

<b>AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT</b>			1. CONTRACT ID CODE J	PAGE OF PAGES 1   81
2. AMENDMENT/MODIFICATION NO. 0001	3. EFFECTIVE DATE 09-Apr-2008	4. REQUISITION/PURCHASE REQ. NO. W33SJG72624393		5. PROJECT NO.(If applicable) 65253
6. ISSUED BY USA ENGINEER DISTRICT, NORFOLK CONTRACTING OFFICE 803 FRONT STREET NORFOLK VA 23510-1096	CODE W91236	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. W91236-08-R-0024	
		X	9B. DATED (SEE ITEM 11) 19-Mar-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.)  RFP for GENERAL INSTRUCTION BUILDING (GIB), FORT BENNING, GEORGIA is amended as follows.				
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 09-Apr-2008

## SECTION SF 30 BLOCK 14 CONTINUATION PAGE

**The following items are applicable to this modification:**CONTINUATION

1. The RFP section names are corrected to read as shown below.
  - a. Section 00010 – Solicitation Contract Form is corrected to read Section 00 11 00 – Solicitation, Offer & Award – SF 1442 & Bid Schedule
  - b. Section 00100 – Bidding Schedule/Instructions to Bidders is corrected to read Section 00 21 00 – Instructions, Conditions & Notices to Offerors
  - c. Section 00600 – Representations & Certifications is corrected to read Section 00 45 00 – Representations & Certifications.
  - d. Section 00700 – Contract Clauses is corrected to read Section 00 72 00 – Contract Clauses
  - e. Section 00800 – Special Contract Requirements is corrected to read Section 00 73 00 – Special Contract Requirements
2. Section 00010 – Solicitation Contract form (bid schedule) is deleted in its entirety.
3. Section 00 11 00 – Solicitation, Offer & Award (bid schedule) is amended as shown on attached.
4. Design Build Specifications are re-issued as follows.

SECTION 00010 - SOLICITATION CONTRACT FORM  
SECTION 00 11 00

Item No.	Description	Quantity	Unit	Price	Unit	Line Item Amount
<b><u>SCHEDULE I – BASE BID</u></b>						
1.	Design of GIB facility (Includes design for Item No. 2 and 3) (See Note 8.)	1	Job			\$ _____
2.	Construction of GIB facility Complete to the five-foot line. (Note does not include Option No. 01) PN 65253	1	Job			\$ _____
<b>TOTAL SCHEDULE I BASE OFFER</b>						\$ _____

**SCHEDULE II - OPTION ITEM**

3.	Procurement and Installation of F&FE Items. For GIB facility (Note F&FE design is included in facility design)	1	Job			\$ _____
<b>TOTALSCHEDULE I &amp; II BASE &amp; OPTION ITEMS</b>						\$ _____

Contract Duration in Calendar Days  
 After the Notice to Proceed is Received  
 Not to Exceed 540 Days.  
 (See Note No. 11) \_\_\_\_\_ DAYS

OFFEROR ELECTS TO WAIVE THE PRICE EVALUATION PREFERENCE  
 FOR HUBZONE SMALL BUSINESS CONCERNS: ( ) NO ( ) YES

(See Contract Line Item Schedule Note 7.)

**NOTES FOR CONTRACT LINE ITEM (CLIN) SCHEDULE**

NOTE NO. 1. To better facilitate the receipt and proposal process, all modifications to proposals are to be submitted on copies of the latest Contract Line Item (CLIN) schedules as published in the solicitation or the latest amendment thereto. In lieu of indicating additions/deductions to line items, all Offerors should state their revised prices for each item.

NOTE NO. 2. Offerors must insert a price on all numbered items of the CLIN Schedule. Failure to do so may result in the offer being unacceptable

NOTE NO. 3. Not Used.

NOTE NO. 4. CONDITIONS GOVERNING EVALUATION OF OFFERS AND AWARD OF CONTRACTS:

The Government may require the delivery of the numbered line items, identified in the schedule as option items, in the quantity and at the price stated in the schedule. Subject to the availability of funds, the Contracting Officer may exercise the option by written notice to the Contractor within the time indicated below from the Notice to Proceed:

NOTE NO. 5. All the extensions of the unit prices shown will be subject to verification by the Government. In case of variation between the unit price and the extension, the unit price will be considered to be the offer.

NOTE NO. 6. Not Used.

NOTE NO. 7. This procurement is not restricted to HUBZone Small Business Concerns. See FAR 52.219-1 regarding HUBZone Small Business Concern representation requirements.

NOTE NO. 8. CLIN 1, Design costs includes efforts related to the design of the facility, as well as any related costs for the constructor's coordination during design (see Special Contract Requirement (SCR): ***Constructor's Role During Design***). The Offeror shall distribute costs for the designer's role during construction into the construction CLIN's, as appropriate for those efforts, including any costs associated with as-built documentation. In general, include engineering and designer costs for efforts after the Design Complete or Issued for Construction documents in the construction CLIN's.

NOTE NO. 9. Include all costs for coordination and accommodation of Government-Furnished, Government-Installed Equipment, as described in Section 01010, in the Contract Line Items for construction of the associated facilities.

NOTE NO. 10. Not Used

NOTE NO. 11. The Offeror shall propose a total integrated contract duration in number of calendar days after the Notice to Proceed (NTP) is received by the Contractor, whether via electronic means or hard copy, whichever is the earliest method of delivery. The total number of proposed calendar days for design and construction through completion, ready for turnover shall not exceed 540

calendar days. The proposed duration shall become the required contract duration. The Government may issue the NTP via e-mail or Facsimile (FAX) or by other means. Day number 1 is the day after the date of receipt of the NTP. See also Sections 00 22 10 and 00 22 20 and SCR: ***COMMENCEMENT, PROSECUTION AND COMPLETION OF WORK.***

NOTE NO. 12. At the option of the Government, the Government may require the Contractor to perform the work identified as Optional line item(s) (CLIN(s) 16 through 19) at the price(s) stated in the CLIN Schedule. The Contracting Officer may exercise one or more of the Option(s) by written notice to the Contractor within 120 calendar days after the date of the acknowledgment of the Notice to Proceed by the Contractor. There is no separate completion period for these options and the work included therein shall be completed within the contract duration as proposed. Exercise of the Option(s) shall be evidenced on Standard Form 30, citing this CLIN Schedule note as the authority for exercising the Option. The Option shall be deemed exercised at the time the Government deposits the SF30 in the mail or, if earlier, at the time it is delivered to the Contractor.

END OF CLIN SCHEDULE

SECTION 00800 - SPECIAL CONTRACT REQUIREMENTS  
D/B SPECIFICATIONS

# Design-Build Request For Proposal

16th CAV Regt General Instruction Building-  
GIB (PHASE ONE)  
PN 65253 , FY2008

Fort Benning, GA

W91236-08-R-0024

SECTION 00 01 10

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REQUEST FOR PROPOSAL

16th CAV Regt General Instruction Building- GIB (PHASE ONE)

Fort Benning

PROPOSAL REQUIREMENTS, CONTRACT FORMS AND CONDITIONS

Sections

00 11 00 SF1442/CLIN SCHEDULE

00 21 00 Instructions to Offerors

00 22 10 Phase 1 of 2 Phase Design-Build Selection Procedures

00 22 20 Phase 2 Design-Build Selection Procedures and Basis of Award – For Information Only, Subject to Change

00 45 00 Representations and Certifications

00 72 00 Contract Clauses – Table of Contents – For Information Only, Subject to Change

00 73 00 Special Contract Requirements – For Information Only, Subject to Change

DIVISION 01 - General Requirements – For Information Only, Subject to Change

Sections

01 10 00 Statement of Work – For Information Only, Subject to Change

01 32 01.00 10 Project Schedule – For Information Only, Subject to Change

01 33 00 Submittal Procedures – For Information Only, Subject to Change

01 33 16 Design After Award – For Information Only, Subject to Change

01 45 02.00 10 Quality Control System (QCS) – For Information Only, Subject to Change

01 45 04.00 10 Contractor Quality Control – For Information Only, Subject to Change

01 50 02 Temporary Construction Facilities – For Information Only, Subject to Change

01 57 20.00 10 Environmental Protection – For Information Only, Subject to Change

01 62 35 Recycled/Recovered Materials – For Information Only, Subject to Change

01 78 02.00 10 Closeout Submittals – For Information Only, Subject to Change

Appendices – For Information Only, Subject to Change

Appendix A Geotechnical Information (To be added in Phase 2)

Appendix B List of Drawings (To be added in Phase 2)

Appendix C Utility Connections (To be added in Phase 2)

Appendix D Results of Fire Flow Tests (To be added in Phase 2)

Appendix E Environmental Information (To be added in Phase 2)

Appendix F Photos of surrounding buildings (To be added in Phase 2)

Appendix G GIS Data (To be added in Phase 2)

Appendix H Exterior Signage (To be added in Phase 2)

Appendix I Acceptable Plants List (To be added in Phase 2)

Appendix J Drawings (To be added in Phase 2)

Appendix K Life Cycle Cost Analysis Fuel Cost Information (To be added in Phase 2)

Appendix L LEED Project Credit Guidance (To be added in Phase 2)

Appendix M LEED Owner’s Project Requirements (To be added in Phase 2)

Appendix N LEED Requirements for Multiple Contractor Combined Projects (To be added in Phase 2)

Appendix O LEED Strategy Tables (To be added in Phase 2)

Appendix P. Conduit and Manhole Requirements (To be added in Phase 2)

Appendix Q. Voice and Network Requirements (To be added in Phase 2)

Appendix R. CWW Sewer and Water Standards (To be added in Phase 2)

Appendix S. Fire Alarm Specifications (To be added in Phase 2)

Appendix T. Environmental Permit Forms (To be added in Phase 2)

Appendix U. GIB and ACES Design Criteria (To be added in Phase 2)

Appendix V. Security Requirements for Contractors (To be added in Phase 2)

Appendix W. Demarcation Matrix (To be added in Phase 2)

Appendix X. Architectural Theme and Color Scheme (To be added in Phase 2)

Appendix Y. Harmony Church Area Development Guide (To be added in Phase 2)

Appendix Z. General Interior Electrical Requirements (To be added in Phase 2)

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SECTION 00 21 00

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INSTRUCTIONS, CONDITIONS AND NOTICES TO OFFERORS

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1.1 GENERAL DESCRIPTION OF WORK

1.2 CONTRACT COST CEILING LIMITATION FOR DESIGN AND CONSTRUCTION COSTS

1.3 GOVERNMENT SECURITY REQUIREMENTS

1.4 COPIES OF SOLICITATION DOCUMENTS AND AMENDMENTS

1.5 OFFEROR'S QUESTIONS AND COMMENTS

1.6 SMALL BUSINESS SIZE STANDARD/NAICS CODE

1.7 PROPOSAL EXPENSES AND PRE-CONTRACT COSTS

1.8 PRE-PROPOSAL CONFERENCE

1.9 ACCURACY IN PROPOSALS

1.10 PROPOSAL SUBMITTALS

1.11 PROPOSAL FORMAT

1.12 JOINT VENTURE PROPOSAL REQUIREMENTS

1.13 SUBCONTRACTING PLAN/ SUBCONTRACTING GOALS REGARDING THE UTILIZATION OF SMALL BUSINESS CONCERNS

1.14 SOLICITATION PROVISIONS

## 1.0 GENERAL INFORMATION

### 1.1. GENERAL DESCRIPTION OF WORK

The scope of project includes all work required to [design and] construct a 16th CAV Regt General Instruction Building- GIB (PHASE ONE) located at Fort Benning. The work shall be in accordance with Request for Proposal documents.

General Description of Work: Design and Construction of the complete and useable 16th CAV Regt General Instruction Building located at Ft Benning, GA. The facility shall not exceed 68,470 square feet gross area and shall be in accordance with the RFP..

### 1.2. CONTRACT COST CEILING LIMITATION FOR DESIGN AND CONSTRUCTION COSTS

The design and construction costs will be subject to the funds available for this project. The total contract award shall not exceed \$9,942,777.00 for this contract. Offerors are notified that they are under no obligation to approach this ceiling. However the Government will not be able make an award, if the dollar amount set for this project is exceeded.

### 1.3. GOVERNMENT SECURITY REQUIREMENTS

The Offeror(s) must ensure that ALL mail sent to the Norfolk District, U.S. Army Corps of Engineers, either pre-contract or post-contract award, has a return mailing address on the outside of the envelope, package, box, etc. ANY MAIL addressed to the U.S. Army Corps of Engineers, including but not limited to bids, modifications to bids, proposals, revised proposals, bonds, correspondence, etc., will be REJECTED by the US Army Corps of Engineers mail room facility located at 803 Front Street Norfolk, VA 23510 if it does not contain a return mailing address. There will be no exceptions.

### 1.4. COPIES OF SOLICITATION DOCUMENTS AND AMENDMENTS

Copies of the solicitation and amendments are available by INTERNET ACCESS ONLY. All solicitation documents will be posted through the Army's Single Face to Industry (AFSI) to the Federal Technical Data Solutions (FedTeDS) website at:

[http://www.fedteds.gov/fedteds/start.nsf/frm.vendorlogin?openform&SolicitationNumber=\[CONTRACT\\_NUMBE](http://www.fedteds.gov/fedteds/start.nsf/frm.vendorlogin?openform&SolicitationNumber=[CONTRACT_NUMBE)

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[www.nao.usace.army.mil](http://www.nao.usace.army.mil)

It shall be the contractor's responsibility to check the websites for any amendments. The offeror shall submit in the proposal all requested information specified in this solicitation. There will be no public opening of the proposals received as a result of this solicitation.

**A list of interested vendors (potential offerors and subcontractors) is available on the federal business opportunities**

web site (registration required) is available at: <http://www.fbo.gov/> via Quick Search (Solicitation No. W91236-08-R-0024).

Additional information regarding this solicitation and potential offerors and/or subcontractors is available at [www.fedbizopps.com](http://www.fedbizopps.com).

#### 1.5. OFFEROR'S QUESTIONS AND COMMENTS

Questions and/or comments relative to these documents should be submitted via e-mail or mailed to:

##### Contract Specialist – Primary POC

U.S. Army Corps of Engineers, Norfolk District

ATTN: Marsha Flood

803 Front Street Norfolk, VA 23510

Phone: 757-201-7746 Fax: 757 201-7078

Email: [Marsha.D.Flood@usace.army.mil](mailto:Marsha.D.Flood@usace.army.mil)

##### Contract Specialist – Support POC

U.S. Army Corps of Engineers, Norfolk District

ATTN: Debbie Gray

803 Front Street Norfolk, VA 23510

Phone: 757 201-7551 Fax: 757 201-7078

Email: [Debora.S.Gray@usace.army.mil](mailto:Debora.S.Gray@usace.army.mil)

Note: All questions and/or comments should reach the above referenced Contracting Office no later than Seven (7) calendar days after the pre-proposal conference, in order that they may be given consideration or actions taken prior to receipt of offers.

##### 1.5.1 Bidder Inquiry

1.5.1.1.1 To submit and review bid inquiry items, bidders will need to be a current registered user or self-register into system. To self-register go to web page, click BID tab select Bidder Inquiry, select agency USACE, enter Key for this solicitation listed below, and your e-mail address, click login. Fill in all required information and click create user. Verify that information on next screen is correct and click continue.

1.5.1.1.2 From this page you may view all bidder inquiries or add inquiry.

1.5.1.1.3 Bidders will receive an acknowledgement of their question via email, followed by an answer to their question after it has been processed by our technical team.

1.5.1.1.4 The Solicitation Number is : W91236-08-R-0024

1.5.1.1.5 The Bidder Inquiry Key is: TBD

1.5.1.2 The Bidder Inquiry System will be unavailable for new inquires 5 days prior to proposal submission in order to ensure adequate time is allotted to form an appropriate response and amend the solicitation, if necessary.

1.5.1.3 Offerors are requested to review the specification in its entirety, review the Bidder Inquiry System for answers to questions prior to submission of a new inquiry.

1.5.1.4 The call center operates weekdays from 8AM to 5PM U.S. Central Time Zone (Chicago). The telephone number for the Call Center is 800-428-HELP.

1.5.1.5 Offers will NOT be publicly opened. Information concerning the status of the evaluation and/or award will NOT be available after receipt of proposals.

#### 1.6. SMALL BUSINESS SIZE STANDARD/NAICS CODE

See Section 00 45 00, FAR 52.219-1 for the small business size standard/NAICS Code.

#### 1.7. PROPOSAL EXPENSES AND PRE-CONTRACT COSTS

This Request for Proposal (RFP) does not commit the Government to pay, as a direct charge, any costs incurred in the preparation and submission of a proposal. However, a stipend may be authorized for unsuccessful Phase 2 offerors in accordance with Section 00 22 20.

#### 1.8. PRE-PROPOSAL CONFERENCE

The Government intends to hold the pre-proposal conference at Freedom Hall, Bldg 2413- located at Lawson Army Airfield, Fort Benning, GA 31905 Phone: (706) 396-3229, on 28 May 2008, 1300 (1:00 pm) (GMT -5:00) Eastern Time. Specific details will be posted on the Norfolk District's contracting web site at [www.fedbizopps.com](http://www.fedbizopps.com) and to the Army Single Face to Industry/FedBizOpps websites. The offeror must submit in writing, via fax or e-mail, the firm's name, address, point of contact, telephone number, and number of personnel planning to attend to the following no later than five (5) working days prior to the conference:

U.S. Army Corps of Engineers, Norfolk District

ATTN: Mark Puhalla

100 W. Oglethorpe Ave, PO Box 889, ATTN:PM-ML (Mark Puhalla) Savannah, GA 31402

Phone: (912) 652-5696 Fax: (912) 652-5442

Email: mark.t.puhalla@sas02.us.army.mil

All interested offerors are urged to attend. During this conference, the requirements set forth in the solicitation will be reviewed and discussed, with part of the conference to include a question and answer period.

#### 1.9. ACCURACY IN PROPOSALS

Proposals must set forth full, accurate, and complete information as required by this RFP, (including attachments). The penalty for making false statements is prescribed in 18 U.S.C. 1001.

#### 1.10. PROPOSAL SUBMITTALS

Due to heightened security at Government installations, those offerors who have their proposals hand-delivered shall contact Marsha Flood, Contract Specialist, at 757-201-7746 or Debbie Gray, Contract Specialist, at 757 201-7551 or the Contracting Office Main Desk, at 757 201-7551, prior to delivering to the address shown below. On the date specified, and thirty minutes prior to the time specified on Standard Form SF 1442, Page 1, Item 9, a Contracting representative will be in the lobby to accept proposals. At the time specified on Standard Form SF 1442, Page 1, Item 9, it will be announced that receipt of proposals is closed. Official time will be established by the clock located in the area where the proposals are received. Recent terrorist threats have resulted in more time-consuming sign-in and escort procedures and may impact the timely delivery of offers. See FAR 52.215-1 for rules concerning late proposals.

As stated on Standard Form SF 1442: Proposals will be received until 1300 (1:00 pm) (GMT -5:00) Eastern Time on 21 Apr 2008 at:

U.S. Army Corps of Engineers, Norfolk District

ATTN: Marsha Flood

803 Front Street Norfolk, VA 23510

The Packaging that contains the Proposals shall be marked:

”Proposals for Solicitation Number: W91236-08-R-0024, DO NOT OPEN”

#### 1.11. PROPOSAL FORMAT

a Written materials: 8 ½” x 11” format, using 10 point or larger font size, in bound volumes, using 3-ring binders (except that Pro Forma material and price proposal shall be submitted in a closed manila envelope. Each bound volume will contain a Title Sheet on the cover for ready identification of the proposal and a full table of contents, separated by Tabs, as prescribed herein

(i) The prime, consortium, or joint venture’s name, address, a signature of the official that can bind the firm and a telephone number shall appear in the lower left corner of the title page of any document/volume to be evaluated.

(ii) Volume number, section and date submitted shall appear in the bottom right corner of each page (along with the revision number for the amended page, if necessary).

(a) Drawing sheets: Use 22" x 34" for full size drawings. Half-size sheets are also acceptable.

(b) Electronic Format: Provide two CDs in read-only format, preferably using .pdf files. All price breakdown information to aid in the price evaluation shall be submitted in Excel format.

(c) Number of copies: Submit one original and Five (5) copies of drawings and printed matter (Bound Volumes), as well as Two (2) CDs. For Pro Forma information required in Phase 2: Submit the original and one copy and one separate CD.

#### 1.12. JOINT VENTURE PROPOSAL REQUIREMENTS

When proposing as a joint venture, all members of the joint venture shall sign the SF 1442 and the bid bond unless a written agreement by the joint venture is furnished with the proposal designating one firm with the authority to bind the other member(s) of the joint venture. In addition, a copy of the joint venture agreement shall be submitted with the proposal. Failure to comply with the foregoing requirements may eliminate the proposal from further consideration. If this is an 8(a) or HubZone joint venture, the offeror shall ensure that it complies with the applicable requirements of 13 CFR Part 124 and 13 CFR Part 126, respectively

#### 1.13. SUBCONTRACTING PLAN/ SUBCONTRACTING GOALS REGARDING THE UTILIZATION OF SMALL BUSINESS CONCERNS

(a) Application. This clause applies to all offerors submitting proposals.

(b) Federal Acquisition Regulations (FAR). Attention is directed to the following FAR and DFARS provisions contained in this solicitation:

52.219-8, Utilization of Small Business Concerns (Alternate I)

52.219-9, Small Business Sub Contracting Plan (Alternate I) (applies only to Large Business)

52.219-16, Liquidated Damages – Small Business Subcontracting Plan (applies only to Large Business)

252.226-7001, Utilization of Indian Organizations, Indian-Owned Economic Enterprises, and Native Hawaiian Small Business Concerns

(c) Goals. The U.S. Army Corps of Engineers considers the following goals reasonable and achievable for the performance of the resultant contract:

(i) 51.2 % of subcontracted amount contract amount with small business concerns.

(ii) 8.8 % of subcontracted amount contract amount with those small business concerns owned and controlled by socially and economically disadvantaged individuals.

(iii) 7.3 % of subcontracted amount contract amount with those small business concerns owned and controlled by women.

(iv) 3 % of subcontracted amount contract amount with those small business concerns owned and controlled by Service-Disabled Veterans.

(v) 3.1 % of subcontracted amount contract amount with those small business concerns owned and controlled by HUBZones.

(vi) [not supplied] % of subcontracted amount contract amount with those minority institutions and historically black colleges and universities

#### 1.14. SOLICITATION PROVISIONS

### SECTION 00 22 10

REV 6.0 – 15 DEC 2007

#### PHASE 1 OF 2 PHASE DESIGN-BUILD SELECTION PROCEDURES

##### 1.0 OVERVIEW

##### 2.0 GENERAL INSTRUCTIONS

##### 3.0 PHASE 1 PROPOSAL AND RELATED EVALUATION FACTORS

##### 4.0 TAB A – STANDARD FORM 1442 AND PROPOSAL DATA SHEET

##### 5.0 TAB B – FACTOR 1 – SPECIALIZED EXPERIENCE

##### 5.1 SUBMISSION REQUIREMENTS

##### 5.2 EVALUATION CRITERIA

##### 6.0 TAB B – FACTOR 2 – PAST PERFORMANCE

##### 6.1 SUBMISSION REQUIREMENTS

##### 6.2 EVALUATION CRITERIA

##### 7.0 TAB C – FACTOR 3 – ORGANIZATION AND TECHNICAL APPROACH

##### 7.1 SUBMISSION REQUIREMENTS

##### 7.2 EVALUATION CRITERIA

8.0 PHASE 1 OVERALL RATING

9.0 PHASE 1 EVALUATION PROCEDURES

9.1 SOURCE SELECTION EVALUATION BOARD (SSEB)

9.2 EVALUATION

9.3 DEFINITIONS

9.4 EVALUATION AND RATING SYSTEM

9.5 PAST PERFORMANCE RISK RATINGS

PHASE ONE – SECTION 00 22 10 ATTACHMENTS

1 – PROPOSAL DATA SHEETS

2 – COMPANY SPECIALIZED EXPERIENCE CONSTRUCTION OR PRIME CONTRACTOR

3 – COMPANY SPECIALIZED EXPERIENCE DESIGN FIRM OR IN-HOUSE DESIGN CAPABILITY

4 – PAST PERFORMANCE EVALUATION TELEPHONE INTERVIEW QUESTIONNAIRE

5 – KEY PERSONNEL RESUME

6 – LETTER OF COMMITMENT FOR KEY PERSONNEL

7 – LETTER OF COMMITMENT FOR DESIGN FIRM

## 1.0 OVERVIEW

1.1. The Government is looking for ways to streamline construction, manage labor and other resource constraints in an effort to reduce costs and achieve an aggressive schedule in executing task orders to meet the Army's Transformation program goals of faster project execution at lower cost, while taking advantage of industry standards, means and methods. In Phase 1 of the 2 phase design-build selection procedure, interested firms or joint venture entities (referred to as "offerors") submit certain specified performance capability proposals, demonstrating their capability to successfully execute the design-build construction contract resulting from this solicitation. The Government will evaluate the performance capability proposals in accordance with the criteria described herein and will short-list no more than 5 (five) of the Phase 1 offerors to compete for the design-build contract in Phase 2.

1.2. In Phase 2, the short-listed offerors will submit proposals in accordance with Section 00 22 20.

## 2.0 GENERAL INSTRUCTIONS

2.1. Firms formally organized as design-build entities, design firms and construction contractors that have associated specifically for this project, consortia of firms or any other interested parties may submit proposals. Associations may be as joint ventures or as key team subcontractors. Any legally organized Offeror may submit a proposal. To qualify for phase 2, the Offeror or Offeror's subcontractor has to have or will have to have professional architects and engineers, registered in the appropriate technical disciplines and the requirements specified in Contract Clause, "Requirements for Registration of Designers", must be met. All designs must be under the direct supervision of appropriately licensed professionals for each discipline involved.

2.2. Submit the Phase 1 proposal in a tabbed, three-ring binder. Note that the Government will not evaluate any material that exceeds the page limits, indicated in 7.1.1. below. PHASE 1 DOES NOT INVOLVE PRICING SUBMISSION.

## 3.0 PHASE 1 PROPOSAL AND RELATED EVALUATION FACTORS

<u>Location</u>	<u>Factor Number</u>	<u>Description</u>	<u>Relative Importance</u>
Tab A		SF 1442 and Proposal Data Sheet	N/A
Tab B	Factor 1	Specialized Experience	1st (Most Important Factor)
Tab B	Factor 2	Past Performance	2nd (Slightly less important than Factor 1)

Tab C	Factor 3	Organization and Technical Approach	3rd (Slightly less than Factor 2)

4.0 TAB A - STANDARD FORM 1442 AND PROPOSAL DATA SHEET

4.1. Submit the SF 1442, completed and signed by a person authorized by the Offeror. Include the completed proposal data sheet (See attachment 1, provided at the end of this Section).

5.0 TAB B – FACTOR 1 - SPECIALIZED EXPERIENCE

5.1. SUBMISSION REQUIREMENTS

5.1.1. The prime contractor and the design firm(s) (or prime contractor if design is to be self-performed) shall each demonstrate recent, relevant experience on similar projects, using Construction – Specialized Experience form – (Attachment 2), and Designer – Specialized Experience Form – (Attachment 3) at the end of the section. Offerors may identify state and local government and private contracts that are similar to the Government’s requirements. If the offeror is a joint venture, each firm shall provide information, demonstrating experience relevant to their role on this project. Submit projects selected from those discussed in the experience narrative that are currently well underway (designed and at least 50% construction progress completed) or completed and turned over no longer that five (5) years preceding the date of this Solicitation. If any firm has multiple functions or divisions, limit the project examples to those performed by the division or unit submitting the offer or by the team member. Design firms may list prime contractors they have worked for or government, private or commercial customers. The offeror shall select the design firm(s). If projects were design-build, so identify them. Both the prime contractor and the design firm(s) shall each submit no more that five (5) projects for each of the facility types or their equivalent or similar commercial or institutional type:

- 17120- General Instruction Building

5.1.2. The offeror may provide a supplemental narrative (not project lists), not to exceed two pages, explaining how any corporate experience that is not directly related to the specific projects above is applicable to this project and how the Government will benefit. The following information may be considered.

5.1.2.1. The offeror should describe any previous teaming experience between current team members, if not described in the project list. Describe team members’ experience on LEED projects, if not included on the project list. Offeror may describe design-build experience on other type projects. The above information is limited to projects that are well underway or that have been completed and turned over no longer than the past five years preceding the date of this solicitation.

5.2. EVALUATION CRITERIA:

5.2.1. The Government will evaluate the extent of recent, related experience of the prime contractor and design

firms in design, construction or design-build, as relevant to their role on this project. If the design will be accomplished in-house, rather than by subcontract, then the design element of specialized experience will still be evaluated, realizing that the work is being done in-house. Experience on the similar projects identified in the project lists will receive more consideration than experience provided in the supplemental narrative. The Government may place greater importance on projects performed as a prime contractor than as a subcontractor, depending upon overall role and relevancy considerations. Federal Government project experience will not be rated inherently more important than non-Federal Government project experience.

5.2.2. The Offeror must submit the requested information to demonstrate a record of recent, related experience in both design and construction, for the facility types (which may include similar state or local government or private counterparts) included in this contract, as described in Section 00 22 10. Recent experience includes projects well underway (see above criteria) or those completed and turned over within five (5) years of the proposal issue date for this RFP for design or construction experience. Joint Venture partners should each demonstrate experience commensurate with their role on this project or explain in the supplemental narrative how their experience qualifies them for their role on this project.

5.2.3. The Government reserves the right to verify the experience record of cited projects or other recent projects by reviewing the Corps of Engineers Construction Contractor (or Architect-Engineer) Appraisal Support System (CCASS/ACASS), other DOD or Government appraisal systems or to interview owners or references. The Government may check any or all cited references to verify supplied information.

5.2.4. To receive credit for extent (amount) of experience, the Offeror and its proposed design firm(s) shall demonstrate a history of recent, relevant experience. A firm will not receive credit under this factor for the relevant experience of key personnel proposed for this project.

5.2.5. The Government will consider extent of recent experience, degree of relationship of such experience to this project, demonstrated familiarity with applicable codes and local conditions. Some examples of relevancy to this project may include, but not be limited to:

- (1) Number, size, type work, complexity, location
- (2) Dates (well under way or completed no more than 5 years preceding date of Solicitation)
- (3) Firm's role and extent of work self-performed (brokering out all work and simply "pouring the sidewalks" on a cited project are examples of less relevant experience)

5.2.6. Previous design-build experience is not necessary for an acceptable rating. The Government may consider previous D-B experience a strength, even if the experience is on different type projects than this project. Similarly, the Government may consider previous recent teaming experience among the team members as value added, even if on different type design and/or construction projects than this project. The more relevant the experience, the more credit will be given.

5.2.7. The firm(s) preparing the design must demonstrate qualifications and experience in sustainable design and

development and design, based on project experience on projects that have achieved US Green Building Council's LEED certification or project experience on completed Corps of Engineers design-build projects that were validated as having achieving LEED silver rating for an acceptable rating. Additional consideration will be given if both the constructor and the design firm(s) demonstrate qualifications and experience on LEED.

## 6.0 TAB B – FACTOR 2 - PAST PERFORMANCE

### 6.1. SUBMISSION REQUIREMENTS:

6.1.1. Past performance refers to the quality of recent project experience from the owner's perspective. The Offeror and its design firm(s) (or prime contractor if design is to be self-performed) shall provide customer reference name(s), company affiliation and current phone numbers on the specific project experience sheets in TAB B. The Government will use the specific project experience sheets submitted for specialized experience in Tab B that were completed or well underway (as defined above) within five (5) years preceding the date of the solicitation. (no separate submittal for past performance for those projects, here). Include the performance rating by the owner on the form, if the Offeror was rated. Additional past performance examples may be submitted for consideration on any member of a Teaming Arrangement that will perform a major or critical aspect of the project. Projects cited shall be currently well underway (fully designed and at least 50% construction progress completed) or construction substantially completed within five (5) years preceding the date of this solicitation. If any firm has multiple functions or divisions, limit the project examples to those performed by the division, unit or team member submitting the offer. The Government may contact and interview the points of contact and reserves the right to interview other individuals acting for the listed reference, if the listed reference is not available. See the Interview form at the end of this Section (attachment 4). The team members may also briefly provide information on problems encountered on identified contracts and the team member's corrective action.

### 6.2. EVALUATION CRITERIA:

6.2.1. The Government will perform a risk assessment, considering the degree of success of the D-B team's recent (well under way or turned over no longer than 5 years preceding the date of this solicitation), relevant experience. See explanation of "well underway" and relevancy under the Factor "Specialized Experience". The Government will consider the currency and relevance of the information, source of the information, context of the data, and general trends in contractor performance. If any firm has multiple functions or divisions, The Government will only evaluate past performance of the division or unit submitting the offer or by the team member. Owners/references may be asked to comment on items such as quality of design or construction, timeliness, management of the work subcontractor management, including timely payment to subs or suppliers, safety, relations between owner and designer or contractor, level of support for such things as as-built documentation, O&M manuals, training, correcting design or construction errors, warranty work, etc. (see the interview form at attachment 4). The Government will target areas covered in the requirements of this proposal including records of conforming to quality, schedule, cost control, customer satisfaction, level of support for such things as as-built documentation, O&M manuals, training, problem resolution for design or construction errors, warranty work, and safety. The Government will not release the Interview Forms to the Offeror at any time, in order for the Government to solicit

candid, unbiased interview comments. The Government also places a higher value on projects, which document successful outcomes and are supported by outside source confirmation, for example, but not limited to telephone interviews with points of contact identified in the proposal, CCASS/ACASS or other agency performance databases, offeror furnished references, or personal knowledge. The Government also places a higher value on projects, which provided particularly difficult or unique challenges and the innovative methods the contractor used to resolve problems successfully. The Government's evaluation is not limited to past performance information on the cited example projects.

6.2.2. Each entity (firm) will be rated on its own performance or that of its predecessor, if relevant. An entity may not establish past performance based on the past performance of its proposed key personnel, apart from that of the entity. If the Government does not obtain past performance information for the projects identified by the offeror and cannot establish a past performance record for the offeror through other sources, past performance will be rated neither favorably nor unfavorably. The performance risk will be considered "unknown".

## 7.0 TAB C – FACTOR 3 - ORGANIZATION AND TECHNICAL APPROACH

### 7.1. SUBMISSION REQUIREMENTS:

7.1.1. Provide information that describes the offeror's organization and intended technical approach to executing the design-build contract per the detailed requirements herein. Limit the information to fifteen pages or less clearly but concisely describe the organizational and technical approach to project management and execution. The fifteen page limit does not include resumes submitted for key personnel, below.

7.1.2. Organization: Describe what firms, their resources and how their resources will be utilized, their roles and responsibilities and any contractual arrangements that have been established. Clearly describe any teaming or joint venture arrangements, including a clear description of each firm's roles and responsibilities on the project. The Offeror shall document unequivocal teaming arrangements with its design firms(s) (see attachment 7). A copy of the teaming or joint venture agreement(s) may be appended to the plan (not included in the page limitation). Include a simple organizational chart, illustrating the organization, including the proposed quality control group(s). Present a matrix of responsibilities for each firm in executing the key work breakdown structure activities of the project, including design and construction activities for each major feature (i.e., site work, utilities and each building). Identify the design firm(s) chosen for the project, if not to be self-performed Phase 2 offerors will be required to identify the specific firms chosen for mechanical and electrical installation. Describe the proposed management structure for the team, describing the how the design and construction process will be managed and the authorities and the delegations of authority within the team Include a key personnel organization chart that clearly depicts the key positions and the names of the personnel, their firm affiliations and their job locations, their job/position title within the organization. The key personnel organization chart shall be consistent with the corporate organization chart, with the matrix of responsibilities assigned to the D-B team firms, and with the list of key personnel to be provided under the Tab, "Key Personnel".

7.1.3. Technical Approach for Design and Construction: Describe the technical approach to design and construction of these facilities. Include any considerations of fast-tracking design and construction, panelized

construction, pre-engineered components or buildings, factory built modules or assemblies, tilt-up, pre-cast parts, standard designs stick-built framing, etc. The Government is looking for ways to streamline construction, manage labor and other resource constraints in an effort to reduce costs and achieve an aggressive schedule. In Phase 2, the offeror will describe its design packaging plan for fast-tracking in how it lays out the proposed schedule and contract duration. That level of detail is not necessary in Phase 1.

7.1.4. Collaborative Approach for Design-Build: Describe interactions within the team and with the Corps of Engineers during the design. Discuss how the configuration management system will track and control design evolution and changes during design for quality control and to facilitate quicker Government reviews. Describe the role of the construction team members during design. Describe the type of Building Information Modeling (BIM) system to be used on the project (See section 01 33 16 and Attachment F of that Document for CADD/BIM requirements and for Contractor Electives for additional consideration, as described below in the evaluation criteria) and how the team intends to develop and use the model. Describe the role and interaction of the design team with the construction team during construction, addressing, as a minimum, maintaining configuration management of the design during construction, including control and approval of revisions to the accepted design; requests for information; shop drawing and submittal reviews and approvals; progress meetings; site visits, if any; contract completion, closeout, as-built and completion documentation.

7.1.5. Planning and Scheduling: Describe the time control capabilities and systems to be used to plan design and construction and how the schedule will be used to manage design and construction. Discuss internal procedures for handling delays to minimize time growth or "schedule creep". In Phase 2, the offeror will develop a summary schedule. In Phase 1, the Government is interested in the offeror's planning and scheduling capabilities.

7.1.6. Self-Performed Work: Generally describe the items the offeror will self-perform to comply with the requirements in Section 00 73 00 for self-performed work.

7.1.7. Quality Control: Describe the team's quality control approach, corporate systems and capabilities to maintain quality control of the design and construction. Describe the proposed quality control organization, including the proposed staffing plan. Provide specific information on how you will manage design quality control, track design evolution and changes during design to meet the schedule and to facilitate quicker Government reviews. Provide information on how you will handle internal and external requests for information, shop drawings, submittal reviews, progress meetings, site visits, contract completion, closeout, as-built, and completion documentation. In addition to the required designer-of-record roles specified within the RFP for maintaining integrity of the design, describe any other DOR involvement in the quality control process, if any. There is no need to submit a quality control plan as the successful offeror will provide that after award. In phase 1, the Government is interested in demonstrable capabilities to assure and control quality and how the offeror can achieve or exceed the contract's minimum quality control system requirements.

7.1.8. Key Project Personnel Capabilities and Experience: (Not included in the fifteen page count limit above. Provide a consolidated list of key personnel with name, position title and description of project responsibility for each. Indicate whether each individual has had a significant role in any of the cited project examples. If re-

assignment of personnel is considered possible, provide alternate professionals in each assignment. Include key designers, whether employed by the prime or by a design subcontractor. For each person provide a brief resume, using the Key Personnel Resume forms (attachment 5) at the end of this section. Include the prime contractor's project manager responsible for design and construction, the design manager, the designers of record for architecture, interior design, structural, civil, geotechnical, fire protection, electrical, mechanical/plumbing, and permit preparers. Permit preparers must be professionally registered in the state the project is located. Where projects are located in states that require a separate registration for design of structures, the structural designer of record must be registered in that state. All other designers of record must be registered in accordance with contract clause: 52.236-25, Requirements for Registration of Designers. For dining facilities, include the food service consultant. For construction, include the on-site manager and general superintendent (in charge of self-performed work). Provide unequivocal letters of commitment from all proposed key personnel not currently employed by the team members. Use the form letter (attachment 6) at the end of this section.

## 7.2. EVALUATION CRITERIA:

7.2.1. The Government will evaluate the strengths, weaknesses and any deficiencies in the organization and technical approach. The Government will evaluate the firm's understanding of D-B (and the requirements in described in the Division 01 requirements of the Solicitation) and the capability to execute the project. Some additional specific evaluation considerations are listed below. This list is not all-inclusive.

7.2.2. The Government will evaluate clarity and strength of the overall organization, the structure and staffing to execute the entire scope of work. The Offeror is required to select and commit to design firms to achieve an "acceptable" rating. Joint venture participant's contribution to the organization should be commensurate with their skills and background.

7.2.3. Technical Approach for Design and Construction: The Government places a higher value on an offer that provides proposed methods to streamline construction, manage labor and other resource constraints in an effort to reduce costs and support an aggressive schedule, including such things as fast-tracking, using factory built modules or assemblies, panelization, pre-cast, tilt-up, standard designs, etc. The Government will also consider whether the approach reduces on-site craft labor and susceptibility to inclement weather delays.

7.2.4. Collaborative Approach for Design-Build: The use of 3-dimensional (3D) Building Information Model (BIM) technology in the design process is a requirement. The BIM requirements are described in Section 01 33 16, "Design After Award. The Government will evaluate the integration of the design and construction firms and the staff during design and construction. The constructor must be actively involved in the design process, not just leaving it up to the designer (see Special Contract Requirement (SCR: "Constructor's role during Design"). The offeror must have an effective configuration management system to control and track revisions to the design. The Government will evaluate the offeror's understanding of the design process and the roles of the designers of record and the Government reviewers. The Government will evaluate the role of the designer in maintaining design integrity throughout the process, including its key roles during construction. The Government places greater value in collaborative development of the Building Information Model as early as possible during the design and

construction process. Additional consideration will be given to a team that includes as many subcontractors as possible (e.g., the key subs for electrical and mechanical, the fire protection subcontractor, fabricators, etc.) during design development, prior to release of the applicable design packages for construction, so that systems and trade coordination can reduce interferences, increase constructability and speed up construction operations. Additional consideration will also be given to a team that includes one or more BIM “Contractor Electives”, as described in Appendix F of Section 01 33 16.

7.2.5. Planning and Scheduling: The Government will evaluate the offeror’s scheduling capabilities to manage an integrated fast track design-build schedule. Additional consideration will be given for teams that provide 4-D Schedule modeling with demonstrated experience in BIM.

7.2.6. Self-Performed Work: The Government will evaluate the Contractor’s resources to determine if it has the capability to self-perform the required amount of the project, in accordance with public policy to assure adequate interest in and supervision of all work. These requirements are outlined in Section 00 73 00.

7.2.7. Quality Control: The Government will evaluate the offeror’s capabilities and understanding of the contractually required quality control processes for both design and construction. The Government places value upon continued participation by the designers of record during the construction quality control process. The Government will evaluate the adequacy of the staffing plan to cover all required tasks and responsibilities.

7.2.8. Key Personnel Capabilities and Experience: The Government will evaluate the required information to determine how well the offeror identifies and demonstrates that its key personnel meet or exceed minimum qualifications necessary, which includes previous satisfactory experience in similar type work, to manage, control and perform the design, and to perform construction. Performance of key personnel proposed for this project may be taken into account when it comes to the attention of the Government. Evaluate how well the Offeror demonstrates that it has the necessary structure and experienced, qualified personnel within its organization to effectively manage, control, administer and execute the integrated design and construction operations, quality control program and subcontracts. This shall be achievable with other projected on-going work. Give additional consideration to previous design-build experience. Evaluate whether designers of record are registered (a requirement), experienced and qualified, that permit preparers are qualified in the jurisdiction (a requirement) and that, if the project is located in a state with separate structural engineering registration, that the structural designer of record is properly registered in that state (a requirement). The minimum experience requirements for the Project Manager are at least 5 years construction and construction management experience. The minimum experience requirements for the Design manager are at least 5 years of design experience or at least 5 years of construction and construction management experience. The minimum experience requirements for the on-site manager are at least 3 years managing projects with multiple subcontractors and familiarity with scheduling. The minimum experience requirements for the superintendent are at least 5 years experience as superintendent, managing multiple trades and subcontractors. If alternates are proposed for key positions, the evaluation rating will consider the lesser qualified or experienced person, if there is a difference.

## 8.0 PHASE 1 OVERALL RATING

8.1. In addition to individual factor ratings, the Government will assign an overall rating for the Phase 1 proposal.

## 9.0 PHASE 1 EVALUATION PROCEDURES

### 9.1. SOURCE SELECTION EVALUATION BOARD (SSEB)

9.1.1. The SSEB will be established to conduct the evaluation of proposals received in response to this solicitation. The evaluation will be based on the content of the proposal, proposal corrections and any information obtained from other sources, e.g. past performance information. The SSEB will not consider any proposal incorporated by reference, except as expressly allowed by this solicitation.

### 9.2. EVALUATION

9.2.1. The SSEB will evaluate the proposals and assign a consensus rating for each evaluation factor and subfactor. Offerors are cautioned to put forth their best efforts for the Phase 1 submission, and to furnish all information clearly to allow the Government to determine their performance capability. Offerors should not assume that they will have an opportunity to clarify or correct anything in their proposal after submitting it in response to Phase 1.

9.2.2. The Government reserves the right to allow proposal corrections, if deemed necessary to determine the most highly qualified offerors to shortlist for Phase 2.

9.2.3. The Contracting Officer, independently exercising prudent business judgment, will select up to 5 (five) of the most highly qualified offerors to short-list for Phase 2.

### 9.3. DEFINITIONS

#### 9.3.1. Deficiency

A material failure of a proposal to meet a Government requirement or a combination of significant weaknesses in a proposal that increases the risk of unsuccessful contract performance to an unacceptable level.

#### 9.3.2. Weakness

A flaw in the proposal that increases the risk of unsuccessful contract performance.

#### 9.3.3. Significant Weakness

A flaw in the proposal that appreciably increases the risk of unsuccessful contract performance.

#### 9.3.4. Strength

Any aspect of a proposal that, when judged against a stated evaluation criterion, enhances the merit of the proposal or increases the probability of successful performance of the contract.

#### 9.3.5. Significant Strength

A significant strength appreciably enhances the merit of a proposal or appreciably enhances the probability of successful contract performance.

#### 9.3.6. Deviation

Proposal implies or specifically offers a deviation below the specified criteria. The offeror may or may not have called the deviation to the Government's attention. A deviation is a deficiency. The proposal must conform to the solicitation requirements for award.

### 9.4. EVALUATION AND RATING SYSTEM

9.4.1. General: The Government will review the proposals and rate the quality of each evaluation factor and subfactor (if any). The SSEB will rate each proposal against the specified evaluation criteria in the Solicitation requirements. They will not compare proposals at this time. After all proposals are rated, the Government will compare the ratings and relative advantages and disadvantages of proposals against each other in order to determine which Offerors are the most highly qualified under Phase 1 to short-list for participation in Phase 2.

9.4.2. Review Write-up: The Government will support each rating with a narrative, separately listing all strengths or advantages, weaknesses or disadvantages, deficiencies, and required clarifications.

9.4.3. Rating System: After listing proposal strengths, weaknesses and deficiencies, the SSEB will assign an adjective rating of "Excellent", "Good", "Acceptable", "Marginal", "Susceptible to Being Made Acceptable", or "Unacceptable" to each factor and subfactor (except those factors rated as GO/NO-GO), which reflect the Government's confidence in each offeror's technical ability, as demonstrated in its proposal, to perform the requirements stated in the RFP. The adjectival ratings shall be assigned, using the following criteria, which incorporate a proposal risk assessment:

9.4.3.1. Excellent: Proposal has exceptional merit and reflects an excellent approach which will clearly result in the superior attainment of all requirements and objectives. This clearly achievable approach includes numerous advantageous characteristics of substance, and essentially no disadvantages, which can be expected to result in outstanding performance. The risk of unsuccessful performance is very low as the proposal solutions which are unquestionably feasible and practical. These solutions are further considered very low risk in that they are exceptionally clear and precise, fully supported, and demonstrate a clear understanding of the requirements. Risk level: Very Low

9.4.3.2. Good: Proposal demonstrates a sound approach which is expected to meet all requirements and objectives. This sound approach includes advantageous characteristics of substance, and few relatively minor disadvantages, which collectively can be expected to result in satisfactory performance. The risk of unsuccessful performance is low as the proposal contains solutions which are considered feasible and practical. These solutions are further considered to be low risk in that they are clear and precise, supported, and demonstrate an understanding of the requirements. Risk level: Low.

9.4.3.3. Acceptable: Proposal demonstrates an approach which is capable of meeting all requirements and

objectives. The approach includes both advantageous and disadvantageous characteristics of substance, where the advantages are not outweighed by the disadvantages. Collectively, the advantages and disadvantages are likely to result in acceptable performance. The risk of unsuccessful performance is moderate, as the proposal solutions are generally feasible and practical. These solutions are further considered to reflect moderate risk in that they are somewhat clear and precise, partially supported, and demonstrate a general understanding of the requirements. Risk Level: Moderate.

9.4.3.4. Marginal: The proposal demonstrates an approach which may not be capable of meeting all requirements and objectives. The approach has disadvantages of substance and advantages, if they exist, are outweighed by the disadvantages. Collectively, the advantages and disadvantages are not likely to result in satisfactory performance. The risk of unsuccessful performance is high as the proposal contains solutions which may not be expected to be feasible and practical. These solutions are further considered to reflect high risk in that they lack clarity and precision, are generally unsupported, and do not demonstrate a complete understanding of the requirements. Risk Level: High to Very High.

9.4.3.5. Susceptible to Being Made Acceptable. Proposal demonstrates an approach which, as initially proposed, cannot be rated marginal because of error(s), omission(s) or deficiency(ies), which are capable of being corrected without a major rewrite or revision of the proposal. These solutions are further considered to reflect high to very high risk in that they lack clarity and precision, are generally unsupported, and do not demonstrate a complete understanding of the requirements. Risk Level: High to Very High.

9.4.3.6. Unacceptable. The proposal demonstrates an approach which, based on a very high risk, will very likely not be capable of meeting all requirements and objectives. This approach has numerous disadvantages of substance, and advantages, if they exist, are far outweighed by disadvantages. Collectively, the advantages and disadvantages will not result in satisfactory performance. The risk of unsuccessful performance is very high as the proposal contains solutions which are not feasible and practical. The solutions are further considered to be very high risk in that they lack any clarity or precision, are unsupported, and do not demonstrate an understanding of the requirement. Risk Level: Very High.

## 9.5. PAST PERFORMANCE RISK RATINGS

9.5.1. Risk ratings shall be done for each Past Performance factor. Past Performance Risk Ratings assess the risks associated with each offeror's likelihood of success in performing the requirements stated in the RFP based on the offeror's demonstrated performance on recent contracts. SSEB members and the SSA may use personal knowledge or information from other sources in its evaluation of an offeror's past performance, provided such information is consistent with the established evaluation criteria of the RFP. Offerors that have no relevant performance record will be given a neutral/unknown risk rating for these factors:

9.5.1.1. Unknown Risk: Offeror has little or no relevant performance record identifiable; equates to an unknown risk rating having no positive or negative evaluation significance.

9.5.1.2. Low Risk: Little doubt exists, based upon the Offeror's performance record, that the Offeror can perform

the proposed effort.

9.5.1.3. Moderate Risk: Some doubt exists, based on the Offeror's performance record, that the Offeror can successfully perform the proposed effort.

9.5.1.4. High Risk: Significant doubt exists, based on the Offeror's performance record, that the Offeror can successfully perform the proposed effort.

PHASE ONE - TAB A

PROPOSAL DATA SHEET

SECTION 00 22 10 - ATTACHMENT 1

1. Name of Solicitation:

2. Name of Firm:

Address:

Phone:

Fax:

E-mail:

DUNS # (used for accessing the Construction Contractor Appraisal Support System (CCASS) or A-E Contractor Administration Support System (ACASS) Database)

Also provide any other assigned number that identifies the member firm(s) in the ACASS or CCASS databases. If a separate DUNS has been created for a joint venture (J-V) it must also be submitted. Provide a DUNS number for each company identified in any proposed Contractor-subcontractor association of firms. If the firm is a joint venture or contractor-subcontractor association of firms, list the individual firms and briefly describe the nature of the association. Provide DUNS for each.

Firm 1:

Firm 2:

Firm 3:

Nature of Association:

3. AUTHORIZED NEGOTIATORS. FAR 52.215-11

The Offeror represents that the following persons are authorized to negotiate on its behalf with the Government in connection with this Request for Proposals (RFP).

[List names, titles, and telephone number of the authorized negotiator.]

Name of Person Authorized to Negotiate:

Negotiator's Address:

Negotiator's Telephone:

Negotiator's E-mail:

COMPANY SPECIALIZED EXPERIENCE - CONSTRUCTION OR PRIME CONTRACTOR

SECTION 00 22 10 - ATTACHMENT 2

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 BCT Facility Represented \_\_\_\_\_

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

(c) Name of Project \_\_\_\_\_

(d) Location of Project \_\_\_\_\_

(e) Owner \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

(h) Construction Cost \_\_\_\_\_

(i) Extent and Type of Work You Subcontracted Out \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(j) Dates Construction: Began \_\_\_\_\_ Completed \_\_\_\_\_

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

\_\_\_\_\_

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

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

(m) Owner's Point of Contact for Reference (Name and Company) \_\_\_\_\_

\_\_\_\_\_

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

COMPANY SPECIALIZED EXPERIENCE - DESIGN FIRM OR IN-HOUSE DESIGN CAPABILITY

SECTION 00 22 10 - ATTACHMENT 3

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 BCT Facility Represented \_\_\_\_\_

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

(c) Name of Project \_\_\_\_\_

(d) Location of Project \_\_\_\_\_

(e) Owner \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

(g) Summary of Your Role in Design of this Project, including implementing LEED

\_\_\_\_\_  
\_\_\_\_\_

(h) Identify Estimated ("E") or Actual ("A") Construction Cost \_\_\_\_\_

(i) Extent and Type of Work You Subcontracted \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(j) Dates Design: Began \_\_\_\_\_ Completed \_\_\_\_\_

(k) Dates Construction: Began \_\_\_\_\_ Completed \_\_\_\_\_

(l) Your Performance Evaluation, if known \_\_\_\_\_

Were You Terminated or Assessed Liquidated Damages? \_\_\_\_\_

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

(m) Owner's Point of Contact for Reference (Name and Company) \_\_\_\_\_

\_\_\_\_\_

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

PAST PERFORMANCE EVALUATION TELEPHONE INTERVIEW QUESTIONNAIRE

SECTION 00 22 10 - ATTACHMENT 4

1. Contractor/Name & Address (City and State):

2. Type of Contract: Fixed Price \_\_\_\_\_ Cost Reimbursement \_\_\_\_\_

Other (Specify) \_\_\_\_\_

3. Title of Project/Contract Number:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Description of Work:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Complexity of Work: High \_\_\_\_\_ Mid \_\_\_\_\_ Routine \_\_\_\_\_

6. Location of Work: \_\_\_\_\_

7. Date of Award: \_\_\_\_\_

8. Status: Active \_\_\_\_\_ (Please provide percent complete)

Complete \_\_\_\_\_ (Please provide completion date)

9. Name and telephone number of Owner's Technical Representative:

QUALITY OF PRODUCT/SERVICE:

10. Please evaluate the contractor's performance in complying with contract requirements, quality achieved and overall technical expertise demonstrated.

Excellent	
-----------	--

Good	
Satisfactory	
Marginal	
Unsatisfactory	

Remarks:

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11. To what extent were the contractor's reports and documentation accurate, complete and submitted in a timely manner?

Excellent	
Good	
Satisfactory	
Marginal	
Unsatisfactory	

Remarks:

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12. To what extent was the contractor able to solve contract performance problems without extensive guidance from Owner counterparts?

Excellent	
Good	
Satisfactory	
Marginal	
Unsatisfactory	

Remarks:

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13. How well did the contractor manage and coordinate subcontractors, suppliers, and the labor force?

Excellent	
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Good	
Satisfactory	
Marginal	
Unsatisfactory	

Remarks:

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**CUSTOMER SATISFACTION:**

14. To what extent were the end users satisfied with:

	Quality?	Cost?	Schedule?
Exceptionally Satisfied			
Highly Satisfied			
Satisfied			
Somewhat Dissatisfied			

Highly Dissatisfied			

Remarks:

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**TIMELINESS OF PERFORMANCE:**

15. To what extent did the contractor meet the required schedules?

Completed Substantially Ahead of Schedule	
Completed on Schedule with no Time Delays	
Completed on Schedule with Minor Delays Under Extenuating Circumstances	
Experienced Significant Delays without Justification	

Remarks:

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16. If given the opportunity, would you work with this contractor again?

Yes \_\_\_\_\_ No \_\_\_\_\_ Not Sure \_\_\_\_\_

OTHER REMARKS:

17. Please use the space below to provide other information related to the contractor's performance. This may include the contractor's selection and management of subcontractors, flexibility in dealing with contract challenges, their overall concern for the Owner's interest, project awards received, etc.

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END OF TELEPHONE QUESTIONNAIRE



LETTER OF COMMITMENT FOR KEY PERSONNEL

SECTION 00 22 10 - ATTACHMENT 6

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 I will fulfill the duty of (Job Title).

Sincerely, (prospective employee signs)

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

LETTER OF COMMITMENT FOR DESIGN FIRM

(USE COMPANY LETTERHEAD)

SECTION 00 22 10 - ATTACHMENT 7

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 design firm) will fulfill the duties of (state role on a project)

Sincerely, (Authorized Official)

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

SECTION 00 22 20

REV 6.1 - 31 JAN 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

## 1.0 OVERVIEW

Those Offerors short-listed 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 however the Contract award shall not exceed the cost limitation described in Section 00 21 00 for this project. 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 Contracting Officer/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 Contracting Officer/Source Selection Official must determine that the added value of a more expensive proposal (within the cost limitation) 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
Subfactor 1	Vol. 1 TAB A	Building Functional and Aesthetics	Most Important Subfactor
Subfactor 2	Vol. 1 TAB B	Quality of Building Systems and Materials	Equally Important with Subfactor 1
Subfactor 3	Vol. 1 TAB C	Site Design	3rd Most Important Subfactor (slightly less important than Subfactors 1 and 2, which are equal in importance.)
Subfactor 4	Vol. 2 TAB D	Sustainability	4th Most Important Subfactor (slightly less important than Subfactor 3)

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

Factor/Sub Factor	Location	Description	Relative Importance
FACTOR 2		REMAINING PERFORMANCE CAPABILITY	2nd  Most Important Factor (slightly less important than Factor 2)
Subfactor 1	Vol. 2 TAB A	Proposed Contract Duration and Summary Schedule	Most Important Subfactor
Subfactor 2	Vol. 2 TAB B	Key Subcontractors	2nd Most Important Subfactor (slightly less important than Subfactor  1 )
Subfactor 3	Vol. 2 TAB C	Utilization of Small Business Concerns	3rd  Most Important  Subfactor  (slightly less than  Subfactor 2 )

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(VOLUME 3 – PRICE AND PRO FORMA INFORMATION)

Factor/Sub Factor	Location	Description	Relative Importance
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FACTOR 3	Vol. 3 TAB A	Price (Standard Form 1442 and Proposal Bid Schedules)	3rd  Most Important Factor (slightly less important than Factor 2 )
N/A	Vol. 3 TAB B	Bid Guarantee	Not Rated
N/A	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 the 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 Subfactors 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) Presentation Exterior Elevation(s) of the primary elevation(s) of each facility clearly noting proposed materials and colors.

(b) At least one (1) Exterior Perspective Rendering (may be CADD rendering) for each facility type included in the contract 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 11" x 17" in order to show a detailed perspective view of the

building

- (c) Typical building or wall sections with appropriate details for each building type to depict proposed story height.
- (d) Schematic floor plans for each floor of each facility.
- (e) 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. 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 facilities as well. This element considers the planning and design of the spaces with respect to soldier 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, as authorized by Congress

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

Preference #1. Masonry exterior finish .

Preference #2. No roof top mechanical equipment if all functional space requirements can still be met in the building

Preference #3. Trane, Carrier, or York commercial/industrial quality mechanical equipment.

Preference #4. Schlage Primus High Security Cylinder Key System

Preference #5. All initiating devices to be connected with Class A, Style D, to signal line circuits (SLC), Style 6.

5.3.1. General. As part of this Subfactor, the Government has identified certain items as desirable features or preferable items. Desirable features are identified below in 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 Subfactor. 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) Furniture Systems: 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) Furniture Systems: 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.

	Improved Quality	Concise description of improved quality	Feature is included within the Contract  Cost Limitation – YES/NO
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 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 below 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 proposed betterments 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: **energy recovery systems; sheet metal ductwork systems; exhaust air heat recovery 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: **high efficiency lighting fixtures; all copper conductors; provision of spare capacity for future loads; 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 Subfactor considers the overall layout of the site and the various specialties which define a workable, pleasing environment for the soldiers. 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 Project Checklist for each non-exempt facility demonstrating how it will achieve the Silver LEED rating. One checklist may be provided for multiple identical facilities. 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 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 B. 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" (See section 01 33 16: Design After Award). 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).

(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 Offeror's 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/MIs 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 – 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 will not be needed sooner than three working days after the proposal submission due date. 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 line item prices. 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 contract line items. 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 cannot be made 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; and (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.

(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 subfactor, 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 FACILITIES

## SECTION 00 22 20 - ATTACHMENT 8

FACILITY  (1)	SOLICITATION REQUIREMENTS  (2)		PROPOSAL PROVIDED  (3)		DIFFERENCE  (+/-)  (4)		NOTES/ REMARKS  (5)
	Net SF	Gross SF	Net SF	Gross SF	Net SF	Gross SF	

## Notes:

- (1) Facility column shall identify building, e.g. Dining Facility, TEMF, UEPH, etc. Where different designs are offered for the same overall building type, each different design shall be identified and tabulated separately.
- (2) Complete these columns directly from information in the solicitation. If the solicitation is silent on net square feet for a particular facility, leave this blank.
- (3) Complete these columns directly from the information in your proposal.
- (4) This column represents the mathematical difference between the proposal and the solicitation requirements + differences represent areas above the solicitation requirements and – differences represent areas below the solicitation requirements. Proposers are cautioned that exceeding the statutory limitations on building size will cause a proposal to be considered non-compliant.
- (5) This column is provided to allow the proposers to place additional relevant information with respect to building area.



(6) Where multiple facilities of the same type (e.g. Dining Facility, UEPH, etc) are included in a single contract, each facility shall be identified in a separate table.

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 BCT 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: \_\_\_\_\_

SECTION 00 45 00

REPRESENTATIONS & CERTIFICATIONS

SECTION 00 73 00

REV 2.1 - 28 FEB 2008

SPECIAL CONTRACT REQUIREMENTS

1.0 GENERAL

1.1 REFERENCES – NOT USED

1.2 DESIGN/BUILD CONTRACT – ORDER OF PRECEDENCE (AUG 97)

1.3 PROPOSED BETTERMENTS (AUG 97)

1.4 SELF-PERFORMANCE OF WORK BY THE PRIME CONTRACTOR (MAR 06)

1.5 PARTNERING (AUG 97)

1.6 KEY PERSONNEL, SUBCONTRACTORS AND OUTSIDE ASSOCIATES OR CONSULTANTS (MAY 06)

1.7 RESPONSIBILITY OF THE CONTRACTOR FOR DESIGN (MAY 02)

1.8 WARRANTY OF DESIGN (FIRM-FIXED PRICE DESIGN-BUILD CONTRACT) (MAY 02)

1.9 CONSTRUCTOR'S ROLE DURING DESIGN (JUN 98)

1.10 VALUE ENGINEERING AFTER AWARD (JUN 99)

1.11 DEVIATING FROM THE ACCEPTED DESIGN (JUN 02)

1.12 GOVERNMENT-FURNISHED RFP DRAWINGS, SURVEYS AND SPECIFICATIONS (JUL 02) **\_NOT USED**

1.13 GOVERNMENT-FURNISHED SPECIFICATIONS AND DRAWINGS FOR CONSTRUCTION (JUL 03) **\_NOT USED**

1.14 GOVERNMENT RE-USE OF DESIGN (SEP 05)

1.15 ADDITIONAL MONTHLY INCENTIVE PROGRESS PAYMENT (JULY 05) **\_NOT USED**

1.16 US ARMY CORPS OF ENGINEERS SAFETY AND HEALTH REQUIREMENTS MANUAL (MAR 06)

1.17 SUPPLEMENTAL PRICE BREAKDOWN INFORMATION

1.18 SITE SAFETY AND HEALTH OFFICER REQUIREMENTS AND QUALIFICATIONS (DEC 06)

1.19 CONTRACTOR PERFORMANCE EVALUATION

1.20 DURATION TIME FROM NOTICE TO PROCEED

2.0 PRODUCTS NOT USED

3.0 EXECUTION NOT USED

## 1.0 GENERAL

### 1.1. REFERENCES - NOT USED

### 1.2. DESIGN/BUILD CONTRACT - ORDER OF PRECEDENCE (AUG 97)

(a) The contract includes the standard contract clauses and schedules current at the time of contract award. It entails (1) the solicitation in its entirety, including all drawings, cuts, and illustrations, and any amendments, and (2) the successful offeror's accepted proposal. The contract constitutes and defines the entire agreement between the Contractor and the Government. No documentation shall be omitted which in any way bears upon the terms of that agreement.

(b) In the event of conflict or inconsistency between any of the provisions of this contract, precedence shall be given in the following order:

(1) Betterments: Any portions of the accepted proposal which both conform to and exceed the provisions of the solicitation.

(2) The provisions of the solicitations. (See also contract Clause: 52.236- 21, SPECIFICATIONS AND DRAWINGS FOR CONSTRUCTION.)

(3) All other provisions of the accepted proposal.

(4) Any design products including, but not limited to, plans, specifications, engineering studies and analyses, shop drawings, equipment installation drawings, etc. These are "deliverables" under the contract and are not part of the contract itself. Design products must conform to all provisions of the contract, in the order of precedence herein.

### 1.3. PROPOSED BETTERMENTS (AUG 97)

(a) The minimum requirements of the contract are identified in the Request for Proposal. All betterments offered in the proposal become a requirement of the awarded contract.

(b) "Betterment" is defined as any component or system which exceeds the minimum requirements stated in the Request for Proposal. This includes all betterments identified in the proposal and/or all Government identified betterments.

### 1.4. SELF-PERFORMANCE OF WORK BY THE PRIME CONTRACTOR (MAR 06/UPDATED FEB 07)

(a) The following describes the applicable clause or requirement for self-performance of work by the Contractor, depending upon the type of solicitation (e.g., unrestricted or full or partial set-aside) and/or whether or not a price evaluation preference was provided for in the source selection evaluation.

(b) Contract clause 52.236-1, PERFORMANCE OF WORK BY THE CONTRACTOR, is applicable to unrestricted procurement contract awards to any business except as explained in paragraphs c. and e., below.

(c) In lieu of the above clause, contract clause 52.219-4, NOTICE OF PRICE EVALUATION PREFERENCE FOR HUBZONE SMALL BUSINESS CONCERNS is applicable for award to a HUBZone small business concern on an unrestricted solicitation when the awardee is a HUBZone small business concern or joint venture and claimed a price evaluation preference in accordance with the clause. For purposes of this clause, “cost of the contract” includes all direct and indirect costs, excluding profit or fees. “Cost of contract performance incurred for personnel” means direct labor costs and any overhead which has only direct labor as its base, plus the concern’s general and administrative overhead rate multiplied by the labor cost.

(d) Contract clause 52.219-3 NOTICE OF TOTAL HUBZONE SET-ASIDE is applicable to awards made under a partial or total HubZone set-aside. For purposes of this clause, “cost of the contract” includes all direct and indirect costs, excluding profit or fees. “Cost of contract performance incurred for personnel” means direct labor costs and any overhead which has only direct labor as its base, plus the concern’s general and administrative overhead rate multiplied by the labor cost.

(e) Contract Clause 52.219-14, LIMITATIONS ON SUBCONTRACTING, is the applicable requirement for awards to small business concerns for solicitations that were fully or partially set-aside for Small Business, 8(a), or award to a small disadvantaged business (SDB) concern on an unrestricted procurement where an SDB concern has claimed a price evaluation preference (but see next paragraph for suspension of the SDB price preference).

(f) The Director of Defense Procurement and Acquisition Policy has suspended the use of the price evaluation adjustment for SDBs in DoD procurements (FAR Clause 52.219-23), as required by 10 U.S.C. 2323(e)(3), because DoD exceeded its 5 percent goal for contract awards to SDBs in fiscal year 2007. **The suspension will be in effect for 1 year and will be reevaluated based on the level of DoD contract awards to SDBs achieved in fiscal year 2008. This suspension applies to all solicitations issued during the period from March 10, 2008, to March 9, 2009. Said FAR Clause is not included in or made a part of this RFP. FAR Clause 52.219-4, relating to a 10% price evaluation preference for HUB ZONE small business concerns, is included in and made a part of this RFP. PLEASE NOTE HOWEVER, that paragraph (b) (3) of the FAR Clause 52.219-4, is inapplicable also due to the referenced suspension of FAR Clause 52.219-23.**

#### 1.5. PARTNERING (AUG 97)

In order to most effectively accomplish this contract, the Government proposes to form a partnership with the Contractor to develop a cohesive building team. It is anticipated that this partnership would involve the Corps of Engineers, Contractor's LEED Professional, the Contractor, primary subcontractors and the designers. This partnership would strive to develop a cooperative management team drawing on the strengths of each team member in an effort to achieve a quality project within budget and on schedule. This partnership would be bilateral in membership and participation will be totally voluntary. All costs, excluding labor and travel expenses, shall be shared equally between the Government and the Contractor. The Contractor and Government shall be responsible for their own labor and travel costs.

#### 1.6. KEY PERSONNEL, SUBCONTRACTORS AND OUTSIDE ASSOCIATES OR CONSULTANTS (MAY 2006)

In connection with this contract, any in-house personnel, subcontractors, and outside associates or consultants will be limited to individuals or firms that were specifically identified in the Contractor's accepted proposal. The Contractor shall obtain the Contracting Officer's written consent before making any substitution for these designated in-house personnel, subcontractors, associates, or consultants. If the Contractor proposes a substitution, it shall submit the same type of information that was submitted in the accepted proposal to the Contracting Officer for evaluation and approval. The level of qualifications and experience submitted in the accepted proposal or that required by the Solicitation, whichever is greater, is the minimum standard for any substitution.

#### 1.7. RESPONSIBILITY OF THE CONTRACTOR FOR DESIGN (MAY 02)

(a) The Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other non-construction services furnished by the Contractor under this contract. The Contractor shall, without additional compensation, correct or revise any errors or deficiency in its designs, drawings, specifications, and other non-construction services and perform any necessary rework or modifications, including any damage to real or personal property, resulting from the design error or omission.

(b) The standard of care for all design services performed under this agreement shall be the care and skill ordinarily used by members of the architectural or engineering professions practicing under similar conditions at the same time and locality. Notwithstanding the above, in the event that the contract specifies that portions of the Work be performed in accordance with a performance standard, the design services shall be performed so as to achieve such standards.

(c) Neither the Government's review, approval or acceptance of, nor payment for, the services required under this contract shall be construed to operate as a waiver of any rights under this contract or of any cause of action arising out of the performance of this contract. The Contractor shall be and remain liable to the Government in accordance with applicable law for all damages to the Government caused by the Contractor's negligent performance of any of these services furnished under this contract.

(d) The rights and remedies of the Government provided for under this contract are in addition to any other rights and remedies provided by law.

(e) If the Contractor is comprised of more than one legal entity, each entity shall be jointly and severally liable hereunder.

#### 1.8. WARRANTY OF DESIGN (FIRM-FIXED PRICE DESIGN-BUILD CONTRACT) (MAY 02)

(a) The Contractor warrants that the design shall be performed in accordance with the Contract requirements. Design and design related construction not conforming to the Contract requirements shall be corrected at no additional cost to the Government. The standard of care for design is defined in paragraph (b) of Special Contract Requirement RESPONSIBILITY OF THE CONTRACTOR FOR DESIGN.

(b) The period of this warranty shall commence upon final completion and the Government's acceptance of the work, or in the case of the Government's beneficial occupancy of all or part of the work for its convenience, prior to

final completion and acceptance, at the time of such occupancy.

(c) This design warranty shall be effective from the above event through the Statute of Limitations and Statute of Repose, as applicable to the state that the project is located in.

(d) The rights and remedies of the Government provided for under this clause are in addition to any other rights and remedies provided in this contract or by law.

#### 1.9. CONSTRUCTOR'S ROLE DURING DESIGN (JUN 98)

The Contractor's construction management key personnel shall be actively involved during the design process to effectively integrate the design and construction requirements of this contract. In addition to the typical required construction activities, the constructor's involvement includes, but is not limited to actions such as: integrating the design schedule into the Master Schedule to maximize the effectiveness of fast-tracking design and construction (within the limits allowed in the contract), ensuring constructability and economy of the design, integrating the shop drawing and installation drawing process into the design, executing the material and equipment acquisition programs to meet critical schedules, effectively interfacing the construction QC program with the design QC program, and maintaining and providing the design team with accurate, up-to-date redline and as-built documentation. The Contractor shall require and manage the active involvement of key trade subcontractors in the above activities.

#### 1.10. VALUE ENGINEERING AFTER AWARD (JUNE 99)

(a) In reference to Contract Clause 52.248-3, VALUE ENGINEERING - CONSTRUCTION, the Government may refuse to entertain a "Value Engineering Change Proposal" (VECP) for those "performance oriented" aspects of the Solicitation documents which were addressed in the Contractor's accepted contract proposal and which were evaluated in competition with other offerors for award of this contract.

(b) The Government may consider a VECP for those "prescriptive" aspects of the Solicitation documents, not addressed in the Contractor's accepted contract proposal or addressed but evaluated only for minimum conformance with the Solicitation requirements.

(c) For purposes of this clause, the term "performance oriented" refers to those aspects of the design criteria or other contract requirements which allow the Offeror or Contractor certain latitude, choice of and flexibility to propose in its accepted contract offer a choice of design, technical approach, design solution, construction approach or other approach to fulfill the contract requirements. Such requirements generally tend to be expressed in terms of functions to be performed, performance required or essential physical characteristics, without dictating a specific process or specific design solution for achieving the desired result.

(d) In contrast, for purposes of this clause, the term "prescriptive" refers to those aspects of the design criteria or other Solicitation requirements wherein the Government expressed the design solution or other requirements in terms of specific materials, approaches, systems and/or processes to be used. Prescriptive aspects typically allow the Offerors little or no freedom in the choice of design approach, materials, fabrication techniques, methods of installation or other approach to fulfill the contract requirements.

#### 1.11. DEVIATING FROM THE ACCEPTED DESIGN (JUN 02)

(a) The Contractor shall obtain the approval of the Designer of Record and the Government's concurrence for any Contractor proposed revision to the professionally stamped and sealed and Government reviewed and concurred design, before proceeding with the revision.

(b) The Government reserves the right to non-concur with any revision to the design, which may impact furniture, furnishings, equipment selections or operations decisions that were made, based on the reviewed and concurred design.

(c) Any revision to the design, which deviates from the contract requirements (i.e., the Request for Proposals and the accepted proposal), will require a modification, pursuant to the Changes clause, in addition to Government concurrence. The Government reserves the right to disapprove such a revision.

(d) Unless the Government initiates a change to the contract requirements, or the Government determines that the Government furnished design criteria are incorrect and must be revised, any Contractor initiated proposed change to the contract requirements, which results in additional cost, shall strictly be at the Contractor's expense.

(e) The Contractor shall track all approved revisions to the reviewed and accepted design and shall incorporate them into the as-built design documentation, in accordance with agreed procedures. The Designer of Record shall document its professional concurrence on the as-builts for any revisions in the stamped and sealed drawings and specifications.

#### 1.12. NOT USED

#### 1.13. NOT USED

#### 1.14. GOVERNMENT RE-USE OF DESIGN (MAY 06)

In conjunction with the Clause 252.227-7022, GOVERNMENT RIGHTS UNLIMITED, the Government will not ask for additional originals or copies of the design works after the Contractor provides all required design documentation and as-built documentation under the instant contract. Further, if the Government uses the design for other projects without additional compensation to the Contractor for re-use, the Government releases the Contractor from liability in the design on the other projects, due to defects in the design that are not the result of fraud, gross mistake as amounts to fraud, gross negligence or intentional misrepresentation.

#### 1.15. NOT USED

#### 1.16. US ARMY CORPS OF ENGINEERS SAFETY AND HEALTH REQUIREMENTS MANUAL (MAR 06)

In accordance with Contract Clause 52.236-13, ACCIDENT PREVENTION, the Contractor shall comply with the latest version of Engineer Manual 385-1-1, including any interim revisions, in effect at the time of the solicitation. EM 385-1-1 and its changes are available at <http://www.hq.usace.army.mil/hqhome/> . At the HQ homepage, select HQ Offices, scroll to Safety & Occ. Health; at the Safety and Occupational Health Home page, select EM 385-1-1,

then most recent dated edition & changes, English Version (controlling with changes), then Changes to EM 385-1-1.

#### 1.17. SUPPLEMENTAL PRICE BREAKDOWN INFORMATION:

After contract award, the Government will require the Contractor to provide a cost breakdown of each facility by square foot, including major building systems to the five-foot line, for programming validation purposes. There will be no separate payment for this information and the Contractor shall include it in the contract price. The Government will provide a format with the directive.

#### 1.18. SITE SAFETY AND HEALTH OFFICER REQUIREMENTS AND QUALIFICATIONS (DEC 06)

(a) The Contractor shall employ a competent person at each project to function as the Site Safety and Health Officer (SSHO) in accordance with EM 385-1-1, Section 01.A.17. Based on project size and complexity, the SSHO will have at least the minimum qualifications listed below. Submit the qualifications of the proposed SSHO for Government Approval.

(b) The SSHO may be a collateral duty responsibility. The SSHO shall have, as a minimum:

- (1) 3 years safety work on similar type construction, and
- (2) The 30-hour OSHA construction safety class or equivalent within last 3 years and
- (3) Competent person training as required based on applicability (Scaffolds, Cranes, Fall Protection, Confined space, or others).

#### 1.19 CONTRACTOR PERFORMANCE EVALUATION

In accordance with the provisions of Subpart 36.201 (Evaluation of Contractor Performance) of the Federal Acquisition Regulation (FAR), construction contractor's performance shall be evaluated throughout the performance of the contract. The United States Army Corps of Engineers (USACE) follows the procedures outlined in Engineering Regulation 415-1-17 to fulfill this FAR requirement. For construction contracts awarded at or above \$100,000.00, the USACE will evaluate contractor's performance and prepare a performance report using the Construction Contractor Appraisal Support System (CCASS), which is now a web-based system. After an evaluation (interim or final) is written up by the USACE, the contractor will have the ability to access, review and comment on the evaluation for a period of 30 days. Accessing and using CCASS requires specific software, called PKI certification, which is installed on the user's computer. The certification is a Department of Defense requirement and was implemented to provide security in electronic transactions. The certification software could cost approximately \$110 - \$125 per certificate per year and is purchased from an External Certificate Authorities (ECA) vendor. Current information about the PKI certification process and for contacting vendors can be found on the web site: <http://www.cpars.navy.mil/>. If the Contractor wishes to participate in the performance evaluation process, access to CCASS and PKI certification is the sole responsibility of the Contractor.

1.20 CONTRACT DURATION TIME FROM NOTICE TO PROCEED

- (a) This contract will consist of two Notice To Proceed (NTP) dates.
- (b) First NTP for design and second NTP for physical construction.
- (c) The second NTP shall be issued no later than 120 days after the first NTP issue date.
- (d) The total contract duration is 540 days from the first NTP.

2.0 PRODUCTS NOT USED

3.0 EXECUTION NOT USED