



U.S. General Services Administration

Great Lakes Region Industry Networking Expo

presented by: GSA Region 5 Public Buildings Service



UNITED STATES COURTHOUSE

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U.S. General Services Administration

The What & How of AE IDIQs

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What is an AE IDIQ?

- IDIQ = Indefinite Delivery Indefinite Quantity
- Provides for an indefinite quantity of services for a fixed time
- Task orders are issued against base contract for individual requirements/projects
- AEs are selected for task orders based upon the qualifications submitted during procurement
- Task orders must be based upon awarded rates (or lower)
- Task orders are limited to 6% of the ECCA



How to Compete for an AE IDIQ

- Two-stage process:
 - Advertised on SAM.gov
 - Proposals evaluated by a SSEB



How to Compete for an AE IDIQ

1. Combined synopsis/solicitation that includes a Request for Qualifications (RFQ)
 - No price evaluation at this stage
 - # of anticipated awardees
 - Set asides
- Technical Factors (generally)
 - Design Firm: Past Design Performance
 - Philosophy and Design Intent
 - Lead Designer's Portfolio
 - Lead Designer's Profile



How to Compete for an AE IDIQ

2. Request for Proposals (RFP)

- Technical Factors (generally)
 - Team Design Performance
 - Team Organization and Management Plan
 - Professional Qualifications
 - Geographic Location



How to Compete for an AE IDIQ

- RFP results in a shortlist
- Interviews will be conducted during this phase
- Individual rates for each position, overhead, and profit will be negotiated
- Inspector General will conduct an audit of rates (may result in continued negotiations)
- Multiple awardees notified (and posted on SAM) and security clearance process commences



Active AE IDIQs in GSA Region 5

Regional AE IDIQ

- Typical scopes of work may include, but are not limited to: site investigation, pre-design and existing conditions studies, design, construction documents, constructability review and evaluation, estimating, technical design reviews, procurement support, submittal and shop drawing review/approval, record drawings, construction site inspection, and close-out documentation.



Active AE IDIQs in GSA Region 5

Regional AE IDIQ

- Many of the projects will be in historically significant buildings or buildings of significant architectural design. This IDIQ may also be used to provide AE/EA services for new construction or renovation of GSA leasehold interests as well.



Active AE IDIQs in GSA Region 5

Regional AE IDIQ

- The primary types of professional services the AE/EA shall provide include but may not be limited to: Architecture, Historic Preservation, Mechanical Engineering, Electrical Engineering, Structural & Civil Engineering (evaluation and design), Plumbing, Fire Protection, Life Safety (evaluation and design), Security (evaluation and design), Seismic & Blast, Interior Design, Feasibility, pre-design, and project development studies, Field investigation, Site surveys, Concept design,



Active AE IDIQs in GSA Region 5

Regional AE IDIQ (cont.)

- Design development and Construction document development (both engineering and architectural), Constructability review and evaluation, Management and inspection services during construction, Pre-design services (pre-alteration assessment), Building standard document development, Temperature control assessment and design, BAS system assessment and integration, Building and system commissioning, Vertical Transportation, Real Estate Market Analysis, Hazardous material removal consultants.



Active AE IDIQs in GSA Region 5

Regional AE IDIQ (cont.)

- Secondary expertise that may be required include: Historic masonry, contemporary masonry (concrete, cast stone, etc.), Curtain wall, Historic or existing building assessment, materials review and repair solution remediation, water infiltration investigation, Interior Design security, surveying, LEED, risk assessment, vertical transportation, real estate market analysis, master planning, and report writing.



Active AE IDIQs in GSA Nationally

National Architecture Engineering Interior IDIQ

Awardees

- ❖ 14 Firms across two Pools (A & B)
- ❖ 3 small businesses

Location

- ❖ Pool A - Nationwide
- ❖ Pool B - Regions 1 & 10 only

Contract Term

- ❖ Five Year Contract (No option years)
- ❖ Period of Performance: 11/10/2022 to 11/9/2027

Maximum Order Limitation (MOL)

- ❖ Pool A - \$125 million over 5 years
- ❖ Pool B - \$25 million over 5 years

Active AE IDIQs in GSA Nationally

National Architect/Engineering/Interior Design

Pool A Scope Includes All Disciplines

- Architecture
- Interior Architecture and Design
- Workplace Research, Engagement & Strategy
- Wellness and Healthy Buildings
- Change Management
- Technology Integration with Future Ways of Working
- Energy Utilization & Sustainability
- Historic Preservation
- Building Retrofit and Adaptive Reuse
- Mechanical Engineering
- Electrical Engineering
- Lighting Design
- Acoustic Design and Engineering

R1 & R10 Interior Architecture

Pool B Scope Excludes Disciplines in Blue

- Structural & Civil Engineering
- Fire Protection and Life Safety
- Security
- Seismic & Blast
- Urban, Site and Landscape Design
- Feasibility, Preplanning, and Concept Studies
- Integrated Real Estate Portfolio and Master Planning
- Field Investigation, Existing Site and Building Surveys
- Schematic Design, Design Development and Construction Docs
- Cost Estimating and Value Engineering
- Constructability Review and Evaluation
- Building and System Commissioning
- Vertical Transportation

Questions?

