

<b>AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT</b>			1. CONTRACT ID CODE J	PAGE OF PAGES 1   26
2. AMENDMENT/MODIFICATION NO. 0001	3. EFFECTIVE DATE 20-May-2008	4. REQUISITION/PURCHASE REQ. NO. W31RYO81028949		5. PROJECT NO.(If applicable)
6. ISSUED BY US ARMY ENGINEERING & SUPPORT CENTER CEHNC-CT 4820 UNIVERSITY SQUARE HUNTSVILLE AL 35816-1822	CODE W912DY	7. ADMINISTERED BY (If other than item 6) <b>See Item 6</b>		
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code)		X	9A. AMENDMENT OF SOLICITATION NO. W912DY-08-R-0020	
		X	9B. DATED (SEE ITEM 11) 14-May-2008	
			10A. MOD. OF CONTRACT/ORDER NO.	
			10B. DATED (SEE ITEM 13)	
CODE	FACILITY CODE			
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS				
<input checked="" type="checkbox"/> The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offer <input type="checkbox"/> is extended, <input checked="" type="checkbox"/> is not extended. Offer must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended by one of the following methods: (a) By completing Items 8 and 15, and returning <u>1</u> copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.				
12. ACCOUNTING AND APPROPRIATION DATA (If required)				
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.				
A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.				
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(B).				
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:				
D. OTHER (Specify type of modification and authority)				
E. IMPORTANT: Contractor <input type="checkbox"/> is not, <input type="checkbox"/> is required to sign this document and return _____ copies to the issuing office.				
14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)  1. This amendment is being issued to add section 00 22 20 "Phase II Design-Build Selection Procedures and Basis of Award" into the Phase I RFP. 2. As a result of this amendment, the closing date for Phase I proposals remains: 4:00 PM Central Time on 12 June 2008. 3. All other terms and conditions remain unchanged.				
Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.				
15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)		
		TEL: _____ EMAIL: _____		
15B. CONTRACTOR/OFFEROR  _____ (Signature of person authorized to sign)	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA  BY _____ (Signature of Contracting Officer)	16C. DATE SIGNED  20-May-2008	

SECTION SF 30 BLOCK 14 CONTINUATION PAGE

**SUMMARY OF CHANGES**

SECTION 00 22 20 - PHASE 2 DESIGN-BUILD SELECTION PROCEDURES AND BASIS OF AWARD

The following have been added by full text:

PHASE 2 DESIGN-BUILD SELECTION

SECTION 00 22 20

REV 6.2 - 18 APR 2008

PHASE 2 DESIGN-BUILD SELECTION PROCEDURES AND BASIS OF AWARD

1.0 OVERVIEW

2.0 BASIS OF AWARD

3.0 NOT USED

4.0 PHASE 2 PROPOSAL CONTENTS AND RELATED EVALUATION FACTORS, SUBFACTORS AND ELEMENTS

\*5.0 VOLUME 1 – FACTOR 1 – DESIGN TECHNICAL

\*5.1 GENERAL

\*5.2 VOLUME 1-TAB A – SUBFACTOR 1 – BUILDING FUNCTIONAL, AESTHETICS AND SPACE

\*5.3 VOLUME 1-TAB B – SUBFACTOR 2 – QUALITY OF BUILDING SYSTEMS AND MATERIALS

\*5.4 VOLUME 1-TAB C – SUBFACTOR 3 – SITE DESIGN

\*5.5 VOLUME 1-TAB D – SUBFACTOR 4 – SUSTAINABILITY REQUIREMENTS

\*6.0 VOLUME 2 - FACTOR 2 – REMAINING PERFORMANCE CAPABILITY PROPOSAL

\*6.1 VOLUME 2 - TAB A– SUBFACTOR 1– PROPOSED CONTRACT DURATION AND SUMMARY SCHEDULE

\*6.2 VOLUME 2 - TAB B– SUBFACTOR 2– KEY SUBCONTRACTORS

\*6.3 VOLUME 2 - TAB C– SUBFACTOR 3–UTILIZATION OF SMALL BUSINESS CONCERNS

\*7.0 VOLUME 3 – PRICE AND PRO FORMA INFORMATION

\*7.1 GENERAL

\*7.2 TAB A – FACTOR 3 – PRICE (STANDARD FORM 1442 AND CONTRACT LINE ITEM SCHEDULE)

\*7.3 TAB B – BID GUARANTEE

\*7.4 TAB C – REQUIRED PRE-AWARD INFORMATION

\*7.5 NOT USED

\*7.6 NOT USED

\*8.0 EVALUATION PROCEDURES

\*8.1 GENERAL

\*8.2 DISCUSSIONS (IF NECESSARY)

\*8.3 PHASE 1 PROPOSAL

\*PHASE TWO – SECTION 00 22 20 ATTACHMENTS

\* 8 – FORMAT FOR TABLE OF FACILITIES

\* 9 – FORMAT FOR TABLE OF SPACES

\* 10 – COMPANY SPECIALIZED EXPERIENCE KEY SUBCONTRACTOR (OR PRIME IF WORK NOT TO BE SUBCONTRACTED)

\* 11 – LETTER OF COMMITMENT FOR KEY SUBCONTRACTORS

**\* \*INCLUDED FOR INFORMATION ONLY – SUBJECT TO REVISION PRIOR TO RELEASE OF THE PHASE 2 SOLICITATION\***

## 1.0 OVERVIEW

Those Offerors selected in Phase 1 are invited to submit a Phase 2 proposal, as indicated below. The Government will evaluate the proposals in accordance with the evaluation criteria described herein, using the evaluation rating systems outlined in the Phase 1 Design-Build selection procedures. Price information will be evaluated for fairness, reasonableness, and for material unbalancing, as described herein. The Phase 2 evaluation will be conducted in accordance with FAR Part 15.

## 2.0 BASIS OF AWARD

2.1. The Contracting Officer will award a firm fixed-price contract to that responsible Phase 2 Offeror whose proposal the Source Selection Authority determines conforms to the solicitation, is fair and reasonable, and offers the best overall value to the Government, considering the non-price factors described herein, and price. All evaluation factors, other than price, when combined, are considered significantly more important than the price. The intent of this solicitation is to obtain the best proposal within the cost limitation. There is no obligation to approach or match the cost limitation in the offer. After the Government individually evaluates and rates each proposal, the Source Selection Authority will compare proposals to determine which proposal represents the best value. The Government reserves the right to accept other than the lowest priced offer or to reject all offers. The Government will not award a contract to an Offeror whose proposal contains a deficiency, as defined in FAR 15.001. If there is a lower priced, conforming offer(s), the Source Selection Authority must determine that the added value of a more expensive proposal would justify award to that Offeror.

2.2. As part of the evaluation, the Government will evaluate betterments in proposals relative to the minimum standards in the RFP to determine if they offer additional value to the Government. In addition, innovations in proposals will be evaluated to determine if creative ideas of the Offeror are a better value to the Government compared to the minimum criteria

## 3.0 NOT USED

## 4.0 PHASE 2 PROPOSAL CONTENTS AND RELATED EVALUATION FACTORS, SUBFACTORS AND ELEMENTS AND SUBFACTORS

(VOLUME 1 – DESIGN TECHNICAL)

Factor/Sub-factor	Location	Description	Relative Importance
FACTOR 1		DESIGN TECHNICAL	Most Important Factor

<b>Sub-factor 1</b>	Vol. 1 TAB A	Building Functional, Aesthetics and Space	Not separately Rated
<b>Sub-factor 2</b>	Vol. 1 TAB B	Quality of Building Systems and Materials	Not separately Rated
<b>Sub-factor 3</b>	Vol. 1 TAB C	Site Design	Not separately Rated
<b>Sub-factor 4</b>	Vol. 2 TAB D	Sustainability	Not separately Rated

## (VOLUME 2 – REMAINING PERFORMANCE CAPABILITY AND SMALL BUSINESS UTILIZATION)

<b>Factor/Sub Factor</b>	<b>Location</b>	<b>Description</b>	<b>Relative Importance</b>
<b>FACTOR 2</b>		REMAINING PERFORMANCE CAPABILITY	2 <sup>nd</sup> Most Important Factor (slightly less important than Factor 1)
<b>Sub-factor 1</b>	Vol. 2 TAB A	Proposed Contract Duration and Summary Schedule	Not separately Rated
<b>Sub-factor 2</b>	Vol. 2 TAB B	Key Subcontractors	Not separately Rated
<b>Sub-factor 3</b>	Vol. 2 TAB C	Utilization of Small Business Concerns	Not separately Rated

## (VOLUME 3 – PRICE AND PRO FORMA INFORMATION)

<b>Factor/Sub-factor</b>	<b>Location</b>	<b>Description</b>	<b>Relative Importance</b>
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<b>FACTOR 3</b>	Vol. 3 TAB A	Price (Standard Form 1442 and Proposal Bid Schedules)	3 <sup>rd</sup> Most Important Factor (slightly less important than Factor 2)
<b>N/A</b>	Vol. 3 TAB B	Bid Guarantee	Not Rated
<b>N/A</b>	Vol. 3 TAB C	Required Pre-Award Information	Not Rated

## 5.0 VOLUME 1 – FACTOR 1 – DESIGN- TECHNICAL

5.1. **GENERAL:** The design-technical Factor consists of conceptual level presentation drawings, technical approach narratives and information regarding material and system quality. It must clearly define the proposed scope and quality levels that the design-build team is offering to the Government in enough detail for the Government and the Offeror to mutually understand whether or not the proposal meets or exceeds the minimum Solicitation requirements. Fully developed drawings, details, or specifications are not desired or required. The Offeror shall identify what it considers to be Betterments in its proposal for Sub-factors 1-4 (See Section 00 73 00, SCR “Proposed Betterments”). **Note that the Government will not evaluate any material that exceeds the page limits, where indicated below.**

### 5.2. VOLUME 1 - TAB A –SUBFACTOR 1 - BUILDING FUNCTIONAL, AESTHETICS AND SPACE

#### 5.2.1. Submission Requirements:

##### 5.2.1.1. Presentation Drawings:

- (a) Provide presentation Exterior Elevation(s) of the primary elevation(s) of the Ft Stewart Fire Station clearly noting proposed materials and colors.
- (b) Provide at least one (1) Exterior Perspective Rendering for the Ft Stewart Fire Station with enough detail to aid in the evaluation of the exterior building aesthetics, as described in paragraph 5.2.2.2 (a), below. Rendering should be at least 12" x 17" in order to show a detailed perspective view of the building
- (c) Provide typical building or wall section(s) with appropriate details the Ft Stewart Fire Station to depict proposed story height.
- (d) Provide architectural floor plans of each floor of the Ft Stewart Fire Station. Plans will be directly extracted

from a BIM model developed by the Offeror. The BIM model is only required to include enough salient architectural features to allow the extraction of architectural floor plans. The BIM model used to extract the plans shall conform to Section 01 33 16, Appendix F.

(e) Provide the electronic BIM model files, extraction files, and sheet files used in the development of the floor plans required by Para 5.2.1.1 (d) above. Provide an electronic copy of the USACE workspace used to develop the BIM model. Provide the electronic files on a DVD in their native format.

(f) A color board including primary interior and exterior finish materials.

#### 5.2.1.2. Technical Approach Narratives

Provide technical approach narratives, both qualitative and quantitative, defining the elements of the proposal. Preface the narratives with a design concepts narrative, providing the design rationale and basis of the proposal.

(a) Minimum Space and Facility Size. Describe the spaces provided for each facility, in accordance with Section 01 10 00, Statement of Work, which will be provided in the Phase 2 RFP. As a minimum, include a tabulation of the net square footage for rooms, zones, or other areas, the total gross square footage for each floor of each facility, and the total gross square footage for each facility to clearly demonstrate compliance with the project requirements. See the sample spreadsheets at the end of this section attachments 8 and 9.

(b) Architectural Theme and Materials. This narrative shall be no longer than three (3) typewritten pages. Describe the architectural themes of the various facilities and spaces which demonstrate how the proposal achieves the results desired by the Statement of Work. Narrative should address how the selection of materials and colors enhances the exterior and interior aesthetics of the facilities and improves the living and/or working conditions for the soldier populations who will utilize the facilities. This narrative is not intended to be a material listing, but to explain/reflect how the selections were made and how they address the requirements.

#### 5.2.2. Evaluation Criteria:

The following three elements are equal in importance (not rated separately).

5.2.2.1. Building Functional Arrangement: This element considers the overall functional layout (Floor Plan) and interaction of the spaces in the facility as well. This element considers the planning and design of the spaces with respect to soldier/occupant working conditions and the operations of the facility.

The following criteria will be considered in the evaluation of the functional arrangement of the various facilities:

(a) How well the floor plan responds to the Functional Relationship requirements described in the Statement of Work

(b) How well the floor plan and space arrangement facilitate work flow and access necessary to successfully operate this facility in accordance with its mission.

(c) Do the facilities provide acceptable life safety and fire safety measures?

(d) Do the proposed plans demonstrate compliance with the mandatory requirements for circulation, furnishings, equipment, and other specifically identified items in the Statement of Work?

5.2.2.2. Building Aesthetics: This element considers the overall “appeal” of the facility and the desire that both the interior and exterior of the facilities present a professional, attractive appearance. The following two areas will be considered under this element and are equal in consideration (not separately rated):

(a) Exterior Considerations:

- Proposals shall be evaluated on design of facades, roof lines, delineation of entrances, proportions of fenestration in relation to elevations, shade and shadow effects, materials, textures, exterior color schemes.
- Is the buildings scale and proportion complimentary of the adjacent structures?
- Is the building an attractive addition to the Installation?
- How well does the building harmonize with its environment, including surrounding facilities?
- Has the proposer addressed/coordinated the arrangement of stacks, louvers, vents, and roof mounted equipment, etc. to provide a visually attractive structure?

(b) Interior Considerations:

- Are the proposed colors and material finishes conducive to the working environment of the facility?
- For administrative areas, does the interior design provided establish a positive working environment?
- Has the proposal addressed/provided for natural and artificial light in the living and working spaces and is the arrangement of fenestration and lighting fixtures in the spaces conducive to furniture placement and space usage?
- Do the proposed ceiling material, elevation, and design enhance the environment?
- Has “support item” placement been considered and addressed in the proposal to enhance the environment? For example: placement of supply/exhaust devices, placement of electrical panels, and placement of exhaust fans, etc.
- Does the proposal provide for acoustic control of noise from service/support spaces to administrative areas?

5.2.2.3. Minimum Space and Facility Size

The proposal must include all the mandatory spaces in response to the requirements set forth in Section 01 10 00, Statement of Work. For this element, proposals will be evaluated on compliance with these requirements. Proposals shall identify any individual areas which are less than the required areas and describe how such deviation would enhance the building function. Individual areas may slightly exceed the requirements, so long as building function is not compromised elsewhere and as long as the overall square footage is not greater than that as described in

Section 01 10 00, of the Phase 2 RFP.

### 5.3. VOLUME 1- TAB B – SUBFACTOR 2 - QUALITY OF BUILDING SYSTEMS AND MATERIALS

5.3.1. General. As part of this Sub-factor, the Government has identified certain items as desirable features or preferable items. Desirable features are identified in Para 5.3.3, the Evaluation Criteria. Preferable items are listed in order of priority. These items, along with any Offeror-identified betterment, will be given additional consideration during the evaluation process, provided that they are included within the contract cost limitation (CCL) identified in the Solicitation.

#### 5.3.2. Submission Requirements:

##### 5.3.2.1. Presentation Drawings

(a) There are no specific drawings requirements for this Sub-factor. However, the Offeror has the option of providing concept level drawing information for specific materials and/or systems which the Offeror feels are necessary to describe the proposed systems or materials.

##### 5.3.2.2. Technical Approach Narratives:

Provide technical approach narratives, both qualitative and quantitative, defining the elements of the proposal. It is acceptable to include all the sub-items shown below into a single combined narrative for the entire facility. It is the responsibility of the proposer to ensure that all aspects identified in the evaluation criteria below are addressed. Whether individual narratives or a single combined narrative is provided, the maximum total length for narratives shall be ten (10) typewritten pages.

(a) Architectural Finishes: Describe how the materials selected provide for a suitable environment for the expected population of the facility. Discuss how these selections provide value to the Government and how they address the minimum requirements of the solicitation. Narrative should focus on durability and maintenance of the finishes proposed.

(b) Not Used

(c) Mechanical Systems: Describe how the mechanical systems selected provide for a highly efficient environmental control system including information about provisions for indoor air quality maintenance. Discuss how these selections provide value to the Government and how they address the minimum requirements of the solicitation. Narrative should focus on maintenance considerations, limiting energy consumption, and suitability of the proposed systems for the expected usage.

(d) Plumbing Systems: Describe how the plumbing systems selected provide for a highly efficient domestic hot water system and an efficient piping system. Discuss how these selections provide value to the Government and how they address the minimum requirements of the solicitation. Narrative should focus on maintenance considerations, energy consumption, and suitability of the proposed systems for the expected usage.

(e) Electrical Systems: Describe how the electrical power and lighting systems, telephone, data, and cable television systems selected provide for a highly efficient electrical system. Discuss how these selections provide value to the Government and how they address the minimum requirements of the solicitation. Narrative should focus on maintenance considerations, energy consumption, and suitability of the proposed systems for the expected usage.

(f) ATFP Considerations: Describe how the proposed materials, systems, and designs address the mandatory building ATFP requirements included in the Statement of Work.

(g) Site Utilities and Site Systems: Describe how the site utility systems selected provide for an efficient piping system. Discuss how these selections provide value to the Government and how they address the minimum requirements of the solicitation. Narrative should focus on maintenance considerations and suitability of the proposed systems for the expected usage. Include information regarding coordination with privatized utility providers where applicable.

(h) Interoperability: Describe how systems integrated into the new facilities which require connection and interface with existing Installation wide systems will be accommodated in the proposed project. Narrative should address the following systems as minimum: Fire Alarm, Telephone, Cable Television, UMCS, and privatized utility companies where applicable.

5.3.2.3. Proposed Material Identifications: In order to evaluate and rate the quality of the materials being proposed, including any material or equipment warranties exceeding the one year warranty in the contract clause "Warranty of Construction", the Offeror shall include in the proposal material identification for major materials in each of the areas shown below. Provide this information tabular form supported, if necessary to clearly identify level of proposed quality, by catalog information (may provide on CD-ROM). Table should include manufacturer's name, model number, length of warranty, size/capacity (where available), efficiency (where applicable), and any other notes or information selected by the Offeror. The Government will evaluate and consider materials and equipment proposed by brand name and model number as a quality standard. Unless substitution of a manufacturer, brand name or model is otherwise specifically prohibited in the contract, if the successful Offeror desires to substitute manufacturers, brand names or models after award, the substituted product must meet the contract requirements and be approved by the designer of record and the Government as equal in function, performance, quality and salient features to that initially proposed. Acceptance of the proposal is not a guaranty that the proposed products meet the contractual requirements.

(a) Architectural Finishes

- Interior Walls
- Floors
- Ceilings
- Exterior Walls

- Any Special Features
- Hardware systems (not individual hardware sets)
- Door systems/types (not individual doors)
- Window systems/types (not individual windows)
- Roofing Systems

(b) Not Used

(c) Mechanical Systems

- Central Heating/Cooling Equipment
- Pumps
- Air Handling Equipment
- HVAC System Control Equipment
- Energy Conservation Features

(d) Plumbing Systems

- Fixtures
- Domestic Hot Water Generator

(e) Electrical Systems

- Lighting Fixtures
- Main Switchgear and Panels
- Data, Telephone, Cable TV, Intercom, CCTV, or Other Special Systems as Identified in the SOW

5.3.2.4. Provide a list of quality improvements that are above the minimum stated with the performance specifications. Develop the following table, or similar, to identify quality betterments.

	<b>Improved Quality</b>	<b>Concise description of improved quality</b>	<b>Feature is included within the Contract</b>  <b>Cost Limitation – YES/NO</b>

Arch. Finishes	N/A	N/A	
Etc.			

### 5.3.3. Evaluation Criteria:

5.3.3.1. General: It is the Army's objective that these buildings will have a 25-year useful design life before a possible reuse/repurpose or renovation requirement, to include normal sustainment, restoration, modernization activities and a 50-year building replacement life. Within that overriding theme the Government will evaluate the Offeror selected systems and components proposed in terms of warranties provided, maintenance considerations (frequency, estimated cost, access, equipment locations), operability (ease of use, placement of control features, simplicity), durability (withstand troop/occupant usage, ease of cleaning), sustainability, and energy consumption (HVAC, lighting, power). The minimum acceptable level of quality for finishes and materials for these buildings are those materials suitable for the expected population and usage. **Residential or similar grade finishes and materials are not acceptable for inclusion in these buildings.**

5.3.3.2. The Government encourages the Offeror to place emphasis on those design features which optimize and emphasize functional/operational requirements; interior/exterior finishes and systems; and life cycle/ energy efficiency. The Offeror may choose the lowest "Type of Construction" allowed by the Building Code for this occupancy/project and put the money into durable finishes and efficient systems. The features that the Government has identified in Section 01 10 00 of the Phase 2 RFP as desirable features will be given additional consideration in the evaluation. The items that the Government has identified in paragraph 5.3.1 as preferable will also be given additional consideration during the evaluation process, provided that they are included within the contract cost limitation identified in the Solicitation. Offeror-identified betterments may also be given additional consideration during the evaluation process, provided that they are included within the contract cost limitation identified in the solicitation. The order of importance for rating purposes is as follows: desirable features, preferable items and other Offeror identified betterments. Unsubstantiated claims or narrative information will not be given evaluation credit during the evaluations. The following elements (not rated separately) will be considered in the evaluation of the building systems and materials of the various facilities:

#### (a) Architectural Finishes, Components and Systems:

Satisfactory proposals include finishes, components and systems which provide usable spaces for the intended purposes. Proposals will receive additional consideration for materials and systems offered that include extended warranties, longer life expectancies, sustainability, durability (stand up to troop usage), have low maintenance requirements, and enhance the overall life cycle cost efficiency of the facility.

Specific examples of desirable features: solid wood cabinetry; solid surface counter tops; ceramic tile; 25 year non-pro-rated, no-leak roof warranty; high efficiency windows and doors.

(b) Furniture Systems: Not Used

(c) Mechanical Components and Systems:

Satisfactory proposals include components and systems that provide the basic environmental control function necessary. Proposals will receive additional consideration for components and systems offered that include extended warranties, longer life expectancies, reduce energy consumption, sustainability, maintainability (cyclical maintenance, access, equipment placement), and enhance the overall life cycle cost efficiency of the facility.

Specific examples of desirable features: sheet metal ductwork systems; high efficiency central equipment (i.e. 0.5 kW/ton chillers, variable speed pumping and air handlers, etc.)

(d) Plumbing Components and Systems:

Satisfactory proposals include components and systems that provide the basic function necessary. Proposals will receive additional consideration for components and systems offered that include extended warranties, longer life expectancies, sustainability, durability (stand up to troop usage), have low maintenance requirements, and enhance the overall life cycle cost efficiency of the facility.

Specific examples of desirable features: lifetime domestic hot water storage tank warranty; high efficiency equipment; easy/local availability of replacement/repair parts; zoned/valved sub-systems to allow repair without building shutdown; shower heads on hoses.

(e) Electrical Components and Systems:

Satisfactory proposals include components and systems that provide the basic function necessary. Proposals will receive additional consideration for components and systems offered that include extended warranties, longer life expectancies, sustainability, durability (stand up to troop usage), have low maintenance requirements, and enhance the overall life cycle cost efficiency of the facility.

Specific examples of desirable features: all copper conductors; additional telephone/data/cable TV outlets.

(f) ATFP Considerations: This consideration verifies the inclusion/compliance with the building related (laminated windows, design for progressive collapse, etc.) ATFP minimum standard constraints included in the Statement of Work. All proposals must be compliant with the ATFP requirements of the Statement of Work to be considered for award. Satisfactory proposals are compliant with all ATFP requirements.

(g) Site Utilities Components and Site Systems

Satisfactory proposals include components and systems that provide the basic function necessary. Proposals will receive additional consideration for components and systems offered that include extended warranties, longer life

expectancies, sustainability, have low maintenance requirements, and enhance the overall life cycle cost efficiency of the facility.

Specific examples of desirable features: enhanced parking/roadway construction/surfaces; sidewalks above the minimum size and construction required; corrosion resistance; valves for isolation/repair of fluid systems; placement to allow future replacement/maintenance without significant impact to other systems or access to facilities

(h) Interoperability: Fire Alarm, Telephone, Cable Television, UMCS, and privatized utility systems (where applicable) must be integrated into the new facilities which require connection and interface with existing installation-wide systems must be accommodated in the proposed project.

#### 5.4. VOLUME 1 - TAB C – SUBFACTOR 3 – SITE DESIGN

##### 5.4.1. Submission Requirements:

###### 5.4.1.1. Presentation Drawings:

(a) Conceptual Site Plans showing improvements for grading, drainage, power, utilities, buildings, paving, walks, site lighting, and landscaping. Indicate all building setbacks and separations, which must meet antiterrorism design requirements.

(b) Schematic site/land-use plan showing facility placement and orientation, vehicular circulation, pedestrian circulation, and other site improvements. This plan should demonstrate soldier/occupant considerations in the site design and the advantages included in the proposal with respect to pedestrian and vehicle circulation within the site and integration into the surrounding community.

###### 5.4.1.2. Technical Approach Narrative:

Provide technical approach narrative, both qualitative and quantitative, defining the elements of the proposal. Preface the narratives with a design concepts narrative, providing the design rationale and basis of the proposal. It is acceptable to include all the sub-items shown below into a single combined narrative for the entire project. It is the responsibility of the proposer to ensure that all aspects identified in the evaluation criteria below are addressed. Whether individual narratives or a single combined narrative is provided, the maximum total length for narratives shall be five (5) typewritten pages.

###### (a) Grading

- Cut/Fill Considerations
- Positive Drainage

###### (b) Landscaping

- Plant Material Selection

- Other Feature Selection

(c) Pedestrian Circulation

- Development of Circulation Patterns
- Way Finding Between Facilities
- Separation from Vehicular Circulation

(d) Vehicle Circulation

- Development of Circulation Patterns
- Parking Locations and Quantities
- Interface with Existing Street/Roadway Systems

(e) Anti-Terrorism/Force Protection

- Compliance with the Statement of Work Requirements.

5.4.2. Evaluation Criteria:

5.4.2.1. This Sub-factor considers the overall layout of the site and the various specialties which define a workable, pleasing environment for the soldiers/occupants. The proposed site development plan must incorporate all the specific requirements from the Statement of Work as well as comply with all statutory and regulatory requirements outlined therein. All site related Anti-Terrorism/Force Protection (ATFP) considerations must be included and/or addressed in the proposal.

Elements one (1) and two (2) below are equal in importance and are not separately rated. Element (3) is not separately rated but must meet the Solicitation requirements to be rated acceptable.

(1) Grading and Landscaping: Acceptable proposals include reasonable amounts of cut/fill and regrading as necessary to ensure proper drainage and positive drainage away from facilities and parking areas. Landscaping provided would be the minimums required by the Statement of Work. Proposals which include innovative solutions to storm water management, landscaping to enhance the complex environment, or other similar improvements beyond the basic requirements will receive additional consideration during the proposal evaluation process.

(2) Pedestrian and Vehicle Circulation and Storage: Acceptable proposals address and include all the specific requirements of the Statement of Work.

The following items will be considered with respect to pedestrian and vehicle circulation and storage. These are not sub-factors.

Pedestrian Considerations:

- Are all parking areas served by sidewalks?
- Are all facility entrances/exits served by a paved sidewalk system?
- Does the proposed sidewalk system provide direct, convenient access to all facilities?
- Is the new sidewalk system an extension of the existing adjacent sidewalk system?
- Are sidewalk systems enhanced by appropriate landscaping?

Vehicle Considerations:

- Are the vehicle entrance/exit ways pathways clear?
- Have a sufficient number of parking spaces for privately owned vehicles (POV) been provided?
- Do the new vehicle roadways and access points tie into the existing roadway network in an efficient manner?
- Does the proposal provide for a separation of parking area entrance/exits from street intersections?
- Internal circulation patterns within the parking areas.

(3) ATFP Considerations: This element verifies the inclusion/compliance with the site related (setbacks, etc.) ATFP constraints included in the Statement of Work. All proposals must be compliant with the ATFP requirements of the Statement of Work to be considered for award. Satisfactory proposals are compliant with all ATFP requirements. This is a mandatory requirement to be rated as acceptable.

## 5.5. VOLUME 1 - TAB D – SUBFACTOR 4 – SUSTAINABILITY REQUIREMENTS

### 5.5.1. Submission Requirements:

The Offeror shall acknowledge that it understands the contract requirements for sustainable design and construction and that the final project will achieve a LEED Silver rating. The Offeror shall submit **LEED-NC v 2.2 Project Checklist for each non-exempt facility demonstrating how it will achieve the Silver LEED rating. If the Offeror proposes a higher LEED rating than silver, the proposal shall describe whether or not it involves additional costs and clearly indicate if such costs would detract from higher rated factors herein, such as functionality, quality of materials and systems, site work, etc.**

### 5.5.2. Evaluation Criteria:

All requirements identified as mandatory in Section 01 10 00 or elsewhere in the Solicitation must be included and the proposal must meet the requirements of the **LEED-NC v 2.2 requirements for a Silver rating. The Government will provide additional evaluation consideration for proposals which include LEED points identified as preferred. The Government does not desire to pay more to obtain a higher LEED rating, such as Gold, if the additional cost would detract from the higher rated factors, herein.**

## 6.0 VOLUME 2 - FACTOR 2 – REMAINING PERFORMANCE CAPABILITY PROPOSAL

### 6.1. VOLUME 2 - TAB A – SUBFACTOR 1 – PROPOSED CONTRACT DURATION AND SUMMARY SCHEDULE

#### 6.1.1. Submission Requirements:

6.1.1.1. Proposed Contract Duration: The Offeror shall propose the contract duration in the appropriate Contract Line Item Number in the CLIN Schedule, not to exceed the maximum contract duration specified in the CLIN.

6.1.1.2. Summary Schedule: Submit a summary level schedule for integrated design and construction. Schedules or diagrams may be provided separately in a size that is easily read, but shall be bound and clearly labeled as Tab A. This summary schedule will, after contract award, be replaced with a project schedule as required by Section 01 32 01.00 10: Project Schedule. The summary schedule shall be task oriented, indicating the number of calendar days, after notice to proceed, by which milestones are to be achieved. Offeror may use a critical path or other method of his choice; however, schedules shall be graphically represented. The proposed project schedule shall reflect the proposed contract duration. Give attention to the following features:

- (a) Provide a narrative, describing the design packaging plan for separate design packages, based on the Offeror's plan for fast tracking. Describe all design and construction to be "fast-tracked". If long lead item equipment must be ordered prior to completion of a design phase, describe the requirement in the narrative and show the required ordering date in the schedule.
- (b) Show the design phase, including events associated with coordinating the interim and final design submittals for each package and the proper handling of the review comments for each design package (See section 01 33 16).
- (c) Show the overall construction phase for each facility, for the site work, and for utilities. Show fast track starts for design packages but it isn't necessary to show the detailed breakdown construction (e.g., by trades) of each facility, site work and utilities.
- (d) Show turnover of each facility. Identify any proposed phased turnovers. The time to complete the facility and turnover to the Government must consider the requirement for the Contractor's CQC completion inspection and the subsequent joint Contractor-Government turnover inspection.
- (e) Show as-built submissions (See section 01 78 02.00 10: Project Closeout, in the Phase 2 RFP).
- (f) Constraints: Offeror must demonstrate the capability and flexibility to plan and schedule the complete project to meet the proposed contract completion period. Clearly identify any constraints on the schedules presented (e.g., labor or material availability, permits, weather, etc.). Indicate the anticipated overall critical path on the schedule.

#### 6.1.2. Evaluation Criteria:

6.1.2.1. Proposed Contract Duration: This duration will become the contractually binding completion period. The Government will evaluate the contract duration, as proposed by the Offeror in the Contract Line Item Schedule, not

to exceed the maximum allowed duration of 540 days. In assessing the reasonableness of the proposed contract duration, the Government may take into account how well the proposed summary schedule supports the proposed duration, as well as use other information, such as but not limited to independent judgment concerning logic, constraints and typical construction durations. The Government will rate a proposed contract duration matching the maximum allowed contract duration as “satisfactory” A proposed contract duration shorter than the maximum allowed duration will receive additional rating consideration, provided it is realistic and deemed to be achievable. The Government will consider an unreasonably condensed contract duration, which places additional cost or schedule risk on the Government or which may create a risk of contract or performance failure, as a significant weakness or a deficiency, depending upon the evaluators' judgment. During the subsequent comparison between proposals, differences between proposed contract durations of at least three weeks (differences of 21 calendar days between proposals) will be considered an advantage to the Government, with greater differences also considered, accordingly. No advantage will be considered between proposals for differences less than 21 calendar days.

6.1.2.2. Summary Schedule: The Government will evaluate the summary schedule for integrated design and construction. The length of the schedule must match the Offeror's proposed contract duration. If it is shorter than the proposed contract duration, it offers no advantage to the Government because it is non-binding, only representing a preliminary planned schedule. A schedule shorter than the proposed contract duration may indicate the Offeror is placing additional risk on the Government for any delays between the scheduled completion date and the required contract completion period. Both parties shall assume field overhead costs are included in the contract price for the full proposed contract duration. Therefore, the Government believes that there is no valid need to shorten the schedule less than the full proposed contract duration. The Government will evaluate the schedule to assess the strength of understanding of the project scope, restrictions which must be considered in the schedule e.g., permitting (see section 01 10 00), long lead items, etc. The Government will evaluate the strength of understanding of events associated with coordinating design submittals, reviews and incorporating review comments, the Offeror's capability to schedule the complete project within the proposed contract duration and the realism of the schedule. The Government will evaluate the design packaging plan for logic, reasonableness, how it facilitates meeting the proposed contract duration and how it facilitates the Government's ability to timely perform its design reviews. The packaging plan should minimize risk to the Contractor and to the Government for tear-out and coordination for reviews. For example, is the footing and foundation plan based on adequate design for building loads; etc.? A schedule that offers advantage(s) to the Government over one that merely indicates an adequate understanding of the scope, restrictions, major milestones and general understanding of the various events that can affect start and completion of construction will receive additional consideration.

## 6.2. VOLUME 2 - TAB B- SUBFACTOR 2- KEY SUBCONTRACTORS

### 6.2.1. Submission Requirements:

Identify the Key Subcontractors chosen for mechanical and electrical installation, describing the extent of their involvement in the project. If the project includes multiple facility types or multiple facilities, also identify any subcontractor(s) that will act as a general contractor on one or more of the facilities or facility types and describe the extent of their involvement in the project. Submit no more than five (5) Specialized Experience forms (attachment

10) for each Key Subcontractor, using the same requirements as described in the Phase 1 Specialized Experience submission requirements, including past performance ratings. The ratings may be from either the owner or the prime contractor, if the firms were subcontractors on the cited projects. The Offeror shall document unequivocal teaming arrangements with its key subcontractors. Use the Letter of Commitment (attachment 11) at the end of this section.

#### 6.2.2. Evaluation Criteria:

6.2.2.1. This Subfactor is composed of two equal elements (not separately rated): Specialized Experience and Past Performance.

6.2.2.2. The Government will evaluate the specialized experience and past performance of the Key Subcontractors for electrical and mechanical installation, using the same criteria as in the Phase 1 evaluation, as applicable to their role on this project. After award, the Section 00 73 00 Special Contract Requirement Key Personnel, Subcontractors and Outside Consultants will apply to the selection, which establishes the minimum quality standard. No substitution will be allowed without adequate reason and possible consideration to the Government.

### 6.3. VOLUME 2 - TAB C- SUBFACTOR 3-UTILIZATION OF SMALL BUSINESS CONCERNS

#### 6.3.1. Submission Requirements:

6.3.1.1. All Offerors shall identify the extent to which Small Businesses (SBs), Veteran-Owned Small Businesses (VOSBs), Service-Disabled Veteran-Owned Small Businesses (SDVOSBs), HUBZone Small Businesses, Small Disadvantaged Businesses (SDBs) Woman-Owned Small Businesses (WOSBs), Historically Black Colleges/Universities or Minority Institutions (HBCU/MI) would be utilized in the performance of this proposed contract. For small businesses, as defined by the North American Industry Classification System (NAICS) Code applicable to this solicitation, the Offerors shall identify their own participation as a SB, VOSB, SDVOSB, HUBZONE SB, SDB, WOSB, or HBCU/MI, and it will be considered in evaluating the Utilization of Small Business factor. See Section 00 21 00 Instructions to Offerors for the applicable goals for participation in this contract.

6.3.1.2. Provide the names of SB, VOSB, SDVOSB, HUBZONE SB, SDB, WOSB, or HBCU/MI who would participate in the proposed contract, identifying specific components to be produced or services to be performed by them, and the estimated total dollars of such work.

#### 6.3.2. Evaluation Criteria:

6.3.2.1. All Offerors (both large and small businesses) will be evaluated on the level of small business commitment that they demonstrate for the proposed acquisition.

6.3.2.2. A small business Offeror also receives credit for their small business participation as a Prime Contractor and can apply their dollar value and calculate percentages in all the applicable small business categories.

6.3.2.3. The following shall evidence small business participation:

- (a) The extent to which such firms, as defined in FAR Part 19, are specifically identified in proposals;
- (b) The extent of commitment to use such firms (enforceable commitments will be weighted more heavily than non-enforceable ones);
- (c) The complexity and variety of the work small business firms are to perform;
- (d) The realism of the proposal;
- (e) The extent of participation of such firms in terms of the value of the total acquisition;
- (f) The extent to which the Offeror provides detailed explanations/documentation supporting the proposed participation percentages, or lack thereof.

## 7.0 VOLUME 3 – FACTOR 3 – PRICE AND PRO FORMA INFORMATION

### 7.1. GENERAL

Submit the Pro Forma information in a separate envelope labeled: “Phase 2, Volume 3 – Pro Forma Requirements.”

### 7.2. TAB A – FACTOR 3 – PRICE (STANDARD FORM 1442 AND CONTRACT LINE ITEM SCHEDULE).

#### 7.2.1. Submission Requirements:

Submit the properly filled out and executed SF 1442, along with the CLIN Schedule, containing proposed line item and total pricing, as well as the proposed contract duration. See instructions in Section 00 21 00, “Instructions to Offerors”.

7.2.1.1. Supplemental Price Breakdown. If deemed necessary to evaluate the price proposals, the Government’s will request a Phase 2 price breakdown of the Contract Line items in a sealed envelope marked “Phase 2 Price Breakdown Information”, in Excel format. The Government will provide details on where and how to send the breakdown. This information may be required for the initial Phase 2 proposal and, if requested, for any revised proposals. This information is not an opportunity for an Offeror to revise its non-price or price proposal.

#### 7.2.2. Evaluation Criteria:

7.2.2.1. Price will not be rated or scored, but will be evaluated for fairness and reasonableness through the use of a price analysis. The price evaluators will also check for appearance of unbalanced item prices on the Supplemental Price Breakdown. Offerors are cautioned to distribute direct costs, such as material, labor, equipment, subcontracts, etc. and to evenly distribute indirect costs, such as job overhead, home office overhead, bond, etc., to the appropriate items on the Supplemental Price Breakdown. Both parties shall presume that field overhead costs through the proposed contract duration are inclusive in the offered price for the contract.

7.2.2.2. If deemed necessary, the supplemental price breakdown information will be used to assist the Government in performing the price evaluations described above.

7.2.2.3. Award of a contract may not be feasible for project cost for design and construction exceeding the contract cost limitation described herein.

### 7.3. TAB B – BID GUARANTEE

#### 7.3.1. Submission Requirements

Submit the Bid Bond in accordance with the Instructions in Section 00 21 00, Provision 52.228-1 Bid Guarantee.

#### 7.3.2. Evaluation requirements:

This item is not rated. The Government will review the Bid Bond for legal sufficiency. The Bond must be legally sufficient.

### 7.4. TAB C – REQUIRED PRE-AWARD INFORMATION

#### 7.4.1. Submission Requirements:

7.4.1.1. Submit this information for the Contracting Officer's determination of Offeror responsibility, which includes, but is not limited to the following:

(a) A list of present commitments, including the dollar value thereof, and name of the organization under which the work is being performed. Include names and telephone numbers of personnel within each organization who are familiar with the prospective contractor's performance.

(b) A certified statement listing; (1) each contract awarded within the preceding three month period exceeding \$1,000,000.00 in value with a brief description of the contract; (2) each contract awarded within the preceding three year period not already physically completed and exceeding \$5,000,000.00 in value with a brief description of the contract, and (3) each IDIQ contract awarded within the preceding three year period and currently active, which exceed \$1,000,000.00 in contract capacity with a brief description of the contract.

(c) If the prospective contractor is a joint venture, each joint venture member will be required to submit the above defined certification.

#### 7.4.2. Evaluation Criteria:

In addition to the other Phase 1 and Phase 2 proposal information, the Contracting Officer shall use this information in making an affirmative responsibility determination for award to the Successful Offeror, in accordance with FAR Part 9.

### 7.5. NOT USED

### 7.6. NOT USED

## 8.0 EVALUATION PROCEDURES

### 8.1. GENERAL:

The Source Selection Evaluation Board will evaluate the proposals and assign a consensus rating for each evaluation factor and sub-factor, utilizing the evaluation and rating system described in Section 00 22 10, except for past performance, which has its own rating scale.

### 8.2. DISCUSSION (If Necessary) –

8.2.1. During Phase 2, the Government intends to award without discussions. A “Competitive Range” is a subjective determination of the most highly rated Phase 2 proposals in the event that discussions with Offerors are required in Phase 2. In such an event, the Contracting Officer will establish a competitive range of all the most highly rated Phase 2 proposals.

8.2.2. If discussions are held, the Government may engage in a broad give and take with each Offeror in the competitive range, in accordance with FAR 15.306 (d). The Government will provide the Offeror an advance agenda for the discussions. During discussions, the Government may ask the Offeror to further explain its proposal and to answer questions about it.

8.2.3. Upon conclusion of discussions, those Offerors still considered the most highly rated, will be afforded an opportunity to submit their Phase 2 proposal revisions for final evaluation and selection.

### 8.3. PHASE 1 PROPOSAL

8.3.1. The Phase 1 evaluation will be considered in the event that the technical rating of one or more Offerors is equal, in determining the most highly rated non-price proposal during the selection determination.



FORMAT FOR TABLE OF SPACES

SECTION 00 22 20 - ATTACHMENT 9

FACILITY: \_\_\_\_\_

SPACE DESIGNATION  (1)	SOLICITATION REQUIREMENTS MIN REQUIRED  (2)  SF	PROPOSAL PROVIDED  (3)  SF	DIFFERENCE  (+/-)  (4)  SF	NOTES/REMARKS  (5)

Notes:

- (1) The proposer shall list all spaces within the identified facility in this column.
- (2) The proposer shall complete this column by taking the information directly from the solicitation Statement of Work. Where a particular space does not have a specific solicitation requirement, this column may be left blank.
- (3) The proposer shall complete this column directly from the information contained in the proposal.
- (4) This column represents the mathematical difference between the proposal and the solicitation requirements. Plus (+) differences represent areas above the solicitation requirements and Minus (-) differences represent areas below the solicitation requirements.
- (5) This column is provided to allow the proposers to place additional relevant information with respect to spaces provided.

COMPANY SPECIALIZED EXPERIENCE  
KEY SUBCONTRACTOR (OR PRIME IF WORK NOT TO BE SUBCONTRACTED)  
SECTION 00 22 20 - ATTACHMENT 10

Provide the following information to show examples of projects your company constructed within the last five years indicating experience with projects of similar type and scope. Use one form per project.

(a) Type of Facility Represented \_\_\_\_\_

(b) Your Firm's Name \_\_\_\_\_

(c) Name of project \_\_\_\_\_

(d) Owner \_\_\_\_\_

(e) General Scope of Construction Project  
\_\_\_\_\_  
\_\_\_\_\_

(f) Your Role (Prime, Joint Venture, or Subcontractor, etc.) and Work Your Company Self-Performed:  
\_\_\_\_\_  
\_\_\_\_\_

(g) Your Contract or Subcontract Amount \_\_\_\_\_

(h) Detailed Description of Your Self-Performed Work \_\_\_\_\_  
\_\_\_\_\_

(i) Describe any Work You Subcontract to Others \_\_\_\_\_  
\_\_\_\_\_

(j) Dates Your (sub) contract: Started \_\_\_\_\_ Completed \_\_\_\_\_

(k) Your Performance Evaluation by Owner, if any \_\_\_\_\_

By Prime: \_\_\_\_\_

(l) Were You Terminated or Assessed Liquidated Damages? \_\_\_\_\_

(If either is "Yes", attach an Explanation)

(m) Name and Company of Point of Contact (POC) for reference (If you were a subcontractor, also list the firm you were hired by): \_\_\_\_\_

(n) Current Telephone Number of Reference POC \_\_\_\_\_

LETTER OF COMMITMENT OF KEY SUBCONTRACTOR

(USE SUBCONTRACTOR'S COMPANY LETTERHEAD)

SECTION 00 22 20 - ATTACHMENT 11

TO: Contracting Officer

SUBJECT: Letter of Commitment for Proposed Contract for \_\_\_\_\_

Dear Sir or Madam:

I hereby make the unequivocal commitment that, in the event of an award of a contract to (Fill in name of Proposer), that (insert name of firm) will fulfill the duties of (state role on a project)

Sincerely, (Authorized Subcontractor Official)

Date: \_\_\_\_\_

(End of Summary of Changes)