** Firms submitting information for Phase I qualification shall address the following criteria in the proposal for design and construction services:

- a. **Submission Requirements for Phase I, Pre-Qualification of Offerors:** Offerors shall submit sufficient documentation to allow DOS to evaluate its capabilities with the qualification criteria listed.

PLEASE TAKE NOTICE: *Submissions that are missing the required information or otherwise do not comply with the submission requirements may be*



eliminated from consideration at the Contracting Officer's determination.

- b. Copies of Proposal Submissions. Provide one (1) original plus one (1) copy in printed form, and one (1) electronic copy in PDF format on compact disc. The PDF shall be identical to that of the printed version and book marked by section, if applicable. DOS may review either the electronic or the printed submittal; therefore, both formats shall be complete and identical to each other.
- c. Omnibus Diplomatic Security and Antiterrorism Act of 1986. Firms being considered for award under this acquisition are limited to "United States Person" bidders as defined for purposes of Section 401(a)(1) of the Act. The offeror must complete and submit as part of its pre-qualification package the pamphlet "Certifications Relevant to Public Law 99-399, Statement of Qualifications for Purpose of Section 402 of The Omnibus Diplomatic Security and Antiterrorism Act of 1986." *(The pamphlet is attached to this FEDBIZOPPS announcement and may be obtained from the DOS Contract Specialist listed at the end of this notice.)*
- d. If a Joint Venture (JV) is formed, the company having 51 percent or greater interest in the JV must be the one completing the pamphlet. This is a pass/fail evaluated area. Submissions from offerors who do not receive a pass rating in this area will not be further evaluated. Sufficient information should be provided in the Certifications and attachments thereto to determine eligibility under Public Law 99-399, but the Department reserves the right to consider information available from other sources, or to obtain clarifications or additional information from the offeror.

IMPORTANT NOTE: Organizations that wish to use the experience or financial resources of any other legally dependent organization or individual, including parent companies, subsidiaries, or other related firms, must do so by way of a joint venture. A prospective offeror may be an individual organization or firm, a formal joint venture (where the arrangement among the co-venturers has been reduced to writing), or "de facto" joint venture (where no formal agreement has been reached, but the offering entity relies upon the experience of a related U.S. person firm that guarantees performance). To be considered a "qualified United States joint venture person," every joint venture must have at least one firm or organization that itself meets all the requirements of a U.S. person listed in Section 402. The U.S. person co-venturer will be required to sign a guarantee making the U.S person individually responsible for performance of any contract awarded, notwithstanding the terms of any joint venture agreement.



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- i. *Past Performance Requirements:* Pursuant to the Omnibus Diplomatic Security and Antiterrorism Act of 1986, offerors must demonstrate performance of similar construction work by furnishing information that confirms successful completion (in the United States or at a U.S. diplomatic or consular mission) of a construction contract or subcontract (value of at least **\$124 million**) involving work of the “same general type and complexity” as that of the solicited project. NOTE: The value of the construction contract or subcontract offered to demonstrate performance will not be adjusted for inflation, currency fluctuation, or any other market forces.
- ii. *Security Clearance Requirement.* In order to be eligible to perform under this contract, the pre-qualified firm(s), including all entities which comprise a JV and the JV itself, must possess or be able to obtain a Defense Security Service (DSS) Secret facility security clearance (FCL) with Secret safeguarding capability, issued in accordance with the National Industrial Security Program Operating Manual (NISPOM), DoD 5220.22-M. Offerors already possessing the necessary FCL must submit their appropriate Commercial and Government Entity (CAGE) Code, facility clearance and safeguarding level with the required pre-qualification documentation.

If an otherwise pre-qualified Offeror does not possess the necessary FCL, DOS will sponsor the firm for an FCL at the time the Offeror is determined to be pre-qualified. DOS will allow 120 calendar days from the notice of pre-qualification for firms to obtain the necessary FCL. Firms will not receive the classified portions of the Phase II RFP until they have been issued the appropriate FCL and received Defense Security Service (DSS) approval to safeguard classified documents. DOS sponsorship does not guarantee that the Offeror will receive the FCL, or that it will be received within the 120-day period. The Government will not be obligated to extend its solicitation schedule, or to make an award to a sponsored, pre-qualified firm, if that firm has not been issued a FCL.

NOTICE: The successful offeror selected for contract award must possess or obtain an Information System (IS) approved by DSS for processing classified information up to the Secret level. Performance on this contract will require access to the Department’s ProjNet-C, for receipt and transmission of all classified information, and a DSS approved classified IS for processing classified information.



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8. CLOSING DEADLINE FOR SUBMISSIONS:

ALL SUBMISSIONS MUST BE RECEIVED BY 3:00 P.M. EST/EDT on February 20, 2019.

TRANSMISSION OF PROPOSALS: Offerors shall hand deliver or submit proposals by courier (FedEx, UPS Express Mail, DHL, ETC.) to the following address:

U.S. Department of State
Attn: James H. Waggoner & Keisha S. McCormick
A/LM/AQM/FDCD/CON, Room L-600, SA-6
1701 North Fort Myer Drive
Arlington, VA 22209

Phone number for courier service delivery only: +1 (703) 875-5853

(DO NOT USE THE U.S. POSTAL SERVICE (P.O. Box) ADDRESS)
Include the project solicitation number(s) on the face of the package.

REQUESTS FOR CLARIFICATIONS must be submitted in writing to James H. Waggoner
AND Alt Keisha McCormick by email WaggonerJH@state.gov **AND**
McCormickKS@state.gov