



**DEPARTMENT OF THE NAVY  
NAVAL FACILITIES ENGINEERING  
COMMAND SOUTHWEST  
1220 PACIFIC HIGHWAY  
SAN DIEGO, CA 92132-5190**

September 21, 2020

**SOURCES SOUGHT  
MARKET RESEARCH QUESTIONNAIRE  
NAVAL FACILITIES ENGINEERING COMMAND SOUTHWEST DIVISION  
BASE OPERATING SERVICES CONTRACT (BOSC)  
AT NAVAL BASE POINT LOMA, SAN DIEGO, CALIFORNIA**

Market Research is being conducted in accordance with Federal Acquisition Regulations (FAR) Part 10 and 12 to determine if commercial items are available to meet the Government's need for a Base Operating Services Contract (BOSC) for work to be performed at Naval Base Point Loma, San Diego, CA.

**North American Industry Classification System (NAICS) Code 561210-** Facility Support Services.

**Small Business Size Standard** – \$41.5 million annual receipts (see annual receipts explanation at the bottom of the questionnaire).

**Total Estimated Value** – \$99 Million for 8 years, whichever occurs first.

**Performance Period** – 8 years (Base Year, Seven (7) Option Years)

**Proposed Contract Type** – Firm Fixed Price/Indefinite Delivery Indefinite Quantity (IDIQ)

**Work Requirements:**

The Offeror shall furnish all labor, supervision, management, tools, materials, equipment, facilities, transportation, incidental engineering, operators and other items necessary to provide the services outlined below for various facilities services at several Naval and Marine Corps Installations located in Arizona, California, Colorado, New Mexico, Nevada and Utah. The type of contract anticipated for this procurement is a BOSC for a Firm Fixed-Price to include a combination of recurring and non-recurring work. The basic contract period will be for 12 months. The contract contains seven (7) 12 month options for a total maximum duration of 96 months. Services to be performed under the resulting contract(s) may include the following Facilities Support (FSC) Services:

- 1) Annex 0100000 General Information**
- 2) Annex 0200000 Management and Administration**
- 3) Annex 1501000 – Facility Management**

Facility Management requirements within this sub-annex primarily consist of facility planning and asset management services including, but not limited to, work control, service call reception, Condition Based Maintenance Management (CBMM) / Infrastructure Condition Assessment Program (ICAP) support, Special project documentation preparation, Regional Shore Installation Plan (RSIP) support, Basic Facility Requirements (BFR) determination, space management planning, real property records maintenance, real estate management support, and technical library operation.

#### **4) Annex 1502000 – Facility Investment**

Facility Investment requirements within this sub-annex primarily consist of infrastructure sustainment and minimal restoration and modernization work. Sustainment is the maintenance and repair necessary to keep an inventory of facilities and other assets in good working order. Restoration and modernization normally consists of major rehabilitation and capital improvements that is accomplished through other Navy programs. Some major repair, minor construction and stand-alone demolition may be accomplished as part of Facility Investment.

#### **5) Annex 1503010 – Custodial Services**

The intent of 1503010 Custodial is to specify the requirements related to the cleaning of facilities. Custodial requirements consist mainly of services that ensure the cleanliness of working environments. Custodial services do not include any repair work of facilities or fixtures. The only exception to this is the replacement of dispensers (soap, towel, etc.) which may be ordered by IDIQ. Custodial services include waste removal for buildings, service locations, internal collection points (kitchens, common area bins, etc.), and external trash/recycling cans that are within the perimeter of the building (10 feet) and/or associated with a building's patios and smoking areas. Disposal of waste from other external collection sites (dumpsters, waste disposal units, etc.) is addressed by Waste Management contracts and not included as part of the work of this task order. Removal and disposal of biohazardous waste (from areas such as medical centers) is addressed by other contracts. However, the Contractor is required to provide his/her employees training in the correct way to handle pathogenic waste as there is a reasonable expectation of them encountering such in the course of their duties.

#### **6) Annex 1503020 – Pest Control**

Pest Control requirements within this sub-annex primarily consist of pest control services in conformance with the Integrated Pest Management Plan (IPMP) to prevent, control and remove unwanted vegetation and invasive plants, nuisance, structure damaging, lawn, turf and ornamental, and public health pests, and vertebrate pests.

#### **7) Annex 1503050 – Grounds Maintenance and Landscaping**

Grounds Maintenance and Landscaping requirements within this sub-annex primarily consist of Grounds Maintenance and Landscaping of prestige and common areas, including but not limited to lawns, fields, operational areas, and storm water system operation. General maintenance, such as mowing, trimming, edging, planter beds, xeriscape, trash and debris removal, aeration, de-thatching, fertilization, irrigation systems operation and maintenance, tree maintenance, tree control, vegetation and weed

control within the Naval Hospital Camp Pendleton and all associated clinics and facilities.

#### **8) Annex 1503060 – Pavement Clearance**

The intent of 1503060 Pavement Clearance is to specify the requirements related to pavement sweeping, pier and deck cleaning operations. The intent of this service contract is to ensure environmental compliance under the NBPL Permit. The NBPL permit established exceedance response action (ERA) requirements for industrial storm water discharges at NBPL with parameters in concentrations that exceed their respective numeric action levels (NALs). The NBPL Permit established both annual average and instantaneous numeric action levels for certain parameters. Exceedances of NALs are based on an evaluation of the storm water analytical results for NBPL in its entirety.

#### **9) Annex 1601000 – Chiller**

The intent of 1601000 Chiller Plant is to specify the requirements for providing chiller plant and air conditioning services. Included are services such as operating, maintaining and repairing the chiller plant and distribution system, chilled water testing and treatment, and provision of portable chiller systems to augment the chiller plant as necessary. The following services are not included in this Template:

- This annex applies to chiller plant(s) serving more than one facility. Chiller plant(s) serving a single facility are included in 1502000, Facilities Investment.
- Repairs to the facilities (building structures) and trouble call response for Chiller Plants are included in 1502000 Facilities Investment.
- Utility locates and escort services are included in 1502000 Facility Management.

The Contractor shall perform preventative maintenance, corrective maintenance, routine, urgent, and emergency repair, alteration, demolition and minor construction for Chiller Systems

#### **10) Annex 1602000 – Electrical**

The Electrical requirements within this sub-annex primarily consist of electrical infrastructure operation, sustainment and minimal restoration and modernization work. Operation of select electrical power generation plant and transmission and distribution systems to ensure all equipment and components operate safely, are fully functional and operational, 24 hours per day, 7 days a week. Sustainment is the maintenance and repair necessary to keep an inventory of electrical facilities and other supporting assets in good working order. Restoration and modernization normally consists of major rehabilitation and capital improvements that is accomplished through other Navy programs. Some major repair, minor construction and stand-alone demolition may be accomplished as part of Facility Investment.

Maintenance requirements include, but are not limited to:

Preventative Maintenance

Corrective Maintenance  
Incidental Repairs  
Service Orders  
Emergency Service Orders  
Urgent Service Orders  
Routine Service Orders  
Grounds Maintenance  
Pest Control  
Custodial Services  
Pavement Clearance  
Pool Chemical Maintenance  
Corrosion Maintenance  
Vertical Transportation Maintenance

The Contractor will be required to perform all stated services within this contract for a variety of federal customers. The facilities to be serviced under this scope are located at:

Naval Base Point Loma Peninsula (NBPL)  
Patrick Wade Child Development Center (CDC)  
Harbor Drive (HD)  
Lindbergh Field  
Mt. Soledad  
Old Town Site 1 (OT1)  
Old Town Site 2 (OT2)  
Taylor Street  
Marine Corps Recruit Depot (MCRD)  
Marine Corps Air Station Miramar (MCAS Miramar)  
Naval Regional Plant Equipment Office (NRPEO)  
Serra Mesa Naval Exchange (Serra Mesa NEX)  
Nimitz Naval Exchange (Nimitz NEX)

**Instructions to Interested Parties:** This is not a request for proposal and a contract award will not be made from this questionnaire. We are requesting assistance from the commercial industry in the preparation of a BOSC. Your answers to the following questions will be used to tailor the proposed solicitation described above. Please answer the following questionnaire for each project in which your firm demonstrates experience to the best of your ability, and return the completed questionnaire to Ms. Emily Bednash via email: [emily.l.bednash@navy.mil](mailto:emily.l.bednash@navy.mil) . A project is defined as government or commercial contract/project or task order all information provided will be kept confidential and will not be disseminated to the public.

**PLEASE RETURN COMPLETED QUESTIONNAIRE BY Thursday, October 12, 2020**

**Thank you,**

**Emily Bednash**

Contract Specialist

NAVFAC Southwest

Facilities Engineering and Acquisitions Division - Point Loma

619-524-3150

[Emily.l.bednash@navy.mil](mailto:Emily.l.bednash@navy.mil)

4635 Pacific Hwy, San Diego, CA 92110

Name of Company: \_\_\_\_\_

Address: \_\_\_\_\_

Point of Contact: \_\_\_\_\_

Phone#: \_\_\_\_\_

Fax#: \_\_\_\_\_

Email address: \_\_\_\_\_

DUNS #: \_\_\_\_\_

CAGE Code#: \_\_\_\_\_

- 1) Have you provided Facilities Support Services, in substantial quantities in the commercial marketplace based on established catalog or market prices (see definitions at the bottom of the questionnaire) using commercial terms and conditions?

☐ Yes

☐ No

- 2) If you answered yes above, please provide your company's established catalog or market prices for Facilities Support Services. **(information may be provided in the space below, or as a separate document)**

\_\_\_\_\_

- 3) Please identify your company's Small Business size status under North American Industry Classification System (NAICS) 561210. Small Business Size Standard – \$41.5 million in annual receipts. For more information refer to <http://www.sba.gov/>.

☐ **Large Business Concern**

☐ **Small Business Concern:**

**If Small Business, what do you project your size status at the end of October 2020?**

☐ **Yes – Below Size Standard (\$41.5 million in annual receipts)**

☐ **No - Will not be Small Business Concern after October 2020**

☐ **8(a) contractor**

If 8(a), what will be your 8(a) status in 2020?

☐ Yes, will be an 8(a) contractor

☐ No, will not be an 8(a) contractor

☐ **Small Disadvantaged Business (SDB)**

☐ **Historically Underutilized Business Zone (Hubzone)**

☐ **Women-owned Small Business (WOSB)**

☐ **Veteran-owned Small Business**

☐ **Other (please specify)**

4) Does your company regularly engage in the business of providing Facilities Support Services?

☐ Yes

☐ No

5) How long has your company provided these services?

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6) All contractors receiving a federal contract award must be registered in System for Award Management (SAM) at the following website: <https://www.sam.gov/SAM/>. Is your company registered in SAM?

☐ Yes

☐ No

Expiration date in SAM:

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**Please provide the following for each project your firm demonstrates experience:**

7) Please list any contracts your company is currently performing that would be considered the same as or similar to this effort (size & scope) as well as those you have completed within the last three years, including contract number, title, references with name and phone number, and a brief narrative of the project. **(Information may be provided in the block below, or as a separate document.)**

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8) Which role did your company participate in for this project?

☐ Prime Contractor      ☐ Subcontractor      ☐ Joint Venture

a) What was the dollar value of the project?

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b) What percent of the work/ dollar value did your firm self-perform for the project?

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9) Please indicate below whether you performed the Technical Sections as a Prime Contractor or subcontractor. Please indicate the percentage devoted to each.

A.      Technical Section: Annex 1502000 – Facility Investment

Performed by Prime Contract: ☐ \_\_\_\_%    Performed by Subcontract: ☐ \_\_\_\_%

B.      Technical Section: Annex 1503010 – Custodial Services

Performed by Prime Contract: ☐ \_\_\_\_%    Performed by Subcontract: ☐ \_\_\_\_%

C.      Technical Section: Annex 1503050 – Grounds

Performed by Prime Contract: ☐ \_\_\_\_%    Performed by Subcontract: ☐ \_\_\_\_%

10) If the Navy issued a BOSC for the locations below to include an eight (8) year performance period valued at \$99M, would any of the locations shown below be a factor in your company not submitting a proposal? If so, please check the locations where your company would not want to perform Facilities Support services under this contract:

- ☐ Arizona
- ☐ California
- ☐ Colorado



- ☐ Nevada
- ☐ New Mexico
- ☐ Utah

**\*\*For purposes of these services-**

**“Catalog price”** means a price included in a catalog, price list, schedule, or other form that is regularly maintained by the manufacturer or vendor, is either published or otherwise available for inspection by customers, and states prices at which sales are currently, or were last, made to a significant number of buyers constituting the general public; and

**“Market prices”** means current prices that are established in the course of ordinary trade between buyers and sellers free to bargain and that can be substantiated through competition or from sources independent of the offerors.

**“Annual Receipts”** Gross receipts are averaged over a concern’s latest three (3) completed fiscal years to determine its average annual receipts. “Receipts” means the concern’s gross or total income, plus the cost of goods sold, as defined by or reported on the concern’s Federal Income tax return. The term does not include, however, net capital gains or losses, or taxes collected and remitted to a taxing authority if included in gross or total income. The concern may not deduct income taxes, property taxes, cost of materials or funds paid to subcontractors. Travel, real estate and advertising agents, providers of conference management services, freight forwarders, customs brokers and tour operators may deduct amounts they collect on behalf of another. If a concern has not been in business for three (3) years, the average weekly revenue for the number of weeks the concern has been in business is multiplied by 52 to determine its average annual receipts.