



Z--Solicit Comments Use of Projects Labor Agreements at Fort Hood Army Base, Texas

Solicitation Number: W9126G-11-R-0147PLA

Agency: Department of the Army

Office: U.S. Army Corps of Engineers

Location: USACE District, Fort Worth

Notice Type:

Sources Sought

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Z -- Maintenance, repair, and alteration of real property

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236 -- Construction of Buildings/236220 -- Commercial and Institutional Building Construction

Synopsis:

Added: May 03, 2011 2:07 pm

Sources Sought for PLAs Regarding future Solicitation No.; W9126G-11-R-0147

Title:

Fort Worth District Corps of Engineers Soliciting Comments on the Potential Use of Project Labor Agreements (PLAs) at VOLAR III - 39000 Block Barracks and CEP Renovations , Fort Hood, Texas

Description:

The Corps of Engineers Fort Worth District is soliciting comments from the construction community addressing the potential use of Project Labor Agreements (PLAs) from large scale construction projects (exceeding \$25 million) for the following project:

VOLAR III - 39000 Block Barracks and CEP Renovations, Fort Hood, Texas

Project Description includes the design and construct of the VOLAR barracks and Central Energy Plant (CEP) renovations in the 39000 block, to improve energy efficiency, eliminate mold and mildew, and provide a better living environment for the soldiers that will last for the next 20 years. Work will include redesign and renovation of six barracks to house one soldier per room; replacement of all water and sewer lines within the block; conversion of the CEP from a traditional 4-pipe boiler/chiller system to a water source heat pump system with a ground coupled well field; replacement of hot and chilled distribution piping within the 39000 block with condenser loop and hot water distribution piping; solar domestic hot water heating at each barracks; renovation of the laundry building; addition of mechanical room space and mechanical equipment at six admin facilities and the dining facility in the 39000 block for compatibility with the new CEP; temporary boilers and chillers for the six admin facilities, dining facility, and six previously renovated barracks that will be occupied during construction; sidewalk replacements; parking lot

reconfiguration and reconstruction; landscaping; and LEED Silver certification for each barracks.

Range of Magnitude: \$50 to \$100 Million.

Period of Performance: 720 calendar days after Notice to Proceed.

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 the region.
- d. Completion of the project will require an extended period of time.
- e. The use of PLA's on other comparable projects.
- f. The promotion of the Governments long term programs interests such as training of skilled workforce for future projects.
- g. The possibility of labor disputes that threaten timely completion.
- h. Additional costs from use of PLAs may be cost prohibitive.

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).

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.

In consideration of the above factors, and any others which may be deemed appropriate, 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 PLAs be executed on selected large dollar contracts within the above referenced location by the Fort Worth District? What other factors should the Corps consider before deciding to include PLA provisions in a Fort Worth District 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. Projects will require multiple construction contractors and/or subcontractors employing workers in multiple crafts or trades. Do you foresee any work on projects 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 anticipated projects will require an extensive performance periods. 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?

Please provide your comments via e-mail to Richard D. Feller, Contract Specialist at richard.feller@usace.army.mil no later than close of business on 12 May 2011.

Agency/Contracting Office:

U.S. Army Corps of Engineers, Fort Worth District
ATTN: CESWF-CT (Rm 2A19)
819 Taylor Street
Fort Worth, Texas 76102-0300

Place of Performance:

Fort Hood Army Base
Bell/Coryell County
Fort Hood, Texas 76544

Point of Contact:

Mr. Richard D. Feller
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Fort Worth District

Contracting Office Address:

USACE District, Fort Worth, PO Box 17300/819 Taylor Street, Fort Worth, TX 76102-0300

Place of Performance:

Fort Hood Army Base Bell/Coryell County Fort Hood TX
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Point of Contact(s):

Richard Feller, 817-338-8633

[USACE District, Fort Worth](#)

Opportunity History

■ **Original Synopsis**

May 03, 2011

2:07 pm