

Sources Sought Response

Sandia National Laboratories Management and Operating Contract

National Nuclear Security Administration (NNSA)

Submitted to:

SEB6@nnsa.doe.gov

Solicitation: DE-SOL-0008470

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Capability Statement

Comanche Nation Construction LLC (CNC) is wholly owned by the Comanche tribe of Oklahoma. The company operates independently, under the direction of Comanche Nation Enterprises, Inc., created for the purpose of business development with intent to provide financial return and opportunity to the Comanche nation. CNC was created as a General Construction Contractor performing construction work in April of 2009 and obtained 8(a) certification in October 2009. After successfully managing a Tulsa District Corps of Engineers project in Broken Arrow and performing Quality Control for the Red River Casino Renovation, CNC purchased Todd Construction LP of Oklahoma City. Also acquired were the Oklahoma assets of Trend Construction, Inc. of Orlando, Florida. Both were obtained in September 2010.

Using the retained personnel from the Todd and Oklahoma-based Trend contract teams, CNC performed the project management, supervision, and quality control of a number of existing projects belonging to the two companies. The projects were located at Sheppard Air Force Base (AFB), Texas, and at the Fort Sill Army Installation and Altus AFB in Oklahoma. The bulk of this work was contracted through the Fort Sill Mission and Installation Contracting Command and the Tulsa District Corps of Engineers, which totaled in excess of \$22 million. Work was awarded through MATOC and POCA contracts as both sealed bid and negotiated type solicitations. Projects varied widely in scope, performed simultaneously in diverse locations and conditions, and included Design-Build efforts.

CNC actively pursued new contracts, and with the added personnel from the acquired businesses continued to refine its core personnel, company standards, and business model. CNC bid, won, and negotiated new contracts. In 2012, all of Todd LP and Trend contract work responsibilities were assumed by CNC through novation. We have also been successful in building relationships with quality subcontractors with whom we are developing well-rounded, experienced and professional associations.

CNC is ever expanding self-performance of contract obligations; thereby becoming more involved with assuming direct control and performance of all areas of operations. We are able to undertake this approach because of the increased staff and highly qualified personnel we continually add to the workforce.

CNC is currently under contract with the Environmental Protection Agency in Cincinnati, OH. At the EPA's Andrew W. Breidenbach Environmental Research Center, CNC provides all management, labor, supervision, administration, technical support, equipment, transportation, materials and repair parts to plan, schedule, coordinate and perform facilities management of all EPA facilities in the Cincinnati area. There are currently thirteen facilities totaling 642,640 square feet under this contract The Andrew W. Breidenbach Environmental Research Center (AWBERC) that houses research laboratories, training facilities and administrative offices and is AAALAC accredited. It is one of the U.S. EPA's largest research and development facilities for water research and hazardous waste management. CNC provides skilled boiler operators to operate the power plant at the AWBERC on a continuous 24 hour a day basis. We maintain and operated two 1800-ton centrifugal chillers and one 600-ton absorption chiller, 45 package A/C units for supplemental cooling in high heat load areas including 75 tons of cooling for EPA's computer room facility. CNC performs in-house air balance of 82 exhaust fans and 5 main supply fan units with supply air exceeding 70,000 CFM each, including monitoring, adjustments and certification of 160 fume hoods. We monitor and maintain temperature and humidity parameters of EPA's animal quarters. We maintain facility blueprints and drawings utilizing the government owned

AutoCAD system and provide a CAD Operator to operate AutoCAD with digitizer, Vector Layer, Fast Look, File Pro, and Decision Base Pro. We provide pest control services for all facilities as specified in the contract. We also monitor and maintain incoming high voltage power, 12,470 volts, and transfer or replace high power breaker in emergency situations. CNC provides environmentally-responsible solutions inclusive of initiatives to conserve energy and water consumption, recycling programs, meeting or exceeding specific environmental, regulatory, or performance standards, and the utilization of green products and services.

CNC’s Construction Division has won over \$10 million in new projects, issued through competitive MATOCs and sole sourced methods, most of which is currently being performed either through design-build or individual construction. Projects are located at Fort Sill, OK, Tinker AFB, OK, and Haskell Indian Nations University, KS. CNC is awaiting issuance of task orders against a five-year, \$80 million MATOC contract awarded to us in the fourth quarter of 2014 from the Defense Threat Reduction Agency at Kirtland AFB and White Sands Missile Range in New Mexico. CNC has recently entered the third year of a five year MATOC of unprecedented value with the Bureau of Indian Affairs. The advertised original contract potential is over \$1 billion dollars and covers the continental U.S. and Alaska. CNC has also been awarded a MATOC with the Tulsa District Corps of Engineers for a three year Design- Build MATOC set aside for 8(a) certified contractors. All totaled, we are concurrently performing over \$18 million in construction work.

CNC’s construction bonding is valued at \$20 million for a single project with an aggregate of \$40 million total. We were the first tribally owned company to obtain conventional bonding and have grown to this surety amount in such a short period because of our success in the construction field. We believe this should provide you with an assurance that we can and will perform well in the operations and maintenance arena.

CNC is dedicated to performing above industry standards by developing and maintaining a professional, competent staff even while fiscal growth and profitability are sustained and encouraged through efficient and effective management.

Our quality performance is evident in the customer’s satisfaction garnered from past and current contracts. The corporate offices will support contract requirements and customer needs through ethical standards that ensure the customer’s interest is protected.

CNC is committed to delivering successful performance for this contract. Our Team possesses a thorough knowledge of the operations necessary to manage and perform the tasks required. Past performance ratings clearly show we have the experience to manage multiple, high profile, significant-value projects in various locations. We have always strived to provide the highest quality for a fair and reasonable cost. Considering these three components, there is no doubt that you should have the highest confidence that our Team will provide quality services to your satisfaction.

Comanche Nation Construction, LLC.	
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Business Size/Type	Small, 8(a), HUBZone, SDB
CAGE	5FT49
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Small Business Participation

On this effort, CNC have unique qualifications from our work with the EPA that make us an ideal small business candidate. At this stage, we fully utilize connections with strong, experienced teammates to augment our projects, but the management and operations of the contract remain centralized with CNC.

A major benefit to small business participation of a company like CNC, is the extended ability to sole source contracts. We are compelled to suggest the Government consider taking advantage of our status as a tribal 8(a) which allows for sole source awards of \$20 million (and simplified justification for work in excess of \$20 million). By awarding this or any contract as a sole source, CNC is able to help meet the Government's published goals of five percent for 8(a) and three percent for HUBZone awarded contracts as required by the SBA. The other benefit to this procurement method is in the considerable cost savings to the Government in the preparation and administration of the RFP solicitation documents.

Key Personnel

Charles A. Singletary, Chief Operating Officer

Responsibilities:

- Determines company goals
- Directs overall control of company effort
- Assigns responsibilities for company departments

Deborah Knighton, Senior Project Manager

Ms. Knighton has more than 15 years of business management experience including direction of various projects and contracts to include Operations and Maintenance of the EPA facility in Cincinnati, OH.

Responsibilities:

- Prepares proposals in response to task order RFPs
- Communicates with Government Contracting Officers and designated Government personnel
- Oversees selection of subcontractors for each project
- Estimates task orders
- Submits project billing
- Overall general project coordination

Neal Remmer, Financial Officer

Responsibilities:

- Accounting of all company finances
- Develops and prepares company financial statements and reports

Executive Administrator

Responsibilities:

- Processes subcontractor invoicing
- Processes certified payrolls for all construction projects
- Performs general office duties

Human Resources Manager

Responsibilities:

- Manages employee benefits and union requirements
- Develops and maintains company policy
- Processes payroll

Experience and Past Performance

OPERATIONS AND MAINTENANCE OF EPA CINCINNATI FACILITIES

Contract

U.S. Environmental Protection Agency
 Andrew W. Breidenbach Research Center
 26 West Martin Luther King Drive
 Cincinnati, Ohio 45268

Contract Number

EP-C-14-006

Contract Title

Operations and Maintenance of EPA
 Cincinnati Facilities

Brief Description of Effort

At the EPA’s Andrew W. Breidenbach Environmental Research Center, CNC provides all management, labor, supervision, administration, technical support, equipment, transportation, materials and repair parts to plan, schedule, coordinate and perform facilities management of all EPA facilities in the Cincinnati area. There are currently 13 facilities totaling 642,640 square feet under this contract. The Andrew W. Breidenbach Environmental Research Center houses research laboratories, training facilities and administrative offices and is AAALAC accredited. It is one of the U.S. EPA’s largest research and development facilities for water research and hazardous waste management.



Relevant Technical Requirements

CNC’s experience is all relevant since this solicitation requires same services as provided for while CNC was the O&M contractor. CNC provides all management, labor, supervision, administration, technical support, equipment, transportation, materials and repair parts to plan, schedule, coordinate and perform facilities management of all EPA facilities in the Cincinnati area.

There are currently thirteen facilities under this contract with a total of 642,640 square feet and the estimated personnel at the facilities are 800 persons. The Andrew W. Breidenbach Environmental Research Center (AWBERC) houses research laboratories, the National Homeland Security Research Center, training facilities and administrative offices. It is the U.S. EPA’s second largest research and development facility operated by the EPA. CNC provided the following:

- Provide skilled boiler operators to operate the power plant at the AWBERC on a continuous 24 hour a day basis.
- Boiler Operators and HVAC Mechanics maintain and repair two 45,000 lb/hr boilers.

- Maintain and operate two 1800 ton centrifugal chillers and one 600 ton absorption chiller.
- Maintain and repair 45 package A/C units for supplemental cooling in high heat load areas including 75 tons of cooling for EPA’s computer room facility.
- Perform in-house air balance of 82 exhaust fans and 5 main supply fan units with supply air exceeding 70,000 CFM each, including monitoring, adjustments and certification of 160 fume hoods.
- Monitor and maintain temperature and humidity parameters of EPA’s animal quarters.
- Operate a comprehensive preventative maintenance program for all buildings, buildings systems, building components, and building subsystems.
- Perform miscellaneous alterations and work requests for minor facility alterations, interior rearrangements and other changes to the physical characteristics of an existing facility or installed piece of equipment.
- Performed facility alteration for the National Homeland Security Research Center.
- Maintenance of facility blueprints and drawings utilizing the government owned AutoCAD system. Provide Operator to operate AutoCAD with digitizer, Vector Layer, Fast Look, File Pro, and Decision Base Pro.
- Perform solid waste removal and refuse removal.
- Perform all snow removal services for parking lots, walkways, ramps, and stairways.
- Perform window washing services for all interior and exterior windows for seven facilities.
- Provide pest control services for all facilities as specified in the contract.
- Provide operation and maintenance of the fire safety systems, including fire suppression, detection, and alarm, test, inspect and maintain in accordance with NFPA.
- Maintain, appraise, and test high voltage electrical equipment.
- Monitor and maintain incoming high voltage power, 12,470 volts, and transfer or replace high power breaker in emergency situations.

Technical Approach for the Project

CNC’s approach to this project is to ensure uninterrupted and quality service to the EPA facilities. CNC had the commitment of the staff that had years of service at the facilities. We hired the incumbent staff, ensuring that their pay and benefits match their current status.

CNC also imparted the management team on-site with the independence to manage the contract and make critical decisions without having to contact the corporate office each time. Providing the management staff with the confidence from the corporate office to make decisions ensured that services and repairs were completed in a timely manner.

Total Square Footage

Annex 1 - 32,560, Annex 2 North – 23,220, Annex 2 West – 22,500, Main Building – 350,000, Child Care – 5,950, Center Hill – 21,000, T&E – 33,000, Norwood – 18,320, Warehouse – 90,000, Kenwood Publications Warehouse – 10,000, ERT – 24,380, Boathouse – 7,920, Stream Facility – 3,790

Total Contract Value
Approximately \$16,000,000.00

Period of Performance
April 1, 2014 – current

Contracting Officer Contact Information

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Project Manager Contact Information

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