

**6.0 PROJECT SPECIFIC REQUIREMENTS** <VER>(REV 2.10 – 31 MAR 2012)</VER>

6.1. GENERAL

The requirements of this paragraph augment the requirements indicated in Paragraphs 3 through 5.

6.2. APPROVED DEVIATIONS

The following are approved deviations from the requirements stated in Paragraphs 3 through 5 that only apply to this project.

«DEVIATIONS»

6.3. SITE PLANNING AND DESIGN

6.3.1. General:

«SITE\_PLANNING»

6.3.2. Site Structures and Amenities

«SITE\_STRUCTURES\_AMENITIES»

6.3.3. Site Functional Requirements:

6.3.3.1. Stormwater Management (SWM) Systems.

«STORMWATER\_MANAGEMENT»

6.3.3.2. Erosion and Sediment Control

«EROSION\_CONTROL»

6.3.3.3. Vehicular Circulation.

«VEHICULAR\_CIRCULATION»

6.4. SITE ENGINEERING

6.4.1. Existing Topographical Conditions

«SITE\_EXIST\_TOPO»

6.4.2. Existing Geotechnical conditions: See Appendix A for a preliminary geotechnical report.

«SITE\_EXIST\_GEO»

6.4.3. Fire Flow Tests See Appendix D for results of fire flow tests to use for basis of design for fire flow and domestic water supply requirements.

«SITE\_FIREFLOW»

6.4.4. Pavement Engineering and Traffic Estimates:

«SITE\_PAVEMENT\_ENGINEERING\_AND\_TRAFFIC»

6.4.5. Traffic Signage and Pavement Markings

SAMPLE

**Comment [sdn1]:** NOTE TO SPECIFIER:  
Describe the performance requirements for roadways, parking and other pavements, including classification, vehicle types, loadings, design volume, climatic conditions, frost penetration Zones, etc.

«SITE\_TRAFFIC\_SIGNAGE»

#### 6.4.6. Base Utility Information

«SITE\_BASE»

«SITE\_ELEC»

«SITE\_WATER»

«SITE\_SEWER»

«SITE\_GAS»

«SITE\_CABLE\_TV»

#### 6.4.7. Cut and Fill

«SITE\_CUT»

#### 6.4.8. Borrow Material

«BORROW\_MATERIAL»

#### 6.4.9. Haul Routes and Staging Areas

«SITE\_HAUL\_ROUTES»

#### 6.4.10. Clearing and Grubbing:

«SITE\_CLEAR\_GRUB»

#### 6.4.11. Landscaping:

«LANDSCAPING»

#### 6.4.12. Turf:

«TURF»

### 6.5. ARCHITECTURE

6.5.1. General: To the maximum extent possible within the contract cost limitation, the buildings shall conform to the look and feel of the architectural style and shall use the same colors as adjacent facilities as expressed herein <IMCOM\_APPROVED> and shall conform with the «INSTALLATION\_NAME»'s Real Property Master Plan <IMCOM\_APPROVED>. The Government will evaluate the extent to which the proposal is compatible with the architectural theme expressed in the RFP during the contract or task order competition. The first priority in order of importance is that the design provides comparable building mass, size, height, and configuration compared to the architectural theme expressed herein. The second priority is that design is providing compatible exterior skin appearance based upon façade, architectural character (period or style), exterior detailing, matching nearby and installation material/color pallets, as described herein.

#### 6.5.2. Design

6.5.2.1. Appendix F is provided "For Information Only", to establish the desired site and architectural themes for the area. Appendix F identifies the desired project look and feel based on «INSTALLATION\_NAME»'s Installation Architectural Theme from existing and proposed adjacent building forms; i.e. building exterior skin,

Comment [sdn2]: NOTE TO SPECIFIER: DO NOT SPECIFY MINIMUM COMPACTION REQUIREMENTS. THE IBC COVERS THIS AND THE GEOTECH REPORT MUST INCLUDE THE COMPACTION REQUIREMENTS.

Comment [sdn3]: NOTE TO SPECIFIER: DESCRIBE SOURCES OF ACCEPTABLE BORROW, OR STATE THAT NO BORROW IS AVAILABLE ON THE INSTALLATION, ETC.

roof lines, delineation of entrances, proportions of fenestration in relation to elevations, shade and shadow effects, materials, textures, exterior color schemes, and organizational layout.

6.5.2.2. The design should address «INSTALLATION\_NAME»'s identified preferences. Implement these preferences considering the following:

- (a) Achievable within the Construction Contract Cost Limitation (CCL)
- (b) Meets Milestones within Maximum Performance Duration.
- (c) Achieves Full Scope identified in this Solicitation
- (d) Best Life-Cycle Cost Design
- (e) Meets the Specified Sustainable Design and LEED requirements
- (f) Complies with Energy Conservation Requirements Specified in this RFP.

6.5.2.3. Priority #1. Visual Compatibility: Facility Massing (Size, Height, Spacing, Architectural Theme, etc.) Exterior Aesthetic Considerations: The buildings massing, exterior functional aesthetics, and character shall create a comprehensive and harmonious blend of design features that are sympathetic to the style and context of the Installation. The Installation's intent for this area is:

«THEME\_DESCRIPTION»

6.5.2.4. Priority #2. Architectural Compatibility: Exterior Design Elements (Materials, Style, Construction Details, etc.) Roofs, Exterior Skin, and Windows & Door Fenestrations should promote a visually appealing compatibility with the desired character while not sacrificing the integrity and technical competency of building systems.

6.5.2.5. See Appendix F for exterior colors that apply to Architectural character at «INSTALLATION\_NAME». The manufacturers and materials referenced are intended to establish color only, and are not intended to limit manufacturers and material selections.

6.5.2.6. Additional architectural requirements:

- (a) Install fall protection anchor points on all roofs with a slope greater than 2:12

«ARCHITECTURE»

6.5.3. <UEPH>Not Used</UEPH><UEPH\_NO>Programmable Electronic Key Card Access Systems:

«PROGRAMMABLE\_KEY\_CARD»</UEPH\_NO>

6.5.4. INTERIOR DESIGN

«INTERIORS»

Interior building signage requirements:

«INTERIOR\_SIGNAGE»

6.6. STRUCTURAL DESIGN

«STRUCT\_DESIGN»

6.7. THERMAL PERFORMANCE

«THERMAL\_PERFORMANCE»

6.8. PLUMBING

**Comment [sdn4]:** NOTE TO SPECIFIER: For non-UEPH type facilities only. If the installation has information on brand names of existing key card access system, identify here and coordinate with paragraph 3. For UEPH type Facilities NOT USED

**Comment [sdn5]:** NOTE TO SPECIFIER: PROVIDE SITE SPECIFIC STRUCTURAL LOADING DATA FROM UFC 3-301-01.

«PLUMBING»

6.9. SITE ELECTRICAL AND TELECOMMUNICATIONS SYSTEMS

«SITE\_ELECTRICAL»

«SITE\_TELECOM»

6.10. FACILITY ELECTRICAL AND TELECOMMUNICATIONS SYSTEMS

«FACILITY\_ELECTRICAL»

«FACILITY\_TELECOM»

6.11. HEATING, VENTILATING, AND AIR CONDITIONING

«HVAC»

**<INTEGRATE>**Integrate the control system to the installation's existing UMCS. The existing UMCS is «UMCS\_DESCRIPTION»**</INTEGRATE>**

**<LNS>**Integrate the control system to the installation's existing UMCS. The existing UMCS is «UMCS\_DESCRIPTION»**</LNS>**

**<UMCS>**Provide M&C Software with a license for no less than «M&C\_LICNUM» clients

Provide M&C Software with a license for no less than «M&C\_POINTNUM» points. **</UMCS>**

6.12. ENERGY CONSERVATION

6.12.1. General

«ENERGY\_CONSERVATION»

6.12.2. Inclusion of Renewable Energy Features. The following renewable energy features have been determined lifecycle cost effective, are included in the project budget and shall be provided:

«RENEWABLE\_ENERGY\_FEATURES»

6.13. FIRE PROTECTION

«FIRE\_PROTECTION»

6.14. SUSTAINABLE DESIGN

6.14.1. LEED Rating Tool Version. This project shall be executed using «LEED\_VERSION»

6.14.2. **<ONLY\_EXEMPT>**LEED Minimum Rating. This project includes no facilities that are required to achieve a specific LEED achievement level. Project shall achieve and document all points required by other portions of the RFP and all points that are feasible, but there is no minimum required LEED achievement level.**</ONLY\_EXEMPT>****<NOT\_ONLY\_EXEMPT>**The minimum requirement for this project is to achieve LEED «LEED\_MIN» level. Each non-exempt facility (building plus sitework) must achieve this level. In addition to any facilities indicated as exempt in paragraph 3, the following facilities are exempt from the minimum LEED achievement requirement: «SD\_EXEMPT\_FACILITIES».**</NOT\_ONLY\_EXEMPT>**

6.14.3. **<SINGLECO>**Credit Validation: LEED registration, compiling of documentation at LEED OnLine and use of the LEED Letter Templates is required. Registration and payment of registration fees will be by the «FEES\_PAID\_BY». Administration/team management of the online project will be by the

**Comment [sdn6]:** [NOTE TO SPECIFIER: Specify outdoor design conditions per Section 01 10 00, paragraph 5.9.2 in accordance with paragraph 2.2 in UFC 3-410-1FA HVAC.]

**Comment [sdn7]:** [LEED-NC Version 2.2][LEED-NC Version 3][text block for other to be filled in by specifier]

**Comment [sdn8]:** [Silver][Gold][Platinum]

**Comment [sdn9]:** Select paragraph below if the project includes COS standard design buildings and a single contractor is doing all buildings and site work in the project. Edit for either Contractor or Government fees and administration (PDT choice). Registration is required.

«ADMIN\_PERFORMED\_BY». <USGBC>Validation of credits will be accomplished by the Government. LEED certification of the project by the Contractor is required. The Contractor will obtain LEED certification prior to project closeout. Application, payment of certification of fees and all coordination with USGBC during the certification process will be by the Contractor. GBCI interim review of design phase data is not required by the Government but is recommended. Government validation during project execution does not relieve or modify in any way the Contractor's responsibility to satisfy all requirements for certification as defined by LEED and GBCI. Contractor is not responsible for design phase LEED documentation of any unaltered portion of the design that is accomplished by others. If the project includes unaltered complete design by others, during the certification process Contractor will coordinate all GBCI comments on LEED credits that fall outside Contractor's scope of responsibility with the Government for coordination with the Designer of Record, and Contractor will not be penalized if project fails to achieve certification at the minimum required level due to loss of credits that are the responsibility of others. <USGBC><USGBC\_NO>Validation of credits will be accomplished by the Government. LEED certification of the project by the Contractor is not required. The Government may choose to seek LEED certification of the project, in which case the Government will pay certification fees and coordinate with the GBCI and the Contractor will furnish audit data as requested at no additional cost. <USGBC\_NO><SINGLECO><SITE\_BLDGOTHER>Credit Validation: The project is the site work <ADDITIONAL> and building(s) <ADDITIONAL> portion of a multiple contractor Combined Project. LEED registration, compiling of documentation at LEED OnLine and use of the LEED Letter Templates is required. Registration and payment of registration fees will be by the «FEES\_PAID\_BY». <ADMINGOV>Administration/team management of the online project will be by the Government. <ADMINGOV><ADMINSHARED>Administration/team management of the online project will be shared between the Contractor and the Government per Appendix LEED Requirements for Multiple Contractor Combined Projects. <ADMINSHARED> <ADMINCONTRACTOR>Administration/team management of the online project will be by the Contractor per Appendix LEED Requirements for Multiple Contractor Combined Projects. <ADMINCONTRACTOR>Validation of credits will be accomplished by the Government. LEED certification of the project by the Contractor is not required. The Government may choose to seek LEED certification of the project, in which case the Government will pay certification fees and coordinate with GBCI and the Contractor will furnish audit data as requested at no additional cost. <SITE\_BLDGOTHER><STDANDSITE>Credit Validation: The project is a standard design building(s) portion of a multiple contractor Combined Project. LEED registration, compiling of documentation at LEED OnLine and use of the LEED Letter Templates is required. Registration and payment of registration fees will be by the «FEES\_PAID\_BY». Administration/team management of the online project will be by the «ADMIN\_PERFORMED\_BY». See Appendix LEED Requirements for Multiple Contractor Combined Projects for information about registered standard designs. Validation of credits will be accomplished by the Government. LEED certification of the project by the Contractor is not required. The Government may choose to seek LEED certification of the project, in which case the Government will pay certification fees and coordinate with GBCI and the Contractor will furnish audit data as requested at no additional cost. <STDANDSITE><NSTDMULTI>Credit Validation: The project is a non-standard design building(s) portion of a multiple contractor Combined Project. LEED registration, compiling of documentation at LEED OnLine and use of the LEED Letter Templates is required. Registration and payment of registration fees will be by the «FEES\_PAID\_BY». Administration/team management of the online project will be by the «ADMIN\_PERFORMED\_BY». Validation of credits will be accomplished by the Government. LEED certification of the project by the Contractor is not required. The Government may choose to seek LEED certification of the project, in which case the Government will pay certification fees and coordinate with GBCI and the Contractor will furnish audit data as requested at no additional cost. <NSTDMULTI><ONLY\_EXEMPT>Credit Validation: LEED registration, compiling of documentation at LEED OnLine and use of the LEED Letter Templates is <CREDIT\_NO>not required. Contractor has the option to register the project, compiling of documentation at LEED OnLine and use the LEED Letter Templates. In this case, payment of registration fees and administration/team management of the online project will be by the Contractor. <CREDIT\_NO><CREDIT>required. Registration and payment of fees will be by the «FEES\_PAID\_BY». Administration/team management of the online project will be by the «ADMIN\_PERFORMED\_BY». <CREDIT><ONLY\_EXEMPT>

6.14.4. Commissioning: See Appendix M for Owner's Project Requirements document(s).

6.14.5. LEED Credits Coordination. The following information is provided relative to Sustainable Sites and other credits. <MULTI\_NOT>

**SS Credit 1 Site Selection:**

Project site «FARMLAND» considered prime farmland.

**Comment [sdn10]:** Select paragraph below if the project includes the site work for COS standard design buildings by others. Include bracketed text in first sentence as applicable if project also includes standard design and/or non-standard design buildings in addition to site work for COS buildings by others. Registration and fees may be either by Contractor or Government (PDT choice). Administration may be by Government or shared - Contractor administers until construction phase, when Government must take over administration in order to compile and summarize data from the other contractors (PDT choice).

**Comment [sdn11]:** Select paragraph below if the project includes COS standard design building(s) only and site work is by others. If only a single contractor will ever be working on all the projects for a particular standard design, the COS may require the Contractor to register the standard design as part of the initial project and administer the online standard design on all subsequent projects. If multiple contractors will be working on projects for a particular standard design, registration and administration must be by the Government (COS).

**Comment [sdn12]:** Select paragraph below if the project includes non-standard design building(s) only and site work and COS standard design buildings are by others. Edit for either Contractor or Government fees and administration (PDT choice).

**Comment [sdn13]:** Select paragraph below if the project ONLY has exempt facilities and is not required to achieve LEED Silver.

**Comment [sdn14]:** Attach Owner Project Requirements (OPR) document for each climate controlled facility/facility type in the project. Obtain OPR for Standard Designs from COS. Develop OPR for each non-standard facility using USACE template at <http://en.sas.usace.army.mil>. Refer to SOW whenever possible in this document to avoid conflict with SOW.

**Comment [sdn15]:** If site work and building(s) are by separate contractors, this is a MULTIPLE CONTRACTOR COMBINED PROJECT and you should skip to the MR2 section (edit to indicate whether buildings or site is by others and identify the buildings by others).

<FLOOD1>Project site is five feet or more above 100-year flood elevation.</FLOOD1><FLOOD2>Delineation of 100-year flood elevation is shown on site drawings provided in this CONTRACT.</FLOOD2>

<HABITAT1>Project site contains no habitat for threatened or endangered species.</HABITAT1><HABITAT2>Delineation of threatened or endangered species habitat is shown on site drawings provided in this CONTRACT.</HABITAT2>

<WETLAND1>No portion of project site lies within 100 feet of any water, wetlands or areas of special concern.</WETLAND1><WETLAND2>Delineation of water, wetlands and areas of special concern is shown on site drawings provided in this CONTRACT.</WETLAND2>

Project site «PARKLAND» previously used as public parkland.

### SS Credit 2 Development Density & Community Connectivity.

Project site «DENSITY» meets the criteria for this credit.

### SS Credit 3 Brownfield Redevelopment.

Project site «BROWN» meets the criteria for this credit.

### SS Credit 4.1 Public Transportation Access.

Project site «TRANS» meets the criteria for this credit.

### EA Credit 6 Green Power.

35% of the project's electricity «GREEN» be provided through an Installation renewable energy contract. Do not purchase Renewable Energy Credits (REC's) to earn this credit.

### </MULTI\_NOT>MR Credit 2 Construction Waste Management.

The Installation <DOESNOT>does not have an on-post recycling facility available for Contractor's use.</DOESNOT><DOES>has an on-post recycling facility.</DOES> <CONTACT\_KNOWN>Contact «CONSTRUCTION\_WASTE\_CONTACT» for information about materials accepted.</CONTACT\_KNOWN><LEED3>

### Regional Priority Credits (Version 3 only)

The project zip code is «ZIP\_CODE».</LEED3>

<MULTIPLE>See LEED Multiple Contractor Responsibilities Table(s) for additional information.</MULTIPLE>

6.14.6. LEED Credit Preferences, Guidance and Resources. See Appendix L LEED Project Credit Guidance for supplemental information relating to individual credits.

6.14.7. <MULTI\_NOT>Not Used</MULTI\_NOT><MULTIPLE>Multiple Contractor Combined Project. When site work and building(s) are accomplished by separate contractors, it is a Multiple Contractor Combined Project for purposes of LEED scoring and documentation. This project is part of a Multiple Contractor Combined Project that includes site work and building(s) accomplished by separate contractors. See Appendix LEED Requirements for Multiple Contractor Combined Projects and Appendix LEED Multiple Contractor Responsibilities Table(s) for special requirements for this project.</MULTIPLE>

6.14.8. Additional Information

«MR2»

6.15. ENVIRONMENTAL

**Comment [sdn16]:** If site work and building(s) are accomplished by separate contractors, identify the project as a Combined Project

If site work and building(s) are accomplished by separate contractors, include general instructions on how LEED is handled for Combined Projects (standard text appendix LEED Requirements for Multiple Contractor Combined Projects), (STANDARD APPENDIX "N" IN WIZARD)

If site work and building(s) are accomplished by separate contractors, include LEED Strategy Tables (STANDARD APPENDIX "O" IN WIZARD), which indicate the status of site selection points, establish the number of points each contractor must earn relative to each building, and establish each contractor's requirements for shared building/site points.

If site work and building(s) are by separate contractors, add the MULTIPLE CONTRACTOR COMBINED PROJECT paragraph below.

**Comment [sdn17]:** Indicate here all project-specific differences from the default assumptions in Appendix L. For Multiple Contractor Combined Projects, describe here the other contacts and buildings in the combined project.

«ENVIRONMENTAL»

6.16. PERMITS

«PERMITS»

6.17. DEMOLITION

«DEMOLITION»

6.18. ADDITIONAL FACILITIES

«ADDITIONAL\_FACILITIES»

End of Section 01 10 00<TO>.«TONUM»</TO>

SAMPLE