



Y--LABOR MARKET SURVEY FOR THE RENOVATION OF THE WRIGHT-PATTERSON AFB, OHIO, MEDICAL CENTER PROJECT

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Synopsis:

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The Corps of Engineers, Louisville District, is soliciting comments from the construction community addressing the potential use of Project Labor Agreements (PLA) for a large scale construction project (exceeding \$100 million) within the Dayton (Fairborn), OH area. The project consists of the design and construction of the Renovation of the Wright-Patterson AFB Medical Center to modern clinical and operational standards. The construction entails the relocation, reorganization, and modernization of inpatient and outpatient departments consisting of clinical, surgical, support administrative and ancillary spaces. A PLA is defined as a pre-hire collective bargaining agreement with 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). Some of the factors that may be considered regarding their use are: a. The involvement of multiple contractors and/or subcontractors working in multiple crafts or trades; b. The complexity of the project; c. Shortage of skilled labor in region; d. Completion of the project will require an extended period of time; e. The use of PLAs on other comparable projects; f. The promotion of the Governments long term program interests, such as training of skilled workforce for future projects; g. The possibility of labor disputes that threaten timely completion; and h. Additional costs from use of PLAs may be cost prohibitive. Federal Acquisition Regulation (FAR) Policy: (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 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 (1) 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 (2) Be consistent with law. Reference: Provision: 52.222-33 Notice of Requirement for Project Labor Agreement Clause 52.222-34 Project Labor Agreement.

The construction community is invited to comment on the use of PLAs. Of particular interest to the Government are responses to the following questions: a. Should a PLA be executed on the Dayton (Fairborn), OH Renovate Wright-Patterson Medical Center contract? What other factors should the Corps consider before deciding to include PLA provisions in the contract? What type of project should or should not be considered for PLA? b. Is the use of PLAs effective in achieving economy and efficiency in Federal procurement? What is the estimated relative cost impact, or any other economies or efficiencies derived by the Federal Government, if using PLAs? Will a PLA impact the cost of submitting an offer? c. Is the use of PLAs effective in producing labor-management stability? Have labor disputes or other labor issues contributed to project delays in the local area? d. Is the use of PLAs conducive to ensuring compliance with laws and regulations governing safety and health, equal employment opportunity, labor and employment standards, and other relevant matters? Are there instances where these standards have not been met on Federal contracts in the local area? Were PLAs used for those specific contracts?

e. The project will require multiple construction contractors and/or subcontractors employing workers in multiple crafts or trades. Do you foresee any work on the project that may result in both the prime contractor and at least one subcontractor, or two or more subcontractors, employing the same trade? f. Are there concerns by prime contractors on the availability of skilled construction labor? Information may reference current apprenticeship statistics and workforce age demographics. g. Completion of the anticipated project will require an extensive performance period. Will a PLA impact the completion time? What is the anticipated volatility in the labor market for the trades required for the execution of the project? Would a PLA benefit a project which contains a unique and compelling mission-critical schedule?

h. Where have PLAs been used on comparable projects undertaken by Federal, State, municipal, or private entities in the geographic area of this project? i. Will the use of PLAs impact the ability of potential Offerors and subcontractors to meet small-business utilization goals? Responses shall be submitted via email to Tom Dickert at tom.e.dickert@usace.army.mil no later than 1:00 PM Louisville Time (EDST) on 22 March 2011. This is NOT a Request for Proposal and does not constitute any commitment by the Government. Responses to this labor market survey will be used by the Government to make appropriate acquisition decisions. All interested sources must respond to future solicitation announcements separately from responses to this survey.

Contracting Office Address:

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Point of Contact(s):

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[USACE District, Louisville](#)

Opportunity History

■ **Original Synopsis**

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