

**ARCHITECT & ENGINEERING SUPPORT SERVICES
REQUEST FOR QUALIFICATIONS**

WASHINGTON UNION STATION PROGRAM – AUTHORITY HAVING JURISDICTION

**ATTENTION: THE INSTRUCTIONS PROVIDED IN THIS DOCUMENT ARE IN ADDITION TO
THOSE PROVIDED ON THE SF 330, ARCHITECT-ENGINEER QUALIFICATIONS.**

1. Description:

- a. This is a request for the Standard Form (SF) 330, Architect-Engineer (A-E) Qualifications, in accordance with the Brooks Act as implemented in Federal Acquisition Regulation (FAR) Subpart 36.6, Architect-Engineer Services and TAR PART 1236 - Construction and Architect-Engineer Contracts for the Washington Union Station (WUS) Architect and Engineer Service Program.
- b. The Federal Railroad Administration (FRA) is releasing the solicitation with the objective to issue a contract for a contractor to furnish all necessary services, including but not limited to, qualified personnel, labor, material, equipment and services to conduct/perform the following: review program plans/drawings or submittals (comprises: architectural, structural, mechanical, electrical, plumbing, fire and life safety, sewage, others as applicable); review of existing specifications; perform special inspections (for construction, and infrastructure) and review for ongoing construction work; ensure compliance with the applicable design and construction codes, standards and guidance; attend meetings representing the government as the Authority Having Jurisdiction (AHJ), and provide related consulting services. All in accordance with the attached Statement of Work (SOW). To a substantial extent, this procurement requires performance by a registered or licensed architect or engineer.
- c. A-E firms meeting these requirements described in this solicitation are requested to submit an SF 330 Parts I and II, and any additional information requested in this document. One firm will be selected for negotiation based on the criteria below.
- d. This acquisition is being conducted as full and open competition under the North American Industrial Classification System (NAICS) Code 541310, Architectural Services. FRA expects to issue one (1) IDIQ labor hours contract for a base year and four option years.
- e. In accordance with FAR 36.602-3, Evaluation Board Functions, an A-E Evaluation Board has been established to review responses to the solicitation, evaluate firms, hold discussions with the most highly qualified firms (objective is a minimum of 3 firms), and prepare a selection report for the designated Source Selection Authority (SSA). Firms will be ranked according to the adjectival scores as evaluated by the Evaluation Board. The most highly qualified firms will be invited for an interview with the Evaluation Board. Based on the results of these interviews, the original adjectival scores may be revised, and a new ranking established.

- f. Pursuant to FAR 36.602-4, Selection Authority, final selection(s) will be made by the designated SSA. This final selection shall be a listing, in order of preference, of the firms considered most highly qualified to perform the work. All firms on the final selection list are considered "selected firms." The Contracting Officer may conduct simultaneous negotiations with the "selected firms" starting with the most preferred firms in accordance with FAR 36.606.
 - g. If a mutually satisfactory contract cannot be negotiated with the most preferred firm, the Contracting Officer shall notify the firm that negotiations have been terminated. The Contracting Officer shall then initiate negotiations with the next firm on the final selection list. This procedure shall be continued until a mutually satisfactory contract has been negotiated with the minimum number of firms as stated in paragraph 1. e.
 - h. Firms are put on notice that the "selected firms" with which the Contracting Officer may negotiate will receive a request for proposal (RFP) and be required to submit a Fixed Price Rate Proposal to include labor, overhead and other costs for the 5-year period of performance for negotiation by the Contracting Officer prior to contract award. The resultant negotiated agreement will be incorporated into the contract and used in the pricing of all Labor Hours task orders.
 - i. All interested firms are hereby put on notice that registration in the System for Award Management (SAM) Database is required prior to contract award. Failure to register in the SAM Database may render your firm ineligible for award. For more information, check the SAM Website: <https://www.sam.gov>.
 - j. All interested firms and their subcontractors are hereby put on notice that the firm's principal architect-engineer must be licensed to work in the Washington DC area to be eligible for the award. All interested contractors are required to provide proof that the firm's principal is permitted by law to practice the professions of architecture and engineering. Failure to submit the required proof shall result in a firm's elimination from consideration.
2. **Contract Details:** This procurement is conducted under Product and Service Code (PSC) C219, Architect and Engineering Services, and NAICS code 541310, Architectural Services. The size standard is \$7,000,000. This is an unrestricted solicitation. The Federal Railroad Administration (FRA) contemplates a single award, five-year Indefinite Delivery/Indefinite Quantity (IDIQ) contract with labor task orders. The maximum value of this IDIQ is \$9,000,000 over five years. The minimum value is \$2,000.00.

While this is an unrestricted procurement, if the awardee is a large business, it will be required to submit a small business subcontracting plan in accordance with FAR 52.219-9 and subject to the outcome of negotiations. A small business subcontracting plan is not required for submittal with the SF 330. Please note that prospective awardees must be registered at www.sam.gov.

3. **Project Information:** Washington Union Station (WUS) is a key component of the intercity passenger rail services provided by Amtrak on the Northeast Corridor (the nation's busiest rail line.) Union Station is the southern hub of the Northeast Corridor and high-speed ACELA

services, the northern hub of Amtrak's services to Virginia's Tidewater region, Florida and New Orleans, and an eastern hub of services to Chicago and the Midwest.

The WUS is owned by the United States Government with oversight and the AHJ's responsibility is vested in the Federal Railroad Administration (FRA). Union Station was completed in 1907 and restored/redeveloped in the mid-1980s. The United States acquired title to the property in 1988. Responsibility for day-to-day operations and oversight of the Station is vested with Union Station Investco LLC (USI) through a series of subleases. The Union Station Redevelopment Corporation (USRC) is the lessee from the FRA and sublessor to USI.

The WUS has subleases spaces that accommodate more than a hundred specialty shops, restaurants and eateries, ticketing, baggage handling, public spaces, Amtrak Headquarters for a total usable area of around 510,000 square feet; validated parking, Union Station Parking Garage (USPG) available for 1,400 cars, buses, and recreational vehicles.

FRA AHJ is responsible for identifying the applicable building design standards and construction codes for projects at Union Station. AHJ provides guidance and oversight, ensuring that any repairs, rehabilitation, construction, and maintenance planned or performed at WUS are designed, conducted, and completed by the responsible parties in compliance with the applicable building design and construction codes, standards, and guidance. As the AHJ, FRA is also responsible for overseeing that all fire and life safety codes and standards are met. Because is a federally-owned facility, FRA as the AHJ is fulfilling the role of the local government for building code compliance.

4. **Selection Criteria:** The FRA will evaluate each potential contractor in terms of its –
- (1) Professional qualifications, including all applicable A-E registrations/certifications required by the District of Columbia, necessary for satisfactory performance of required services;
 - (2) Code certification aligns with the International Code Council (ICC)
 - (3) Specialized experience and technical competence in the type of work required as described in the SOW including **but not limited to** the design process, inspections, construction codes, vertical transportation, and permits;
 - (4) Strong Interpersonal skills with the ability to interact and communicate with all levels of management, employees, and the general public;
 - (5) Capacity to accomplish the work in the required time;
 - (6) Past performance on contracts with Government agencies and private industry in terms of cost control, quality of work, and compliance with performance schedules; and
 - (7) Knowledge of the Washington, DC locality and the requirements of performing these services in Washington, DC.

In accordance with FAR 36.602-1, the evaluation board will hold discussions with at least three of the most highly qualified firms.

DISCLOSURE OF CONFLICTS OF INTEREST

Offerors shall provide a brief statement in their submission that describes in a concise manner all past, present or planned organizational, contractual, or other interest(s), which may affect the Offeror's ability to perform the proposed contract in an impartial and objective manner.

The Contracting Officer will review the statement submitted and may require additional relevant information from the Offerors. In accordance with Federal Acquisition Regulation (FAR) Subpart 9.5, all such information, and any other relevant information known to the Government, will be used to determine whether an award to the Offerors may create an actual or potential conflict of interest. If any such conflict of interest is found to exist, the Contracting Officer may (1) disqualify the Offerors, or (2) determine that it is otherwise in the best interest of the United States to contract with the Offerors and include appropriate provisions to mitigate or avoid such conflict in the awarded Order.

As per FAR Subpart 9.5 - Organizational and Consultant Conflicts of Interest, proponents must certify that not the company or the personnel /subcontractors are currently working for:

Union Station Redevelopment Corporation (USRC)

Union Station Investco (USI)

Jones Lang LaSalle Inc (JLL)

National Railroad Passenger Corporation (AMTRAK)

Any other organization working directly under the above-mentioned entities.

5. **Submission Requirements:** Interested Architect-Engineer firms having the capabilities to perform this work shall submit an SF 330 Part I and II to the Contracting Officer Brittany Alvarenga via email at brittany.alvarenga@dot.gov and copy the Contract Specialist, Luis Frontera at luis.frontera@dot.gov. For the purposes of this solicitation, FRA requires only five examples of projects which best illustrate the proposed team's qualifications in block F of the SF 330. The submission, including the cover letter, shall not exceed 35 pages.

Questions regarding this announcement may be submitted via email to the contracting officer and contract specialist above. Questions are due on October 27, 2022, at 1:00 PM Eastern Time. **The SF 330** and required documentation is due on November 17, 2022, at 1:00 PM Eastern Time.

Attachment 1 - SOW_ WUS Program- AHJ Role

A – Project Development Procedures (PDP)_Excerpt version, dated Sept 30, 2022

B - FRA AHJ Special Events Standard Procedures (SESP)_Excerpt version, dated May 7, 2021

Attachment 2 – SF – 330 ARCHITECT-ENGINEER QUALIFICATIONS