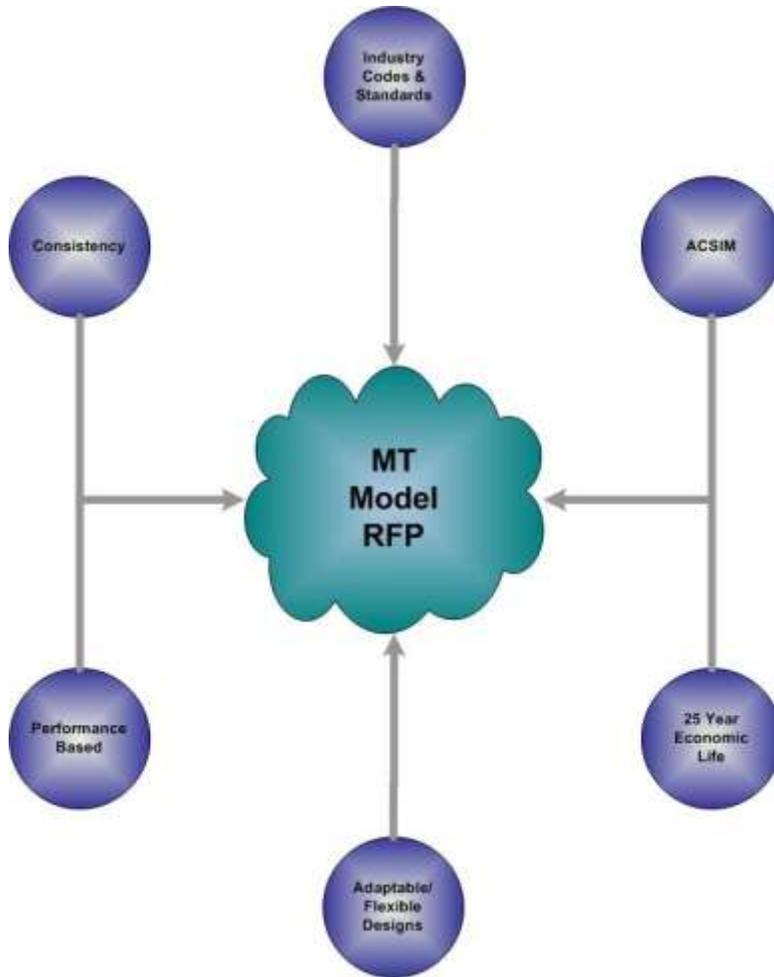


MILCON TRANSFORMATION



US Army Corps
of Engineers®

MT MODEL RFP IMPLEMENTATION GUIDE



GUIDE
(VERSION 2.26)

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1.0 RFP Intent

The purpose of the Implementation Guide is to provide mandatory guidance for developing the “Request For Proposal” documents for all Transformation MILCON projects utilizing the Model RFP. **Use of the Wizard and Model RFP is mandatory for all Army MILCON/BRAC/ARRA projects for new Design-Build building construction. The Wizard can accommodate non-standard facility types.** Additionally, the guide provides background information on MILCON Transformation, Information on Type of Construction, Program Intent, Implementation Do’s and Don’ts, and Planned Path Forward. The entire PDT should be familiar with this guide and the information within it should be shared with the Installation. It is extremely important that all PDT members understand the intent in order to make decisions that will meet the Army’s mandates. Additionally, this document gives valuable insight on intent that **MUST** be conveyed at all interactions with potential proposers and customers.

1.1 Background

The U.S. Army Corps of Engineers is facing a number of organizational, programmatic, and project level issues that will require a change to the way we operate today. The Corps is looking at issues coming from six major Army initiatives:

1. Army Transformation
2. Army Modular Force - the reorganization of the Army, as a whole, to a more mobile and modular force;
3. Global Posturing Initiative / Integrated Global Positioning and Basing Strategy - re-stationing and shifting of tens of thousands of U.S. troops both domestically and abroad;
4. Base Realignment and Closure (BRAC) - the closing and shifting of existing bases to support all of this change.
5. Global War on Terrorism
6. USACE 2012 Implementation – Aligning the Corps for success in the 21st Century

The need for change is immediate. Actions were initiated in FY05 to reconfigure the Army and to start shifting forces back to the U.S. BRAC will begin implementation in FY06. These activities are generating a large, immediate demand for facilities to support the Army’s changing needs.

The Assistant Chief of Staff for Installation Management (ACSIM) knows funding commensurate with the demand for facilities will be challenging. Changes are required to design and construction criteria in order to reduce the cost of individual facilities to thus allow the procurement of more facilities.

To satisfy our customer, ACSIM, we must change the way we deliver projects. Business as usual will not achieve acceptable results.

ACSIM and USACE have identified concerns regarding execution on time and within budget. While there may be project exceptions or even District exceptions, overall, our

track record has not met our customer's expectations. These new demands facing the Army have exacerbated the challenges we face and the associated concerns.

1.2 Department of Army's Requirements for MILCON Transformation

The Army has mandated the following requirements relative to the MILCON Transformation program:

1. Construct +/- \$40 billion worth of facilities over the next six years
2. Begin construction (turn dirt) within the year of the appropriation
3. Complete construction within 18 months of contract award
4. Use best-value design build as the acquisition strategy
5. Maximize the use of industry standards, codes, and practices
6. Achieve an average of 20% cost reduction in the facility cost over traditional Corps design/construction/procurement methods. When combined with site costs, the overall expected project savings is currently 15%.
7. Achieve a level of quality that will provide a functional and useful life over a 25 year period without the need for major repairs or renovation. It is the Army's expectation that these facilities will have to be recapitalized for reuse/repurpose sometime in the end of the project's 25-year life due to the constant change in mission requirements. ACSIM has also committed to pursue full funding of O&M to alleviate the Installation's concerns that have driven many of the robust design requirements in these military projects.

1.3 Time, Cost, Quality and the Search for True Value

To prioritize the three: time, cost, and quality, with respect to the Army's initiatives, time is number one. Next is cost, and last is quality. The objective is to obtain the maximum level of quality within the ambitious budget and schedule.

The time constraints will be absolute. The Army needs facilities when troops show up, so current ambitious schedules are dictated by the Army's need for facilities faster. With regard to cost, in the past, we have seen project budgets grow throughout design, with the thinking that reprogramming will bring additional funding, or that bids will come in less than the engineer's estimate. This is very risky thinking, and has not always proven to be the case. With our global commitments as they are, military spending is being scrutinized and additional funding is simply not available. The cost avoidance that is to be realized (approx. 15%) has already been harvested from current budgets to provide funding for additional facilities. Quality, as we have come to define it, could be viewed as being less than that defined by our former paradigm, and this will conflict with our culture if necessary steps are not taken to inform and change the culture of USACE, our customers, and our contractors. The goal on quality is to provide the most durable, maintainable, and life cycle cost effective materials and systems within the allowed budget. Simply put, we must put the quality where we need it, where we can see it and use it. Given the parameters in order of preference, the Army needs facility that provide mission support through functional and operational requirements; the Army needs to

maximize the scope it can put on the ground; and the Army needs to act in the most time efficient, and cost effective way to accomplish these tasks.

This brings us to the connection between quality and value. Providing the best quality is almost always a poor value decision, unless the best quality is absolutely necessary for success of the mission. Usually, the best value is achieved with a less than best quality. This does not necessarily mean poor quality. Usually the best value occurs when a solution provides reasonably good quality at a good price. We need to set our sights on obtaining value-based solutions with respect to the time and money available while maximizing the resources spent the quality in areas where it is needed most.

The Time goals will be met by establishing an aggressive maximum contract duration at the beginning; by streamlining the contract execution procedures to allow fast tracking and provide for expedited review actions; by offering additional credit for a shorter proposed contract duration by the Offerors.

The Cost goals will be achieved by taking the 15% reduction in cost over the existing design criteria and USACE processes up front in the programming; by establishing the cost limitation in the RFP; by allowing faster contract execution and by allowing the Offerors maximum flexibility in meeting the cost limitation.

With Time and Cost goals essentially met, Quality is the remaining variable. The primary factor in the competition is to maximize quality within the time and cost restraints realized in the RFP. Thus, the quality factors are the most important in the competitive source selection, without eliminating the possibility of further cost and schedule gains. Quality is the most important, contract duration is the next most important and cost is the least important, as long as cost does not exceed the cost limitation established in the RFP.

1.4 **U.S. Army Corp of Engineers' MILCON Transformation**

As the Army's engineering and construction arm and to meet ACSIM's needs, we must transform the way we do business to meet this unprecedented demand on resources. In particular, we have had to redefine the way we deliver projects; from project procurement to customer care. We must shed some of our past ways of doing business to become a more flexible and agile service agent to the Army. These changes will allow us to provide facilities in a more cost effective and time efficient manner than we have traditionally done.

From extensive analysis done between 1999 and 2004, we have concluded that the private sector model for project delivery can give us the tools and techniques to achieve significant cost and time savings over our conventional military project delivery model.

It is important for us to recognize that most military facility projects are not functionally different from private sector projects. For example; the following project types are typical both in the military and the private sector, dining/eating facilities, office space, warehouses, housing, apartments, dormitories, maintenance facilities, medical facilities, storage, fueling facilities, roads, railroads, and aircraft facilities. Even a tank maintenance facility is not much different from a maintenance facility for heavy-duty off-road earth moving equipment. The singular uniqueness of military facilities is primarily restricted to weapons, armaments, and munitions, and even then, the facilities built to

house and maintain these unique systems are not different, in many respects, to facilities built and used in the private sector.

Figure 1 through Figure 3 illustrates the basis and intent of the MILCON Transformation effort. These diagrams show the basic functions that must be accomplished in order to achieve the mission and the functional approach to accomplishing those basic functions. It is anticipated that there will be a progression over time from a design build approach, with limited to no bridging documents, to ultimately transitioning back to more definitive standards. This allows the Corps to tap into the innovation of the contractor in the near term; learn about new techniques, materials, and efficiencies; and ultimately use lessons learned to develop new standards. These new standards can be used as bridging documents in future RFPs for design-build or as the basis for design using conventional design-bid-build.

1.4.1 No longer business as usual – tragedy of the commons

¹Ecologist Garrett Hardin's "tragedy of the commons" has proven a useful concept for understanding how we have come to be at the brink of numerous environmental catastrophes. This concept can be used to describe the effects of MILCON Transformation execution (i.e., preferences, etc.) if executed on the eaches versus the program-wide execution. In Hardin's paper, people face a dangerous situation created not by outside forces but by the apparently appropriate and innocent behaviors of many individuals acting alone.

Hardin's parable involves a pasture "open to all." He asks us to imagine the grazing of animals on a common ground. Individuals are motivated to add to their flocks to increase personal wealth. Yet, every animal added to the total degrades the commons a small amount. Although the degradation for each additional animal is small relative to the gain in wealth for the owner, if all owners follow this pattern the commons will ultimately be destroyed. And, being rational actors, each owner adds to their flock. Therein is the tragedy. Each man is locked into a system that compels him to increase his herd without limit - in a world that is limited. Ruin is the destination toward which all men rush, each pursuing his own interest in a society that believes in the freedom of the commons. (Hardin, 1968)

Simply stated, we face a serious dilemma - an instance where individual rational behavior (i.e., acting without restraint to maximize personal short-term gain) can cause long-range harm to the environment, others, and ultimately oneself. While the Corps continues to support our Installation customer's needs by providing the best possible products, individual project deviations will affect the "Commons" in achieving the overall MILCON Transformation goals.

1.5 What will be different?

The transformation from the traditional (old) model to the private sector (new) model requires changing six key philosophies:

¹ De Young, R. (1999) Tragedy of the Commons. In D. E. Alexander and R. W. Fairbridge [Eds.] Encyclopedia of Environmental Science. Hingham, MA: Kluwer Academic Publishers.

| Old Model | | New Model | | Why |
|-------------------------------------|---|--|---|--|
| Design-Bid-Build |  | Design –Build |  | Reduced Cost & Time |
| Prescriptive Based |  | Performance Based |  | Reduced Cost & Time, increase Quality through flexibility. |
| Military Standards & Criteria |  | Industry Codes & Standards |  | Reduced Cost & Time, increase Quality through flexibility. |
| Rigid/Fixed Designs |  | Adaptable/Flexible Designs |  | Reduced Cost & Time, increase Quality through flexibility. |
| 50-year economic life |  | 25-year economic life |  | Reduced Cost, Places Quality where it is needed most. |
| Prescriptive Installation Influence |  | Installation Influence through Architectural Theme |  | Reduced Cost & Time |
| Inconsistent Contract Requirements |  | Consistent Contract Requirements |  | Reduced Cost & Time |

1.5.1 Design-Build

The Corps and ACSIM have concluded that design-build is realistically the only way to effectively meet the time constraints associated with the Army's initiative. Our experience in design-build has traditionally been more closely aligned to traditional design-bid-build than the design-build approach used in the private sector. The private sector approach allows construction to commence before full detailing of the drawings is complete. In our traditional design build approach, full (100%) drawings must be completed, submitted and accepted prior to commencement of construction.

1.5.2 Performance-Based

The private sector RFP is very performance based. In this manner the contractor is only told what the facility must do (performance criteria), not how to do it (prescriptive). This leaves creativity and innovation open to the contractor – thus allowing for greater cost and time savings. Additionally, it allows for the contractor to make decisions regarding materials and methods given the current economic climate.

1.5.3 Industry Codes & Standards

Military design criteria have been developed to reduce risk, beyond levels accepted nationally by state, local, other public, and private sector owners. These nationally accepted criteria have been formalized with codes and standards of practice that address appropriate quality and risk management.

Arm yourself now with knowledge of industry practices and codes. Training courses can be found at:

<http://www.iccsafe.org/training/>

There is a perception that Industry Standards define the bare minimum quality. It is true that Industry Standards do define a minimum, but that is a minimum required to do a satisfactory job. In addition, the Industry Standards can be used to not only describe the acceptable minimum, but can also describe any higher level of quality desired. Much of our concern about Industry Standards stems from an understandable fear of the unknown. Over time, you will become as familiar with the standards, criteria, and specifications used throughout the private sector as you are with the military sector today.

1.5.4 Type of Construction

Based on the results of the Barracks Mid-Program Review, Engineering Circular (EC 1110-1-92) was issued on 21 Jun 2000 to allow use of any type of construction allowed by the Uniform Building Code. Up to this point, Mil Handbook 1008c required all construction to be Type II, non combustibile. The recommended criteria change authorized Army construction projects to be of any construction type as long as they complied with Uniform Building Code requirements construction type used. This criteria change was to begin to align military construction and thus costs significantly closer to private sector construction practices and costs. This EC has since been incorporated into the UFC for Fire Protection. The intent was for the designers to use this flexibility to start their analysis of the project design at the least restrictive type of construction allowed by the code for a particular occupancy, rather than the most restrictive.

The types of construction typically used are listed below:

- **Type I:** Construction is non-combustible, built from concrete, masonry and/or steel, and is used when substantial fire protection hourly ratings (4 to 2 hours) are required. All components in a Type I assembly (light fixtures, electrical, mechanical, etc) must be rated to be in a noncombustible enclosure. Materials must be noncombustible. Type I has no height or area limitations for most building occupancies.
- **Type II:** Same as Type I above except Type II requires 3 and 2-hour fire protection ratings of major assemblies (i.e., Walls, Roofs, etc). Materials must still

be noncombustible. Interior walls and permanent partitions shall be of noncombustible construction. Type II has height or area limitations identified for all building occupancies.

- Type III: Has exterior walls of noncombustible construction material, usually masonry or concrete; interior columns, beams floors and roofs can be constructed of any material allowed by the code.
- Type IV- HT: Heavy Timber Construction. Achieves its fire resistance from the large size of the timber members used to frame it (not less than 8" in any dimension). Exterior walls must be noncombustible.
- Type V: Can be constructed of any material allowed by the code (Concrete, Steel, Light Gauge Metal, Wood, FRT Wood, Masonry, etc). All components in a Type V assembly (light fixtures, electrical, mechanical, etc) are not required to have special fire ratings above that required of the completed assembly.

Note: As the type of construction becomes less restrictive, the cost of construction decreases. Generally, you want to use the lowest type of construction (highest number) the code allows for the required occupancy (Architects Portable Handbook, 2004).

Type V is the lowest level allowed by the code and the least restrictive when it comes to material and methods flexibility. With material and labor markets being fluid, this flexibility is critical to allowing contractors to arrive at the most economical solutions. While Type V is typically associated with wood construction, it is more closely aligned with composite type construction due to its allowance of all materials and methods. Typically the best solutions are achieved when combining different materials for major assemblies (wall-floor- roof). This also allows for the greatest flexibility for contractors with regard to labor availability and adoption of innovative techniques like panelization, modular construction, and other factory built techniques.

When entering discussions of Type V construction, the second perception is that it is not just wood) is achieved by changing the structure to wood. The structure is approximately 15% of the overall typical construction costs, so how could it save us so much more by going Type V? The answer is, in the systems. When you build a Type I or II building, the materials and components are required to be noncombustible. As such all of the components that go into those assemblies are required to be rated to be in a noncombustible assembly. An example is with electrical. In a Type II building the wire must be run in conduit, where in Type V, non-metalic cable (i.e., Romex) is permitted. The light fixtures and outlet boxes must also be rated. The HVAC penetrations are more sophisticated, the finishes have higher ratings, etc. The major cost areas of concern are typically seen (after the structure) in the mechanical, electrical, plumbing, etc. With the goal of life safety in mind, Type V with full sprinkler system in the building provides for the protection level required for almost all of the buildings within the MILCON program, at the most economical cost.

Industry has been studying the longevity of materials for sometime in search of solid data for owners to base replacement reserve studies and development investment studies that minimize their life cycle cost, not just their first cost. One such group is lead by the National Association of Home Builders (NAHB) Research Council, which posts

data on expected life of construction materials, appliances, and equipment. This data was used as the baseline for an analysis on the Army's Barracks program to see which major systems we should be focusing our efforts on getting greater efficiencies on. The study revealed that the structures of buildings were the least important factor to owners over life cycle due to its long life (approximately 100 years regardless of materials). This confirmed the assumptions from our previous type of construction studies, where the most economical systems use the lowest type of construction allowed by the code. The data did indicate that there was a higher concern in the areas of interior and exterior finishes, and major systems. So this is where we focused our efforts.

In 2003, the ACSIM (FDH) contracted with NAHB to perform an O&M study. The study compares the Life Cycle Costs of two barracks projects built using alternative construction methods. One set of barracks, located at Fort Detrick, Maryland, was constructed using traditional barracks approach - masonry and steel framing. The other set of buildings, located at Fort George G. Meade, Maryland, was built using light wood-frame construction, typically associated with private sector apartment construction. The purpose of the study was to assess the nature of cost differences between the two approaches. For the purpose of this study, the costs were assumed to consist of the initial cost of construction, subsequent maintenance and repair costs throughout the next forty years of the life of the buildings and any salvage costs at the conclusion of the forty years. The end result was that the Ft Meade project O&M costs were actually lower than that of our typical type of construction (Ft Detrick) in this study.

In an additional study on similar occupancies to the Tier I facilities, data from the Whitestone Building Maintenance and Repair (M&R) Cost Reference 2001, 6th Annual Edition shows a good trend analysis of what areas of M&R we should focus our evaluation criteria on in the RFP's in the future. The data focuses over 30% of expenditures over a 50 year period on Interior and exterior finishes, approx 48% on M-E-P, 4% on roofing (typically due to flat roofs), 1% on fire protection, and 0% on structure. As a result, the evaluation criteria in the RFP focus the highest on the quality (life cycle cost, maintainability, durability, etc) of materials and systems selected.

1.5.5 Economic Life

Using the 25-year economic design, it is probable that some of the mechanical and electrical systems will consume more energy and/or require more routine/preventative maintenance than the more robust systems currently being designed for the 40-50 year life. However, remember that if an accurate life cycle cost analysis is done, this additional O&M cost will be offset by a reduced first cost. The reason that the installations would prefer to minimize O&M at the expense of an increased capital first cost, is that they can obtain funding for the capital expense more assuredly than operational and maintenance funding. ACSIM understands that their past funding practices have driven this concern by the installations and have committed to provide the appropriate funding to support the (increased) O&M.

Our tradition has been to build robust structures that are durable enough to be "soldier proof" The problem is that while durable, they are not economically adaptable to new systems, functions or missions such as new technology, wiring, tempest shielding, air conditioning, etc.

1.5.6 Corps Customer Care Model

Nearly 20 years ago, we were being severely criticized for not adequately addressing our customers' concerns and desires. Assistant Secretary to the Army, Robert Page, implemented a new customer care model that was based on his knowledge and experience as a program manager for a major consulting company. This new model made the Installation the customer of the Corps District and instilled the motto that "the customer is always right". This has created an expectation that the PDTs need to do everything within their power to accommodate more than just the needs of the Installation but also their wants and desires.

Therefore, Installations now mandate the project criteria and functional attributes. The Installations have developed their own specific standards and criteria, which can, and often are, in conflict with Corps/Army guidance. Further, they are often well in excess of conventional industry practices. The Installations feel their requirements are more than simply wants but that they are essential for meeting their mission. In particular, the criterion drives design decisions on architectural appearance and items that affect long term maintenance and operations costs.

Our old customer care model has put us in a compromising position to meet the Installation's requirements and to also keep the project within the ever-tightening budget constraints.

The new customer care model recognizes ACSIM as our primary customer. We have to meet ACSIM's budget and schedule constraints as well as facility design requirements before addressing the Installation's preferences. We will do our best to satisfy our Installation customer consistent with the Department of the Army's requirements as communicated by ACSIM. The best response, is to inform our customers throughout the process so they can see that the goals are consistent and the result will be as well.

1.5.7 Consistency Is Essential

Industry forums were held throughout the US where the primary frustration expressed by contractors was the inconsistency throughout the Corps, even for similar projects within the same district. In order to create as much consistency as possible, criteria for all facilities and site improvements, as well as solicitation and contract requirements have been developed and are provided by the Model Request for Proposal (RFP). The RFP criteria in Statement of Work (SOW), Section 01 10 00, are divided into three parts-functional, technical, and site specific. The functional and technical requirements are established by Headquarters- USACE and cannot be modified by the executing Division/District. These criteria are provided in paragraphs 1 and 3 (functional) and paragraph 4-5 (technical). Establishing mandatory SOW criteria provides design criteria consistency and uniformity for the entire program. Paragraph 3, Functional & Operational criteria, is not simply a placeholder for the Army Standard or Standard Design. It is more inline with an architectural program or translation of the standard criteria into a biddable execution package. This includes functional and space adjacencies, narrative facility specific criteria, and concept of operations. Paragraph 6 includes site specific requirements. The "site specific" and "installation specific" part of the SOW is to be modified by the executing Division/District. Site specific and installation specific items include:

- Geotechnical Reports
- Existing Infrastructure developments
- Site location
- Installation aesthetics desired
- Special environmental requirements
- Special vehicle access
- Acceptable construction staging locations
- Specific terrorism or other security threats
- As-built drawings of existing utilities and other facilities
- Installation permit processing
- Real Estate, Contracting, Engineering/Construction, Project and Program Management and other Divisions within the District will be required to provide project specific information

1.6 How will the end product be different?

1.6.1 Quality

Quality is paramount to the Corps. This has resulted in excessive cost for marginal benefit over a less costly alternative. As discussed above, quality is really a measure of performance and performance is a measure of function. What we find in many cases is that quality is being provided that exceeds what is functionally required. This results in poor value. This concept is illustrated in the diagram below.

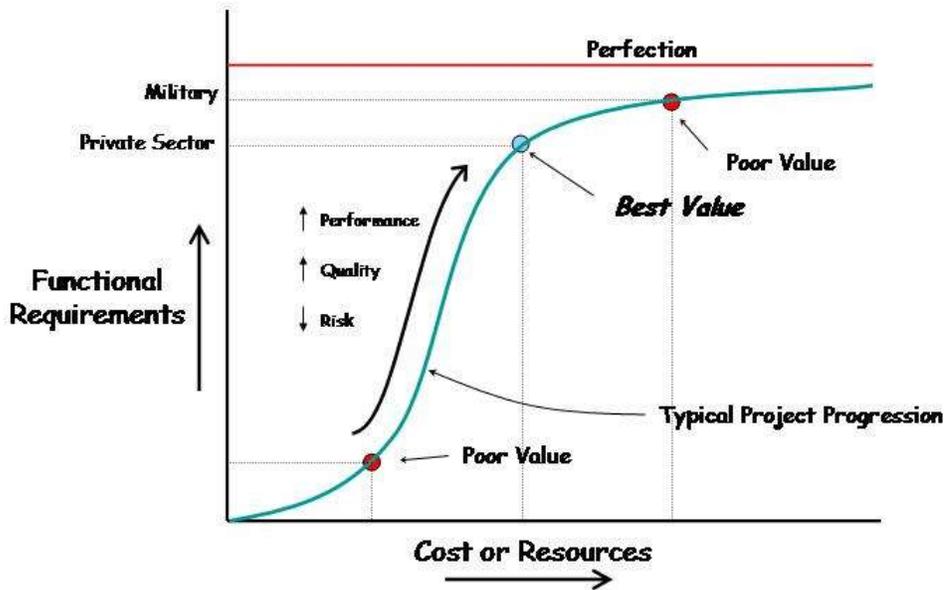
1.6.2 Cheaper or Better Value?

You may have heard the phrase "Better, Faster, Cheaper". The word "Cheaper" is a poor choice of words and does not truly reflect our intent. For many, it has a connotation of sacrificing quality for the sake of saving money. What we should be saying is "More Economical" or "Better Value". We are looking for ways to make the projects more economical in both design and construction. The objective of "Cheaper" is really to increase value. What we want is to achieve a better balance of function with its related cost.

$$Value \cong \frac{Function}{Cost}$$

In the above expression, function must achieve the minimum performance requirements (for example, quality) by the owner. Note that increases in cost actually lower the value unless there is an equal or greater corresponding increase in function.

If cost is reduced with a corresponding reduction in function below the minimum performance requirements then value is reduced. This is the perception most people have of the term "Cheaper".



The goal with the Model RFP is to achieve a better value for the Army.

1.7 RFP Wizard

The purpose of the Wizard is to provide a way to meet all mandatory guidelines for developing the "Request For Proposal" documents for all MILCON projects utilizing the Model RFP.

Remember SPS is still mandatory for sections 00 21 00 through 00 73 00. The wizard will help in developing these sections by "filling in the blanks" and saving in a rich text format for cutting and pasting into the SPS system

For more information on the development and use of the Model RFP and the Wizard see the following:

- [MT Model RFP Implementation Guide](#)
 - Chapter 5 Solicitation Development Guidance
 - Chapter 6 RFP Overview
 - Chapter 8 Change Instructions
- [MT Model RFP Evaluation Guide](#)
- [MT Model RFP Field Execution Guide](#)
- [Summary of Revisions](#) Current

- [Sample complete RFP](#) using most recent model

1.7.1 Background

“Wizards” are software components that operate on a discrete design task by taking criteria and user input in order to create or manipulate a building and criteria model rapidly, according to recognized practices. A Wizard is defined as: “A module of software that represents a discreet design task within a particular context, typically characterized by a sequential series of questions and options from which codified design logic and criteria are used to create or modify a solution.”

1.7.2 Approach

The tool provides a standardized approach to developing an RFP, captures the items that vary from one project and facility type to another, ensures that the RFP preparer touches on all the critical components of the RFP, provides the ‘check list’ that everything was considered in the development of the RFP, documents the decisions made, and finally, creates the RFP Scope of Work document (rft & .pdf) and puts it in the approved template format.

1.7.3 Benefits

- Due to volume of work as a result of MT, the wizard helps in speeding up the process of compiling the overall RFP both from a contracting standpoint and a project management perspective.
- Ensures consistency throughout the CORPS in the delivery, format and content of all Design-Build RFPs.
- Ensures that changes to overall Corps policies regarding Design and Construction are distributed nationwide in a timely fashion as the update is done only once.
- Similar to the concept of modifying Specs for projects. Do it once and then modify as necessary for the next project at the Installation.
- Provides real-time lessons learned and the incorporation of those lessons quickly to the overall Model.
- Allows for the use with all Facility Types not just the Tier 1 facilities.
- Speeds up process for modifying model for ID/IQ solicitations.
- Will provide capability for generating amendments for each section.

1.7.4 Instructions

See section [7.0](#) for guidance on using the wizard.

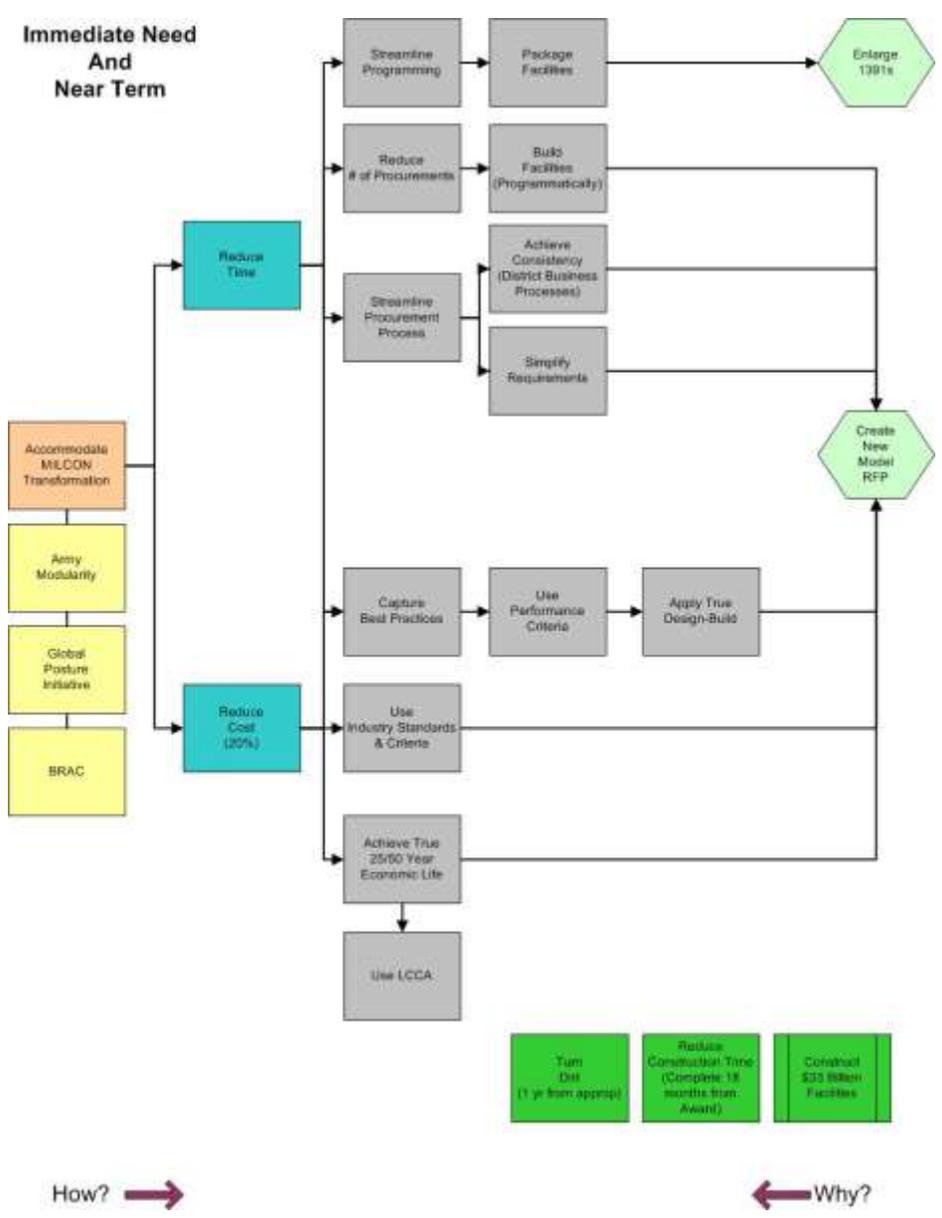


Figure 1-1

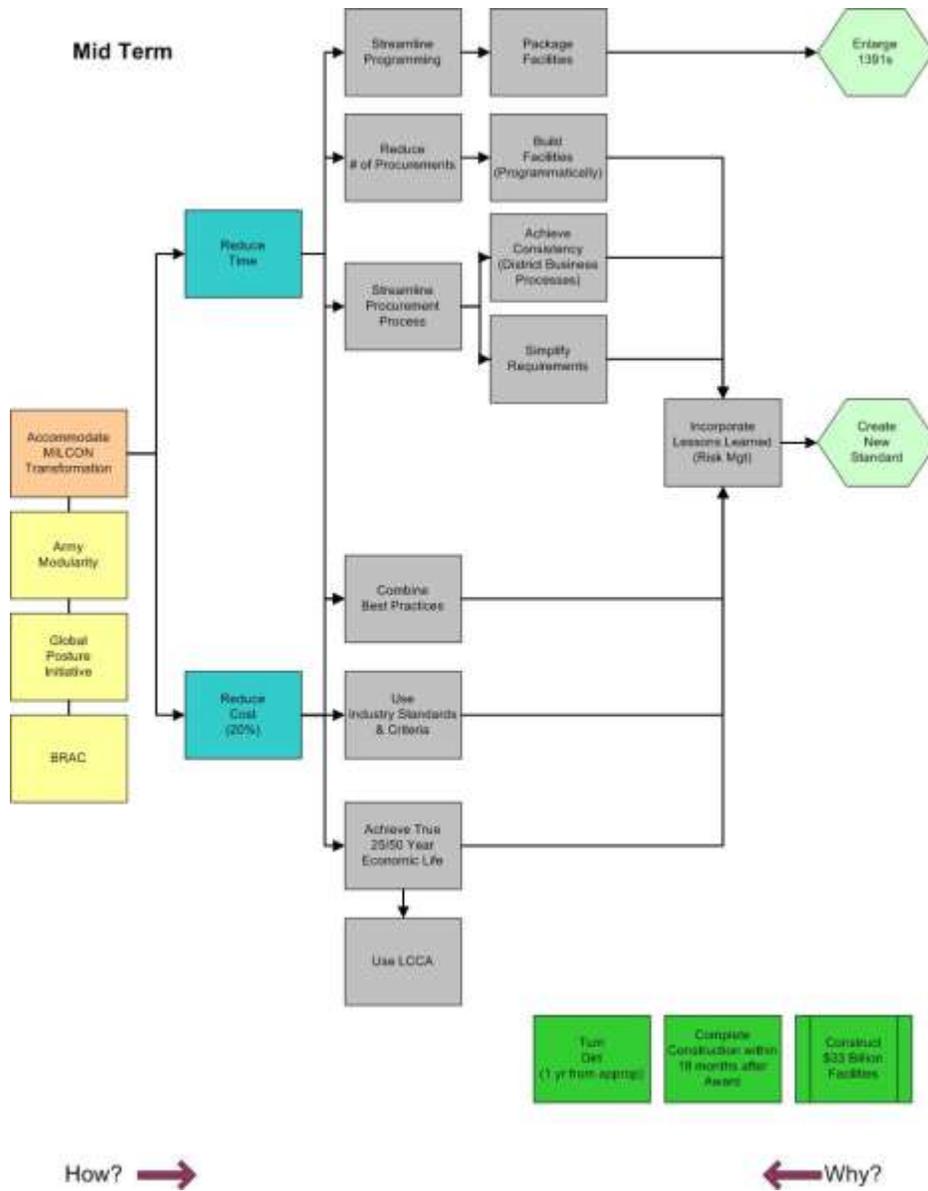
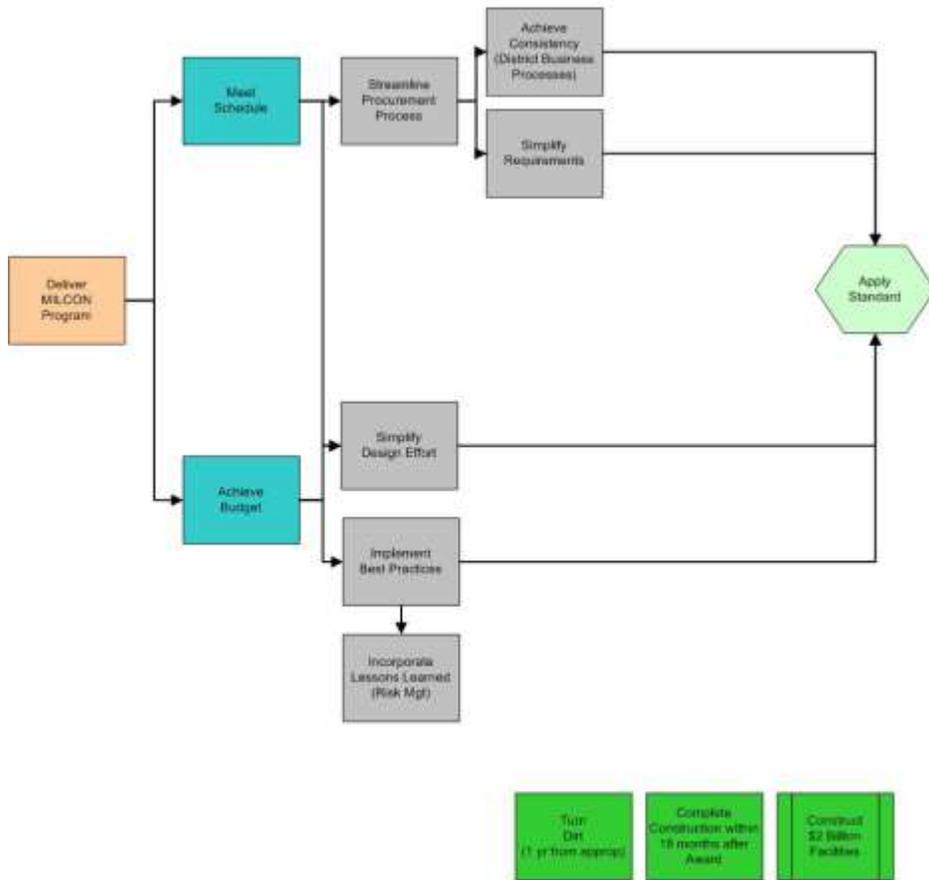


Figure 1-2

Long Term



How? →

← Why?

Figure 1-3

2.0 Contract Line Item Schedule

2.1 Items in the Contract Line Item (CLIN) Schedule

2.1.1 Base Offer

The Base Offer consists of itemized costs for design, site work, construction costs, and furniture, fixtures and equipment (FF&E). The CLIN Schedule must be designed as simply as possible while capturing essential components of the design-build project. Design and site work are generally single line items for the entire contract, except when costs must be broken out due to separate funding or authorization documents. The construction cost and FF&E cost for each facility type, including ancillary facilities, other than UEPH, COF, BN/BD HQ, EPDF and TEMF, shall be on separate line items. Note that Districts and Centers are separately required to report the associated costs for "design" to HQUSACE, CECW-EC, for Cost Planning and Programming research. Please include an explanatory note in the CLIN Schedule that describes what is considered "design cost" vs. designer coordination during construction.

Here is a sample note for the CLIN Schedule:

Note : CLIN 1, "Design of _____" includes costs for efforts related to the design of the _____, as well as any related costs for the constructor's coordination during design (see Section: Design After Award)). Distribute costs for the designer's role during construction into the construction CLIN's, as appropriate for those efforts, including any costs associated with inspections, submittals, and as-built documentation, etc.. In general, include engineering and designer costs for efforts after the Design Complete or Issued for Construction documents in the construction CLIN's, not in the Design CLIN(s)..

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2.1.2 Options

In general, there should not be optional items. Options that may be desirable could include unit costs for site work or ancillary items. Elements of the project scope required by the DD1391 shall not be options. Do not split design and construction of any project element into separate options. Inasmuch as Design-Build is a construction contract with construction appropriations, we must award both design and construction, not just "design" of any project feature. Awarding design only is a violation of the Brooks Act for acquisition of design services and is also a funding violation.

2.1.3 Contract Duration

The contract duration will be established as the number of calendar days after the Notice to Proceed as proposed by the contractor in the accepted proposal not to exceed 540 calendar days for all MILCON Transformation projects, regardless of how many facility types are constructed under the contract. See guidance for Section 00 73 00 for additional information.

2.2 Notes for CLIN Schedule

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.

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.
3. Not Used.
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:
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.
6. Not used.
7. This procurement is not restricted to HUBZone Small Business Concerns. See FAR 52.219-1 regarding HUBZone Small Business Concern representation requirements..
8. CLIN 1, Design of BCT, includes costs for efforts related to the design of the complex, 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.
9. Include all costs for coordination and accommodation of Government-Furnished, Government-Installed Equipment, as described in Section 01 10 00, in the Contract Line Items for construction of the associated facility type.
10. CLIN 10, the option for the Contractor to install the Furniture, Fixtures, & Equipment (FF&E), includes only the installation of Government purchased items. Payment under Item No. 10 will be at the contract lump-sum price and will constitute full compensation for the work associated with "Installation of FF&E Items". The Government will order the FF&E items using the forms developed by the Contractor in the FF&E package. The Contractor shall accept delivery of the items at the job site, unload the items, inventory it, and install it. The cost to prepare the FF&E shall be included in CLIN 1, Design of BCT.
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.

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) XXXX through XXXX) 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 XXX 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 above. *(ALTERNATE: As an alternate, alternate language, such as the following, may be substituted: "The Contractor and the Government may establish a separate completion period for installation of the FF&E, depending upon when the Contractor provides the information necessary for the Government to order the FF&E and for the period required to order and deliver the FF&E.)* 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.

3.0 Roles & Responsibilities

3.1 ACSIM – Assistant Chief of Staff for Installation Management

Provide policy guidance and program management on all matters relating to overall management and resourcing of Army installations worldwide. Ensure the availability of efficient, effective base services and facilities.

3.2 IMA – Installation Management Agency

Manage Army installations to support readiness and mission execution – provide equitable services and facilities, optimize resources, sustain the environment and enhance the well-being of the Military community. IMA will review and be required to endorse Installation requests for deviation, variation, addition, or other modifications to the Model RFP Requirements and forward same to ACSIM for approval.

3.3 Installation – Base, Camp, Fort, Depot, or other DOD Facility

The Public Works staff at the physical location where the new facility is to be constructed.

3.4 PEO – Program Executive Office

The PEO is the assembly of officially designated individuals who control changes, alterations, and additions to the Model RFP. This group also interacts with all technical and facility proponents, and ACSIM in making decisions on Installation requests for changes to or deviation from the Model RFP.

The current PEO is made up of the initial MILCON Transformation Task Force members until further notice:

| | |
|------------------|--|
| Howard Moy | PM and MT Lead |
| David Marquardt | COS Program Manager (E&C) |
| Claude Matsui | ACSIM/IMCOM Liaison & PC Readiness |
| Scott Helmer | MT Acquisition & Execution Team Leader |
| ???? | MT Planning & Programming Team Leader |
| Joel Hoffman | MT Team |
| Susan Nachtigall | MT RFP Wizard |
| Fred Skroban | ISEC/G6 Representative |
| George Lea | Chief., MP Branch (E&C) |
| Paul Parsenault | Construction Team (E&C) |
| Ami Ghosh | MP Cost Engineer (E&C) |

| | |
|-----------------|--|
| Donna Smigel | MT & S&C Funding Coordinator (E&C) |
| Bob Bank | BIM (E&C COP) |
| Bob Diangelo | Fire Protection Engineer (E&C COP) |
| Paul Dicker | Civil Engineer (E&C COP) |
| Dan Casapulla | Mechanical Engineer (E&C COP lead for Plumbing) |
| Bob Billmyer | Mechanical Engineer (E&C COP lead for Mechanical/Energy) |
| Bob Billmyer | Electrical Engineer (E&C COP lead for Electrical/Commo) |
| Pete Rossbach | Structural Engineer (E&C COP lead for Structural/ATFP) |
| Joanne Qualey | Sustainability (E&C COP) |
| | |
| Jane Engvall | COS Program Architect for SWF and NWO |
| Mario Sarricino | COS Program Architect for HNC and POH, RFP Team Leader, (E&C) |
| Joanne Qualey | COS Program Architect NAO and LRL. (E&C) |
| Scott Wick | COS Program Architect for SAS, SAM & Interior Design POC (E&C) |

3.5 **COS – Center of Standardization**

The USACE District officially designated as the repository for expertise in a particular facility type. The COS staff are responsible for maintaining, updating, and managing criteria for the assigned facility type. COS staff shall also manage, update, and maintain the appropriate Chapter 3 of the Model RFP to assure consistency and inclusion of any updates to the standards. COS staff shall review all facility related requests for changes to the Model RFP and provide technical advice/feedback to the PEO prior to their action.

3.6 **PM – Project Manager**

The individual designated as the Team Leader in the Activity responsible for the construction of the subject project. Individual is responsible for all activities related to this project and to facilitate successful completion of the project within the executing Activity and shall be the point of contact for all required interfaces with higher headquarters, customers, and users.

3.7 **Preparer – Agency, Office, or Activity Preparing the Project Solicitation**

The U.S. Army Corps of Engineers Entity tasked with preparing the solicitation.

3.8 **District – U.S. Army Corps of Engineers District**

The District is the organizational entity of the U.S. Army Corps of Engineers directly responsible for execution of contracts.

3.9 USACE District – Project Delivery Team

The assembly of technical specialists required to successfully execute projects. Typical members are identified below; additional members may be required for individual projects.

3.9.1 Project Manager

See above.

3.9.2 Architect

Individual with specific architectural skills – responsible for preparing the Model RFP for solicitation and participating in design after award review.

3.9.3 Interior Designer

Individual with specific skills responsible for structural finishes solutions after interior and exterior materials and for comprehensive interior design of furniture items and fixtures separately.

3.9.4 Mechanical Engineer

Individual with specific engineering skills – responsible for preparing the Model RFP for solicitation and participating in design after award review.

3.9.5 Electrical Engineer

Individual with specific engineering skills – responsible for preparing the Model RFP for solicitation and participating in design after award review.

3.9.6 Civil Engineer

Individual with specific engineering skills – responsible for preparing the Model RFP for solicitation and participating in design after award review. Civil Engineer will determine the extent of topographic survey and other civil related information required to provide in the RFP, such as fire flow tests, which are a must.

3.9.7 Geotechnical Engineer

Individual with specific engineering skills – responsible for preparing the Model RFP for solicitation and participating in design after award review. Geotechnical Engineer will also determine the minimum amount of information necessary to characterize the subsurface conditions at the project site.

3.9.8 Structural Engineer

Individual with specific engineering skills – responsible for preparing the Model RFP for solicitation and participating in design after award review.

3.9.9 Cost Engineer

Individual who prepares the independent Government estimate for all advertised projects.

3.9.10 Value Engineering Officer

Individual who ensures that solicitations are developed with the greatest flexibility and opportunity for innovation available to the Offeror.

3.9.11 Contracting Officer

Individual who is responsible for ensuring that Federal procurement laws and policies are complied with. This person has the authority to sign contracts and to obligate the Government.

3.9.12 Contract Specialist

Individual with specific contracting skills – responsible for preparing the contractual portions of the solicitation.

3.9.13 Office of Counsel

Office with individuals with specific legal skills – responsible for reviewing the solicitation for legal sufficiency.

3.9.14 Small Business Deputy

Individual who ensures that small business concerns are properly addressed in the acquisition plans for all projects.

3.9.15 USAISEC-FDED

Individual with specific engineering skills - responsible for preparing the Model RFP for the solicitation and participating in design after award review. USAISEC is the organization that is responsible for US Army Information Systems planning, programming, design, and review for MILCON. **The responsible District must coordinate with USAISEC during RFP Preparation and during Design After Award., per AR 420-1, Army Facilities Management, Chapter 4.** POC is Ms. Tina Reed, 301-619-6489, tina.reed@us.army.mil

4.0 Process Timing Overview

Note that "Schedule" is not a valid excuse for using the One-step approach in lieu of the 2 Phase approach. The key to successfully executing the 2 Phase approach in the same amount of time as a one-step approach is to key in the general project information, obtain necessary approvals, then advertise Phase 1 while developing the Phase 2 RFP. This allows the completion of Phase 1 to coincide with the schedule for issuing the Phase 2 RFP to the firms that were short-listed in Phase 1.

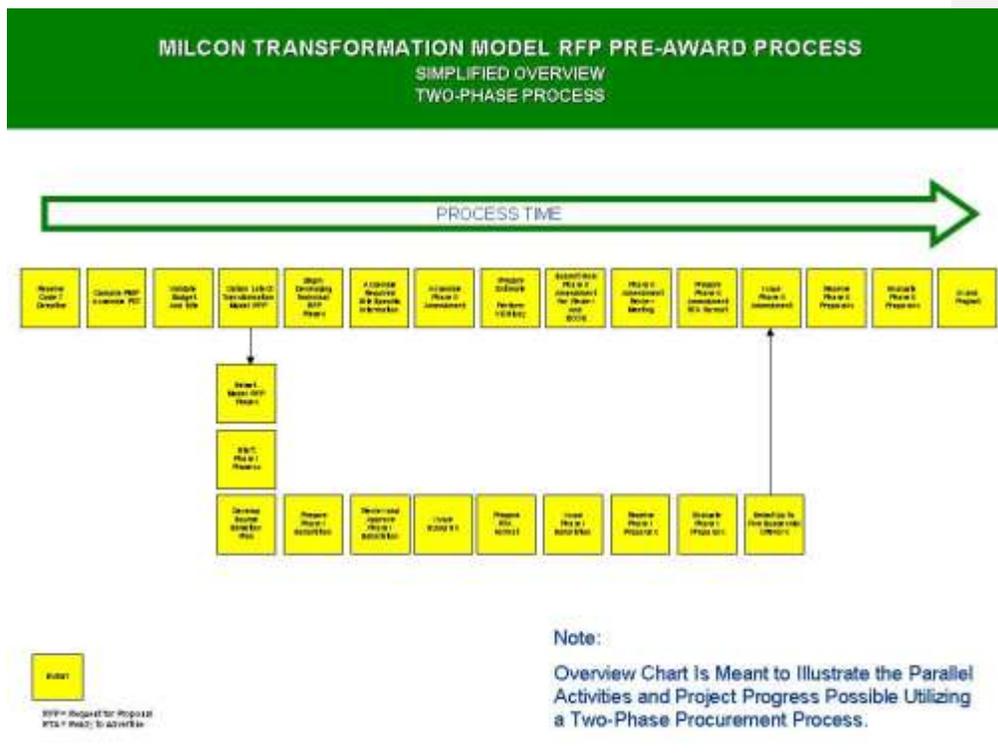


Figure 4-1

5.0 Solicitation Development Guidance

5.1 General

- 5.1.1 The MILCON Transformation Model RFP has been developed to reflect a standard package from which project specific solicitations can be created. The model RFP was originally developed for a single project award, C-type contract for the Tier 1 Brigade Combat Team facilities, using a performance-based approach. The model has also been adapted to use for an ID/IQ contract format, for follow-on task orders **and for numerous other standardized facility types**. It must be adapted for use on other project types, particularly where a standard design model has been developed that varies in the level of design development furnished to the offerors. Section 00 22 20, in particular may have to be adapted for use on such projects and on smaller, simpler projects. **For non-standardized facility types, the PDT develops a custom paragraph 3 for Section 01 10 00 and coordinates with the RFP Wizard team to insert it into the project RFP. The Wizard team will also coordinate with the PDT to modify paragraphs 1 and 2 in order to identify the custom facility type and scope.** The model is completed by providing project specific and site specific information. This instruction is provided to provide insight into the appropriate level of project development necessary to complete the RFP.
- 5.1.2 The following paragraphs outline the basic considerations needed to develop a project utilizing the MILCON Transformation Model RFP as the starting point.

5.2 Cost Validation

- 5.2.1 The DD Form 1391 is the programmatic description of the project containing project cost and scope limitations. The preparer of the solicitation is responsible to ensure that the advertised project meets the requirements and restrictions of the DD Form 1391.
- 5.2.2 In support of the MILCON Transformation RFP, the use of parametric estimating will be required. Parametric estimating is the process of using various factors to develop an estimate. The factors are based on engineering parameters, developed from historical data bases, construction practices and engineering/construction technology. The parameters include physical properties that describe project definition characteristics (e.g., size, building type, foundation type, exterior closure material, roof type and material, number of floors, functional space requirements, interior utility system requirements, exterior features, and utilities, etc.). The appropriateness of selecting the specific materials or construction, for the purposes of this Government Estimate, shall reflect the minimum requirements established in the Model RFP Section 01 10 00.

5.3 Site Characterization and Validation

- 5.3.1 The determination of the suitability of the selected site to support the project must be accomplished during the RFP development process. The RFP Preparer shall utilize historical information, information from appropriate COS, or concept level building program information to develop a basic site validation layout. This validation layout is not intended to be a 100% site design but merely a graphical display of the project parameters superimposed on the site. The purpose of this validation layout is to demonstrate that there is adequate buildable area (reasonably economical to develop)

available for the project features and also can be used to help the estimator develop the Government estimate. The validation layout is an internal document and should not be included in the RFP.

- 5.3.2 Site characterization deals with the analysis required to determine site constraints through which the Offerors must develop a solution to the solicitation. Available utilities, environmental issues, geotechnical information, hazardous materials information, demolition requirements, privatization issues, and historical/archeological issues are typical concerns which would need to be addressed to characterize a site. The RFP Preparer must limit the analysis and products produced to those specifically necessary to support development of the RFP. The intent of this characterization is not to provide complete design solutions but rather to provide the Offerors with sufficient information to create a design solution to the solicitation.
- 5.3.3 The COS and Geographic District might elect to split the project sitework out of the instant contract by issuing a separate site development contract. Many Districts have elected to use a separate site developer to maximize In that event, the specifier must clearly delineate and define the interfaces between the two contracts, including LEED points assigned to each contractor, and must describe when the site will be available for the facility contractor.
- 5.3.4 The PDT might elect to perform some of the site design effort to include in the facility RFP, such as tactical equipment hardstand and tactical equipment vehicle pavement design. In that event, the government becomes responsible for the adequacy, details and integrity of the design furnished, as well as cost implications by prescribing the design solution.

5.4 Typical Engineering/Design Products Required for Model RFP Development

The following are typical Engineering Products/Processes which are necessary to complete the Model RFP:

5.4.1 Site Topographic Survey

Existing survey information may be utilized, provided the data is less than three years old and the site is unchanged. The offerors need this information to prepare proposal cost estimates and preliminary design. If possible, provide this information in the applicable CADD format.

5.4.2 Subsurface Characterization

The project development team (PDT) shall perform a minimum number of borings necessary to provide the Offerors with sufficient information to characterize the site and to prepare their cost proposal. Care should be taken to establish what the minimum number of borings required is. It is expected that the offerors will perform additional borings as required to support the foundation design proposed. If the actual conditions vary from the soil characterization and the differing site condition prerequisites apply (unusual conditions not otherwise determinable, known or that could not be known from a reasonable site investigation or experience, etc., then the design-build contractor may be entitled to a equitable adjustment, pursuant to the differing site conditions clause.

5.4.3 Utility Connection Points/Information

The project development team (PDT) shall perform the necessary analysis, research, and documentation to identify the characteristics (water, fire flow tests are necessary, natural gas pressure, central steam pressure, etc.) of the existing utilities. Provide sufficient information to the offerors to allow preparation of preliminary design information in order to develop firm fixed price offers and to reduce contingencies. If available, furnish this in CADD files.

5.4.4 Asbestos/Lead/HTRW Survey Information

Unless the DD 1391 specifically includes this type of remediation, other sources of funding are required to pay for environmental remediation. Unless asbestos and other hazardous materials are identified within the scope of work, a contractor's insurance and bonding doesn't cover this work and it would be considered out-of-scope, if encountered during design and construction, which will cause delays and possibly require a separate abatement contract. RFP Preparer shall include surveys of existing facilities included for demolition which identify asbestos and lead contamination. Consideration shall also be made, and information provided, for other potential contaminants which the contractor may be exposed (petroleum, chlordane, radon, metals, buried ordnance, etc) during the execution of this project

5.4.5 As-Built Information

RFP Preparer shall include as-built information for utilities the Offeror is required to connect to as well as for any facilities which will be demolished in the project.

5.4.6 Privatized Utility Information

RFP Preparer shall gather and document the necessary information with respect to Privatized Utility Company requirements and shall include that information in an Appendix to the Statement of Work and summarize it in paragraph 6 of Section 01 10 00.

5.4.7 Environmental Constraints

RFP Preparer shall gather and document necessary information with respect to environmental concerns (wetlands, protected species, etc.) and shall include that specific information in an Appendix to the Statement of Work . and summarize it in paragraph 6 of Section 01 10 00.

5.4.8 Completed environmental documentation including NEPA, EA/EIS documentation

5.4.9 Traffic Impact Analysis

RFP Preparer shall gather and document the traffic considerations with respect to the integration of the new facility on the existing roadway infrastructure. Analyses shall be performed at a conceptual level and the constraints identified included in the RFP to allow the Offerors to offer innovative solutions. Include Traffic function, traffic type and volume and design life of pavements.

5.4.10 Historic or Archeological Resource Analyses

RFP Preparer shall investigate, gather, and document all constraints associated with historical or archeological requirements and summarize it in paragraph 6 of Section 01 10 00..

5.4.11 Site Boundary Determination

RFP Preparer shall utilize the current topographic survey to identify the construction site boundaries for the subject project. This site boundary drawing may identify other site constraints as identified in the preceding sub-paragraphs.

5.4.12 Land use plan (bubble diagram level of development)

5.4.13 Telecommunications Impact Analysis

RFP Preparer shall gather and document the telecommunications infrastructure considerations with respect to the integration of the new facility on the existing infrastructure. Analyses shall be performed at a conceptual level and the constraints identified included in the RFP to allow the Offerors to offer innovative solutions. Note that USAISEC must review and approve all installation specific telecommunications requirements, the RFP and the contractor's design, per AR 420-1, Army Facilities Management , Chapter 4.

5.5 Typical Engineering/Design Products Not Required

The following are typical Engineering Products which are not necessary, nor desired, to complete the Model RFP:

5.5.1 Site Development Plans

Fully developed site plans showing parking, roadways, pedestrian pathways, building footprints, utility connections, etc. are not required, desired, and should not be included in the RFP, unless the Geographical District (GD) will be providing the site work, by separate site development contract.

5.5.2 Facility Floor Plans and Elevations

Do not include developed floor plans and/or proposed building elevations, even if included only for information, unless the applicable COS has developed a standard floor plan.

5.5.3 Engineering Analysis and Systems/Materials Selections

The Model RFP does not unnecessarily limit the choices available to the Offerors for systems and materials. Do not conduct engineering analyses to select/support specific systems selections or material limitations during the preparation of the RFP.

5.5.4 Installation Design Guides

The purpose of the IDG is for installation master planning, land use design, and identification of installation architectural themes. These broad-scope documents contain both useful and prescriptive information that conflicts with the RFP or drives cost. Do not include or reference IDG's (in whole) in the RFP. The Installation Design Guide should be approved (signed) by the IMCOM Region after 1 March 2007. IDG excerpts, including a summary of the Architectural theme for the given project, exterior signage, architectural theme, color scheme, acceptable plants list excerpts, and other pertinent information may be included in paragraph 6 of Section 01 00 00. Goal is to have all documentation tailored to the specific project and self contained so the proposer does not have to wade through and search for what applies.

5.5.5 Installation Technical Guides

DO NOT INCLUDE OR REFERENCE Installation Technical Guides for design and/or construction in the RFP.

6.0 RFP Overview

For more detailed information on execution, please see the RFP Field Execution Guide.

6.1 Section 00 20 00: Instructions, Conditions and Notices to Offerors

The content of this section is filled in through the wizard. See section 7.0 for instructions on using the wizard. (This section will be different for an ID/IQ contract).

6.2 Section 00 22 10: Proposal Requirements and Evaluation (2 Phase Approach)

6.2.1 General

The MILCON Transformation Model RFP has been developed to reflect a standard package from which project specific solicitations can be created for either a C-Type (single project) or ID/IQ type contract. Sections 00 22 10 and 00 22 20 have been created specifically for this RFP and include all necessary information to define proposal submission requirements, evaluation criteria, and processes.

See the Proposed Changes and Deviations from the Model RFP section of this guide for procedures for requesting changes to the Model RFP that may not be edited locally.

6.2.1.1 Phase 1 of 2 Selection Procedures

This section is primarily concerned with describing the requirements for submission and the associated evaluation. No price or technical information is included in the Phase 1 processes. The primary goals and intent of Phase 1 are twofold. Attract the best design-build teams and firms to compete for the contract and to short-list only the most qualified firms for phase 2 in order to increase the competition and quality of proposals in Phase 2. You will find that the level of interest for Phase 1 should increase by using the 2 Phase process, if you limit the number of short-listed firms to about 3 or 4 maximum.

The Phase 1 RFP consists of the notice to offerors, the clauses and standard SCR's, Section 00 22 10, with remaining sections as For Information Only, using the generic print-out of the standard sections, noted as "For Information Only, Subject to Revision". Other than a generic description of the actual project or seed task order, no project specific information is necessary or desired for Phase 1.

Time the Phase 1 to be out on the street for proposals during the preparation of the Phase 2 request for proposal. Therefore, do not hold up issuance of the Phase 1 RFP waiting for preparation of, Biddability Constructiability Operability and Environmental reviews. Those are performed during Phase 2 preparation. Time the short-listing of Phase 2 offerors with the issuance of the Phase 2 RFP.

Proposal submission requirements are outlined by type and the Offerors are required to submit their proposal information in "tab" format to allow easy review and evaluation by the Government. Review and edit the section to eliminate references to inapplicable

facility types. Facility specific information is designated by brackets. Only minimal fill-in-the blank edits are permitted.

The preparer should determine whether 3, 4, or 5 will be used as the upper limit on the number of offers to be short-listed to Phase 2 in a C-type contract. For an ID/IQ contract, short-list at least two more firms than will be awarded an ID/IQ base contract. . Here is some background and guidance for choosing the number for the C-type. For most purposes, “three” is the recommended number to use. FAR 36.303-1 allows the Contracting Officer to select a maximum number of offerors, not to exceed five. One may think “five is better because it will provide for more competition”. Actually, this is incorrect. The two-phase process actually increases the number and quality of competitors for D-B work, as has been demonstrated since the first two-phase project was executed in 1997 by Tulsa District (at Tinker AFB, OK). Because it is relatively expensive in cost and resources for D-B firms and their designers to develop and submit proposals for D-B projects, they must have a reasonable probability of winning the contract or they can’t afford to continue to compete. Firms are willing to submit a phase one proposal to see if they are one of the most highly qualified firms to be short listed for phase two. Phase one proposals are a relatively inexpensive investment. However, the industry has stated that their preference for phase two would be to limit the competition to the top three firms (1 in 3 odds of winning). The industry (Design-Build Institute of America and others) have further advised that the best firms will invest in other opportunities if we go with a maximum of five phase two offerors (1 in 5 odds). The Corps and industry have experience showing that we will get better proposals with a short-list of three. It is strongly suggested that the district offer a stipend to the two unsuccessful phase 2 offerors as the carrot to remain in the competition until award. Another consideration is cost and time for the Government to evaluate proposals and to conduct phase 2. Reviewing five proposals is more time consuming and expensive than four or three, in addition to the fact that the best firms will be less likely to compete against four others (1 in 5 odds).

The proposal evaluation information is provided for each tab specifically. The evaluation criteria provided sets the bounds for how the Offeror’s proposal will be evaluated with respect to the needs expressed in the RFP. Consistent application of the evaluation criteria will focus the evaluators and provide a reasonable outline for Offeror selection.

The section further describes the evaluation process, possible interactions with Offerors and the selection process for continuation to Phase 2. At the end of the section, standardized proposal data forms are included for use by the Offerors.

6.3 **Section 00 22 11: Proposal Requirements and Evaluation** **(One Step Approach)**

(This section is not used for an ID/IQ contract Use the 2 phase acquisition method for all new ID/IQ contracts.) *Note that the PDT is expected to use the 2 phase approach rather than the one-step approach, in accordance with good business practice and as generally required by FAR 36.3. Schedule is not a valid excuse for using the One-step approach in lieu of the 2 phase approach. The key to successfully executing the 2 Phase approach in the same amount of time as a one-step approach is to key in the general project information, obtain necessary approvals, then advertise Phase 1 while developing the Phase 2 RFP. This allows the completion of Phase 1 to coincide with the schedule for issuing the Phase 2 RFP to the firms that were short-listed in Phase 1.*

6.3.1 General

The MILCON Transformation Model RFP has been developed to reflect a standard package from which project specific solicitations can be created. This section has been created specifically for this RFP and includes all necessary information to define proposal submission requirements, evaluation criteria, and processes.

Use of the One Step approach for MILCON Transformation should be very limited. This process increases the cost to propose for Offerors and may in fact discourage competition. With the availability in this Model RFP of the completed documents necessary to successfully complete a Two-Phase procurement, it is the intent that Two-Phase processes should be utilized.

See the Proposed Changes and Deviations from the Model RFP section of this guide for procedures for requesting changes to the Model RFP that may not be edited locally.

6.3.2 Section Specific Information

This section is primarily concerned with describing the requirements for technical and price submission and its evaluation,

Proposal submission requirements are outlined by type and the Offerors are required to submit their proposal information in "tab" format to allow easy review and evaluation by the Government.

The proposal evaluation information is provided for each tab specifically. The evaluation criteria provided sets the bounds for how the Offeror's proposal will be evaluated with respect to the needs expressed in the RFP. Consistent application of the evaluation criteria will focus the evaluators and provide a reasonable outline for Offeror selection.

The section further describes the evaluation process, possible interactions with Offerors and the selection process. At the end of the section standardized proposal data forms are included for use by the Offerors.

Finally this section allows for the inclusion of up to 5 (five) preferences or "betterments" listed as desirable or preferred. These items will be evaluated as additional consideration during the evaluation process, provided that they are included within the contract cost limitation (CCL) identified in the Solicitation. Coordinate these preferences or betterments with the Installation. Why only five? Experience has shown that 1) too many preferences dilutes the importance of each, firms have stated that they throw in all the preferences, then price the proposal – it is too late for them to start deleting betterments that cost more money at the last minute, so they just submit the numbers, generally exceeding the CCL and hope that there will be a chance for revised proposals (discussions).

6.4 Section 00 22 20 – Phase 2 of 2 Phase Design Build Selection Procedures

(This section will be different for an ID/IQ contract). Prepare the Phase 2 RFP so that completion and Ready to Advertise package coincide with completion of Phase 1 short-listing procedures.

This section primarily describes the requirements for submission of the Offeror's technical and remaining performance capability information, its evaluation, and price.

Phase 2 proposal submission requirements are outlined by type and the Offerors are required to submit their proposal information in "tab" format to allow easy review and evaluation by the Government.

The proposal evaluation information is provided for each tab specifically. The evaluation criteria provided sets the bounds for how the Offeror's proposal will be evaluated with respect to the needs expressed in the RFP. Consistent application of the evaluation criteria will focus the evaluators and provide a reasonable outline for Offeror selection.

Finally this section allows for the inclusion of up to 5 (five) preferences or "betterments" listed as desirable or preferred. These items will be evaluated as additional consideration during the evaluation process, provided that they are included within the contract cost limitation (CCL) identified in the Solicitation. Coordinate these preferences or betterments with the Installation. Why only five? Experience has shown that 1) too many preferences dilutes the importance of each, firms have stated that they throw in all the preferences, then price the proposal – it is too late for them to start deleting betterments that cost more money at the last minute, so they just submit the numbers, generally exceeding the CCL and hope that there will be a chance for revised proposals (discussions).

6.5 Section 00 45 00: Representations, Certifications, and Other Statements of Bidders/Offerors

The preparer shall use the FAR Matrix included in the Model RFP to choose the applicable provisions for this section. Also use the matrix to determine if the provisions should be incorporated by reference or in full-text. Any modifications of this section must be approved by the PEO.

6.6 Section 00 72 00: Table of Contents for Contract Clauses

The preparer shall use the FAR Matrix included in the Model RFP to choose the applicable FAR clauses for this section. During the solicitation phase, only the clauses that require a fill-in-the-blank should be included in their full-text. All other clauses should be included by reference. All clauses should be included in their full-text in the contract award. The preparer should fill-in-the-blanks of any applicable clauses. The following clauses, with appropriate language are included for guidance.

6.7 Section 00 73 00: Special Contract Requirements

This section contains Special Contract Requirements (SCRs) that are included in every RFP. There is a version in the wizard for ID/IQ base contracts and one for C-Type (single award) contracts.

Use the FAR Matrix included in the Model RFP to choose any applicable clauses to include in this section. For Phase 1 of the 2 phase process, there is no need to add all the installation/project specific SCR's. Complete those for the Phase 2 RFP.

For ID/IQ contracts, also add only those COS or District SCR's that will apply to every task order issued under the Base ID/IQ contract. See below for task order specific SCR's.

For C-Type contracts, include any installation specific SCRs and any SCRs that are applicable to that particular District beneath the applicable clauses and SCRs from the Model. Include an SCR describing the AVAILABILITY AND USE OF UTILITY SERVICES, with applicable rates (See Section 01 50 02 Temporary Construction Facilities). This section may be used to clarify or supplement other requirements of the RFP, but it shall not be used to modify, delete, or contradict any requirements throughout other sections of the Model RFP without the approval of the PEO. Do not include any design criteria or other information that is to be addressed in Section 01 10 00 in this section.

COMMENCEMENT, PROSECUTION AND COMPLETION OF WORK (APR 1984) FAR 52.211-10

The Contractor shall be required to commence work under this contract within 10 calendar days after the date the Contractor receives the notice to proceed, prosecute said work diligently, and complete the entire work ready for use **not later than the proposed performance period after receipt of the contract notice to proceed. The maximum proposed performance period cannot exceed [PERFORMANCE_PERIOD]** calendar days after receipt of the notice to proceed.** The time stated for completion shall include final cleanup of the premises.

** Specifier to insert the maximum performance period that the offerors may propose on in the Contract Line Item Schedule (generally not to exceed 540 calendar days).

PERFORMANCE OF WORK BY THE CONTRACTOR (APR 1984) FAR 52.236-1

The Contractor shall perform on the site, and with its own organization, work equivalent to at least **12 percent**** of the total amount of work to be performed under the contract. This percentage may be reduced by a supplemental agreement to this contract if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the Government.

** Note to specifier. Insert "12% for MT design-build.

LIQUIDATED DAMAGES--CONSTRUCTION (SEP 2000) FAR 52.211-12 OCT 00

a. If the Contractor fails to complete the work within the time specified in the contract, the Contractor shall pay liquidated damages to the Government in the amount of **[LIQUIDATED]** for each calendar day of delay until the work is completed or accepted.

b. If the Government terminates the Contractor's right to proceed, liquidated damages will continue to accrue until the work is completed. These liquidated damages are in addition to excess costs of repurchase under the Termination clause.

6.8 **Section 00 73 10: (Task Order) Supplemental Contract Requirements**

For ID/IQ task orders, including the initial, seed task order that is the basis of the competition for base award of the contract, include any installation and task order specific SCRs applicable to the specific task order in Phase 2 of the RFP. Include an SCR describing the AVAILABILITY AND USE OF UTILITY SERVICES, with applicable rates (See Section 01 50 02 Temporary Construction Facilities). This section may be used to clarify or supplement other requirements of the RFP, but it shall not be used to modify, delete, or contradict any requirements throughout other sections of the Model RFP without the approval of the PEO. Do not include any design criteria or other information that is to be addressed in Section 01 10 00 in this section.

6.9 **Section 00 73 46: Wage Determination Schedule**

Include the Davis-Bacon Wage Decision(s) in this section. (Phase 2)

6.10 **Section 01 10 00: Statement of Work**

(This section will be different for an ID/IQ contract).

MILCON Transformation and this model RFP are USACE's response to the Army's need for immediate change in the facility delivery process.

Standardized content, use of industry standards, and standardized RFP format are mandated in order to encourage greater industry participation, simplify doing business with the Corps of Engineers and reduce project and program costs.

Section 01 10 00 contains:

Paragraph 1: Project Objectives,

Paragraph 2: Scope,

Paragraph 3: (facility type specific functional, operational and area requirements),

Paragraph 4: Applicable Criteria (design and construction criteria generally applicable to all standard building, non tactical vehicle or non-airfield pavement facility types),

Paragraph 5: General Technical Requirements (requirements generally applicable to all standard building, non tactical vehicle or non-airfield pavement facility types) and

Paragraph 6: Project specific Requirements (requirements for the project which are specific to the location and specific project – Phase 2 when 2 Phase used).

It contains portions that are fixed and cannot be edited (Paragraphs .1, 3, 4 and 5) as well as portions that must be edited (Paragraphs 2 and 6) to suit the project. The Wizard automatically edits out inapplicable facility types and non-applicable details. Include Paragraphs 1-5 in the Phase 1 of the 2 Phase method. Phase 2 will include paragraph 6 and other project specific requirements.

See the Proposed Changes and Deviations from the Model RFP section of this Guide for procedures for requesting changes to portions of the Model RFP that may not be edited locally.

6.10.1 Paragraph 1, Project Objectives

Paragraph 1 applies to all facility types. The project objective is to design and construct facilities for the military that are consistent with the design and construction practices used for civilian sector projects that perform similar functions to the military projects. Comparisons of military standard facilities to commercial or institutional are made.

It is the Army's objective that these buildings will have a 25-year useful design life before a possible re-use/re-purpose or renovation requirement, to include normal sustainment, restoration, modernization activities and a 50-year building replacement life. Therefore, the design and construction should provide an appropriate level of quality to ensure the continued use of the facility over that time period with the application of reasonable preventive maintenance and repairs that would be industry-acceptable to a major civilian sector project OWNER. The site infrastructure will have at least a 50-year life expectancy with industry-accepted maintenance and repair cycles.

The project site should be developed for efficiency and to convey a sense of unity or connectivity with the adjacent buildings and with the Installation as a whole.

The intent of the Government is to emphasize the placement of funds into functional/operational requirements. Materials and methods should reflect this by choosing the lowest Type of Construction allowed by code for this occupancy/project allowing the funding to be reflected in the quality of interior/exterior finishes and systems selected.

If the wizard is going to be used for other than a standard facility type, based on an approved DA Standard Design, the Wizard will automatically include the comparison of military to civilian facility types. For non-standard projects, the user may include a comparison. Otherwise, no editing of this section is permitted.

6.10.2 Paragraph 2, Scope

Paragraph 2 describes the scope of the contract (C-type) or the task order for an ID/IQ task. The specifier selects the appropriate standard facility type and provides input for the wizard to fill in size, etc. If the wizard is going to be used for other than a standard facility type, based on an approved DA Standard Design, the specifier would normally work with the appropriate COS to develop the correct scope for the project.

6.10.3 Paragraph 3, Functional and Area Requirements

There are separate Paragraph 3 documents for each standard facility type (UEPH, EPDF, COF, BN/BDE HQs, and TEMFs) based on an approved DA Standard Design. Because the Army intends to standardize facilities across the Army, the PDT is not authorized to edit or to change the Army standard designs, even if the local installation or operational unit doesn't normally use or operate the facility the same as the standard. According to ACSIM, the operational and functional characteristics of the various facilities types are being standardized for the Future Army, not necessarily today's Army. Installations are to build and units are to use facilities designed for the 2015 Army

operational units, for instance. According to ACSIM, it will be very difficult to obtain approval of operational and functional waiver requests.

6.10.4 Paragraph 4, Applicable Criteria

Paragraph 4 applies for all facility types, except non-tactical vehicles and airfield pavements. No editing permitted. This paragraph contains standard design criteria references generally applicable to all facility types, except tactical vehicle pavements and airfield pavements. The intent of MT is to maximize use of industry design and construction standards and to limit references to DoD and government specific design references to those areas where Federal or Military special requirements require special design consideration. Even then, the federal or military unique references are limited. To the maximum extent possible, the intent is to extract the specific requirements from a UFC, for example and describe them in paragraphs 2-5, using performance requirements wherever possible.

6.10.5 Paragraph 5, General Technical Requirements

Paragraph 5 applies to all facility types, except non-tactical vehicles and airfield pavements. This paragraph contains Army standard technical design criteria generally applicable to all facility types, except tactical vehicle pavements and airfield pavements. The intent of MT is to maximize use of industry design and construction standards and to limit references to DoD and government specific design references to those areas where Federal or Military special requirements require special design consideration. Even then, the federal or military unique applicable references are limited. To the maximum extent possible, the intent is to extract the specific requirements from a UFC, for example and describe them in paragraphs 2-5, using performance requirements wherever possible. Some general references to UFC's have been made for things like fire protection, force protection, progressive collapse, mass notification systems, Federal disability design requirements, Installation Information Infrastructure Architecture (I3A), etc. Generally, these design criteria are standard across the Army, although there may be local conditions that vary – e.g., generally no non-equipment/ non-process air conditioning at Ft. Lewis, WA,

Appendix A Geotechnical Information is referenced in Paragraph 5. Include in appendices for Section 01 10 00.

Appendix I Acceptable Plant List is referenced in Paragraph 5. Include in appendices for Section 01 10 00.

The achievement of 50% diversion of C& D is an ACSIM requirement. This is the standard. The alternate specification allows an exception to this. However, the only exception to this is when the contract cannot be awarded due to cost (where quality significantly be reduced), or the diversion creates a major issue with the turn over of critical buildings. However, the exception does not allow for total disregard of diversion requirements. In order to reduce the 50% diversion requirement, the Project Delivery Team will have to analyze cost and time and make the determination, with justification in writing, of the maximum C& D that can be diverted. In most cases, time is not an issue if tear down of existing building is done by a different contract or is scheduled properly. In only very few areas we have found that with an immature recycle industry and low disposal rates, recycling could cause a cost increase. However, with the volume of

material that will be generated for recycling, when the opportunity such as this is provided, the industry will grow rapidly. This occurred in El Paso (Fort Bliss area).

BOTTOM LINE: The requirement for diversion is an ACSIM requirement. We are mandated to achieve 50% diversion of C& D or the highest percent possible with significantly impacting cost or schedule.

6.11 Section 01 10 00: Paragraph 6, Project Specific Requirements

6.11.1 General

Paragraph 6 is intended to identify project and “location” specific conditions and requirements that augment requirements indicated in Paragraphs 1-5. Some examples of typical information have been provided to assist the preparer with this paragraph. Edit paragraph 6 for phase 2 to incorporate project specific requirements.

DO NOT use paragraph 6 to add to, alter or eliminate any of the Army Standard design facility requirements in paragraphs 1-5 without first obtaining formal deviation approval (see Waiver Request process contained within the MILCON process). This paragraph is not to be used by the preparer to identify design options to the facilities. It is the Army’s intent that facilities will be standardized for function and operation (paragraphs 1-3) and that local installations do not revise the Army Standard Technical Requirements (paragraphs 4-5), without an approved waiver to the Army Standards and/or Standard Design Criteria.

DO NOT use this paragraph to revise the Division 01 contract execution sections. Those are also standardized for MT design-build projects across the Corps. The Wizard is not designed for design-bid-build task orders.

DO write in the Active Voice rather than Passive to make it clear who the actor is and to reduce verbiage. Also, avoid using excess verbiage, such as “the Contractor shall..” or “The Contractor is responsible for...” Begin the sentence with a verb whenever possible. Streamline this section as much as possible.

DO use this paragraph to identify requirements for ancillary facility types other than the standard facility types, such as TEMFs, COF’s, Barracks, etc., if they are included in the approved DD Form 1391 for the project.

DO familiarize yourself with all functional and technical requirements in Paragraphs 1 through 5. Note that Paragraph 3 includes facility specific applicable references and technical requirements in addition to these in Paragraphs 4 and 5.

DO use Performance statements, not prescriptive statements, as much as possible.

DO NOT refer to specific dates of Applicable Criteria – the date is defined in Paragraph 4 Applicable Criteria as the latest available at the date of the RFP.

DO NOT repeat requirements that are already specified in paragraphs 3, 4, or 5 or elsewhere in the standard RFP.

DO NOT include prescriptive “minimum” design criteria statements.

DO NOT include design and construction procedures in this paragraph. Read the latest edition of the RFP and discover what is in the RFP before adding any of this type information. Most paragraph's 6 to date are routinely repeating existing RFP construction procedural requirements. Some of this information conflicts with what have been decided to be standardized procedures across the Corps.

6.11.2 Prescriptive versus Performance Statement

Prescriptive: "All facilities shall have brick facades and standing seam metal roofs."

Performance: "To the extent possible within the government identified contract cost limitation (CCL), the design must provide the look and feel of the Installation architectural theme identified herein. The Contractor's architectural design development should consider any existing building forms, materials, scale, proportions, and organizational layout."

Note that pictures of surrounding architecture are permissible and recommended as a means to establish the theme as well as providing a general description of the architectural and area development themes.

The RFP shall state that the proposed architecture shall meet the look and feel of the architectural theme described in the RFP, if the proposal is within the contract cost limitation (CCL). The architectural theme must be conveyed in performance terms, not limiting structural solutions, means and methods and not prescribing specific brand names.

6.11.3 Preferences

Unlimited materials and systems indications or preferences are not permitted. You may indicate up to five preferences other than those related to matching the Architectural theme, which is automatically described as a preference in paragraph 6. Funding may not be adequate for those items. Funding and approval of items which cause the proposals to exceed the CCL must come from ACSIM. These approvals must be sought from the Installation through the IMA to the ACSIM prior to inclusion. It is important to keep in mind that adding preferences runs the risk of not being able to award by not allowing the contractor to choose the most efficient materials based on current economic factors. Furthermore, preferences imply a minimum or could be interpreted by Offerors as a minimum.

Experience is showing that offerors have been including preferences in proposals for evaluation consideration, then calculating the cost. Not being able to or possibly not willing to revise their technical proposal, they then include the preferences in their proposals, which are often over the CCL. The problem with that is that the preferences are not to be given additional proposal evaluation consideration unless the price is within the CCL. Therefore, a maximum of five preferences may be indicated. These are to be prioritized in Section 00 22 20/00 22 30/00 22 11 and additional proposal evaluation consideration is allowed only if they can be provided within the CCL.

6.11.4 Approved Deviations

DO list all deviations that have received official waiver approval in the proposed Changes and Deviations paragraph.

DO include a reference to the template paragraph that the deviation modifies.

DO NOT issue any solicitation containing unapproved or “approval pending” deviations.

NOTE: Minimum standards and prohibitions of materials or systems are considered deviations and require waiver approval.

6.11.5 Site Planning and Design (Paragraph 6.3)

6.11.5.1 General (6.3.1 site planning considerations)

DO indicate any site constraints (blast zones, historic zones, etc.)

DO include site specific functional/operational site planning for all facility types.

6.5.11.2 Site Structures and Amenities (6.3.2)

DO describe dumpster screen wall appearance and you may provide or describe locations, etc. **DO NOT** refer to IDG, instead extract or paraphrase that information.

DO add approved additional site amenities. Examples are provided in Paragraph 6. Delete those that **DO NOT** apply to the project.

DO NOT add any references, such as UFC's, ETL's, etc.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.5.1 Site Functional Requirements (paragraph 6.3)

There are subparagraphs for:

- Stormwater Management Systems (6.3.3.1)
- Erosion and Sedimentation Control (6.3.3.2)
- Vehicular Circulation (6.3.3.3)

Examples are POV and organizational vehicle site access and circulation requirements, tracked vehicle tank trail connection point.

Paragraph 3 for EPDF refers to Paragraph 6 for parking requirements. If the project includes an EPDF, **DO** coordinate with the installation on hours of operation, availability of shared parking and use of buses to determined project parking requirement.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

See guidance on Drawings below.

6.11.6 Site Engineering (Paragraph 6.4)

6.11.6.1 Existing Topographical Conditions (6.4.1)

Edit Existing Conditions paragraph based on availability of topographic survey.

DO provide survey data.

DO NOT add any references, such as UFC's, ETL's, etc.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.6.2 Existing Geotechnical Conditions (6.4.2)

This paragraph refers to Appendix A for a preliminary geotechnical report

DO NOT provide design recommendations, repeat or contradict what is already required by Section 01 33 16, Design After Award, or Section 01 10 00, paragraph 5.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance

6.11.6.3 Fire Flow Tests (6.4.3)

DO provide results of Fire Flow Tests in Appendix D so that the contractor can estimate and price pipe sizes or determine if additional measures, such as fire pumps are necessary. This will reduce contingencies in the proposal.

DO NOT require that the contractor take these tests. This is a government information requirement.

If the government is providing new water mains under another contract, provide the expected design flow and pressure capability/availability under that contract. The point is to provide the offeror a basis of design. If the actual conditions vary after completion of the other contract, that will provide a starting point to base any needed changes in this design on.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance

6.11.6.4 Pavement Engineering and Traffic Estimates (6.4.4)

DO describe the performance requirements for roadways, parking and other pavements, including classification, vehicle types, loadings, design volume, climatic conditions, frost penetration zones, etc.

DO see also what is already specified in paragraphs 3 and 5.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance

6.11.6.5 Traffic Signage (6.4.5)

DO describe installation traffic signage standards

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance

6.11.6.6 Base Utility Information (6.4.6)

DO edit to indicate information that will be provided.

DO describe who owns each utility and provide all applicable information.

DO provide Utility Connection information in Appendix C (referenced in Paragraph 6) or provide utility drawings. **DO** make a CADD file available, if possible for proposal preparation and design purposes.

DO NOT add any references, such as UFC's, ETL's, etc.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.6.7 Cut and Fill (6.4.7)

DO describe any general planning requirements for grading.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

DO NOT specify minimum compaction requirements. The IBC covers this and the Contractor's geotechnical report and/or the design analyses must include the cut and fill/compaction requirements per the IBC and Section 01 33 16.

6.11.6.8 Borrow Material (6.4.8)

DO describe sources of acceptable borrow material or state that no borrow is available on the installation, etc.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.6.9 Haul Routes (6.4.9)

DO identify haul routes. Note that it has cost impacts if the Contractor has to use the gate for construction access/egress.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.6.10 Clearing and Grubbing (6.4.10)

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.6.11 Landscaping (6.4.11)

DO describe acceptable plants lists and any other requirements

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.6.12 Turf (6.4.12)

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.7 Architecture (Paragraph 6.5)

6.11.7.1 General (6.5.1)

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

NOTE: Paragraph 6 contains a general statement substantially the same as: “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, <and shall conform with the Fort <NAME> Real Property Master Plan.>” (The source selection evaluation board will evaluate the extent to which the proposal is compatible with the architectural theme expressed in the RFP).

6.11.7.2 Design (6.5.2)

DO use photographs, sketches and description of “Conceptual Aesthetic Considerations” in Appendix F that highlight the spectrum of permissible alternatives. **Do not** provide one single photograph as the only acceptable solution, as this approach is considered prescriptive in intent. Photos and sketches can delineate the architectural scale and stylistic theme and visual characteristics for the proposed facility(ies). Include photos with multiple comprehensive views of different buildings, not just one building to help identify the surrounding theme and promote visual compatibility. In describing the architectural theme, use performance requirements to the extent possible.

DO describe the architectural theme and visual characteristics for the proposed facility(ies).

DO describe exterior building color requirements (see paragraph 5.3.4, as well as anything in paragraph 3 for coordination).

DO Review general architectural statements in Paragraph 5. Provide additional information concerning surrounding building context, design philosophy or historical context that must be considered.

NOTE: the first priority is to provide comparable building mass, size, height, and configuration compared to nearby neighborhood (or, for green-field, sketches showing a variety of compatible styles and features that fit within the desired building scale may be effectively used to express this).

NOTE: the second priority is providing compatible exterior skin appearance based upon façade, architectural character (period or style), exterior detailing, matching nearby and installation material/color palettes.

DO NOT provide any building floor plans, elevations, etc. in paragraph 6. Paragraph 3 provides the Army standard functional and operational requirements of the facility and may include approved Army standard floor plans. Or, the COS will provide Standard Design Criteria for a specific project.

DO NOT add any references, such as UFC’s, ETL’s, etc.

DO provide an APPENDIX H Exterior Signage with building and base signage requirements. (see paragraphs 5.1.4, EXTERIOR SIGNAGE and 5.3.4.1, Building Numbers, as well as anything in paragraph 3 for coordination).

6.11.7.3 Additional Installation Architectural Requirements (6.5.2.7)

DO describe any additional requirements, again be sure to coordinate with paragraphs 3 and 5 and use performance requirements.

NOTE: For various Physical Fitness Facilities, this paragraph will populate certain project specific functional space requirements in coordination with paragraphs 2 and 3.

6.11.7.4 Programmable Key Card (6.5.3):

Example:

Install Programmable electronic key card access systems in [UEPH facilities] per Army Installation Design Standards Paragraph 3.5.11, "Locks and Locking Devices. The Installation [does not have a single manufacturer established for this equipment at this time. Hotel type stand alone locks are the preferred solution.][has established the following single source manufacturer/system for this equipment: [].]"

NOTE: This paragraph only applies to non-UEPH type facilities, where the Installation provides additional funding for Programmable Key Cards.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.7.5 Interior Design (6.5.4)

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

DO include any installation specific interior design considerations

DO describe interior building signage requirements. Be sure to coordinate with any paragraph 3 requirements.

6.11.8 Structural Design (Paragraph 6.6)

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

DO provide installation specific wind, snow, seismic loading information from UFC 3-301-01, Structural Engineering.

DO NOT state any preferences for structural building type or features. The design-builder must meet structural performance requirements and the government will not evaluate structural information or systems in the proposal evaluation stage.

DO NOT add any references, such as UFC's, ETL's, etc.

DO describe any installation specific requirements for termite protection, radon mitigation, etc.

6.11.9 Thermal Performance (Paragraph 6.7)

Generally, the requirements for thermal performance are already stated in paragraphs 3 and 5. Do not contradict those requirements.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

DO NOT add any references, such as UFC's, ETL's, etc.

6.11.10 Plumbing (Paragraph 6.8)

Generally, the requirements for plumbing are already stated in paragraphs 3 and 5. Do not contradict or add to those requirements without a waiver.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

DO NOT add any references, such as UFC's, ETL's, etc.

6.11.11 Site Electrical Systems (Paragraph 6.9)

DO describe electrical supply point(s) and type system available. If privatized, identify and describe who will and how to provide power to the facility transformer and secondary side.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

DO NOT add any references, such as UFC's, ETL's, etc.

6.11.12 Facility Electrical Systems (Paragraph 6.10)

Generally, the requirements for facility electrical systems are already stated in paragraphs 3 and 5. **Do not** contradict or add to those requirements without a waiver.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

DO NOT add any references, such as UFC's, ETL's, etc.

6.11.13 Heating, Ventilating and Air Conditioning (Paragraph 6.11)

Generally, the requirements for HVAC systems are already stated in paragraphs 3 and 5. **Do not** contradict or add to those requirements without a waiver.

If the Installation does not require A/C, except for process loads, that is okay without a waiver.

DO NOT add any references, such as UFC's, ETL's, etc.

DO NOT ADD ANY REQUIREMENTS FOR LIFE CYCLE COST ANALYSES HERE OR ANYWHERE ELSE IN THE RFP.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.13.1 UMCS M&C Software

[NOTE TO SPECIFIER: IF THE CONTRACTOR IS TO INSTALL UMCS M&C SOFTWARE, ENTER THE NUMBER OF CLIENT SOFTWARE PACKAGES/LICENSES BASED ON THE INSTALLATIONS EXPECTED NEED/USAGE]:

[Provide M&C Software with a license for no less than [___] clients]

[NOTE TO SPECIFIER: IF THE CONTRACTOR IS TO INSTALL UMCS M&C SOFTWARE, ENTER THE NUMBER OF POINTS BASED ON EXPECTED SIZE OF SYSTEM]:

[Provide M&C Software with a license for no less than [___] points]

DO provide Installation point of contact for coordination of existing and new systems.

DO NOT add any references, such as UFC's, ETL's, etc.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.14 Energy Conservation (Paragraph 6.12)

The requirements for Energy Conservation are already stated in paragraphs 3 and/or 5. **Do not** contradict or add to those requirements without a waiver.

DO NOT add any references, such as UFC's, ETL's, etc.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

DO NOT ADD ANY REQUIREMENTS FOR LIFE CYCLE COST ANALYSES HERE OR ANYWHERE ELSE IN THE RFP.

6.11.15 Fire Protection (Paragraph 6.13)

Do describe the installation specific Fire Alarm Control Panel that the new system must be compatible with.

DO describe location and installation of Knox box, if not already discussed in paragraph 3.

The requirements for Fire Protection, including Army standard requirements above and beyond industry standards, are already stated in paragraphs 3 and/or 5. Do not contradict or add to those requirements without a waiver.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

DO NOT add any references, such as UFC's, ETL's, etc

DO NOT specify that fire protection piping must be metallic, steel, cast iron, etc. per direction of the AHJ for Army construction (Bob Diangelo) This is above and beyond requirements in both the UFC and the commercial codes and adds cost. The codes specify where such pipe is required.

DO NOT specify that fire alarm cable must be in conduit per direction of the AHJ for Army Construction. This is above and beyond the UFC and Code requirements and increases the cost of the system. The Codes specify where this is required (generally in exposed areas). The system must be looped and supervised, so breaks can be detected and located.

DO NOT specify that the mass notification system for fire and general MNS must be separate systems per direction of the AHJ for Army construction. The UFC for Fire Protection allows this and it will greatly increase costs.

6.11.16 Sustainable Design (Paragraph 6.14)

- 6.11.16.1 The default indicated in paragraph 5 is that the project must achieve LEED Silver, be registered with USGBC and use the LEED Letter Templates. Indicate exceptions to this in paragraph 6. Paragraph 6 is also where information on site selection credits, details of project registration, certification requirements, Multiple Contractor Combined Project information and Installation/project specific aspects of the project are conveyed.

Paragraph 6.14.1 [LEED Minimum Rating Exempt Facilities: In addition to any indicated in Paragraph 3, the following facilities are exempt from the minimum Silver requirement: [] [none].] *[LEED Minimum Rating. This project includes no facilities that are required to achieve LEED Silver 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.]* **List all exempt facilities or “none”. Exempt facilities are those with no climate control. The italicized text above appears when the radio button indicating the project is exempt from LEED Silver requirement is selected. DO NOT SELECT THIS OPTION for site work portion of Multiple Contractor Combined Project (building and site work by separate contractors). DO NOT SELECT THIS OPTION UNLESS YOU ARE SURE the project is exempt – see USACE Army LEED Implementation Guide for more info.** LEED Minimum Rating Exempt Facilities: The following facilities are exempt from the minimum Silver requirement: [] [none]. **List all exempt facilities or “none”. Exempt facilities are those with no climate control.**

- 6.11.16.2 Paragraph 6.14.2 Credit Validation: *[USGBC registration and use of the LEED Letter Templates is not required. Contractor has the option to register the project and use the LEED Letter Templates. In this case, payment of registration fees and administration of the online project will be by the Contractor.]* *[USGBC registration and use of the LEED Letter Templates is required.]* Registration and payment of registration fees will be by the [Contractor] [Government]. Administration of the online project will be [by the Contractor] [by the Government] [shared between Contractor and Government per Appendix LEED Requirements for Multiple Contractor Combined Projects] [by the Contractor per Appendix LEED Requirements for Multiple Contractor Combined Projects]. Validation of credits will be accomplished by the Government. [USGBC certification of the project by the Contractor is not required. The Government may choose to seek USGBC certification of the project, in which case the Government will pay certification fees and coordinate with USGBC and the Contractor will furnish audit data as requested at no additional cost.] [USGBC certification of the project by the Contractor is required. The Contractor will obtain USGBC certification prior to project closeout. Application, payment of certification fees and all coordination with USGBC during the certification process will be by the Contractor. USGBC interim review of design phase data is not required by the Government but is recommended.] See Appendix USGBC Registration of Army Projects for project registration requirements.

All projects except those exempt from LEED Silver require registration (the italicized text options above are only available to exempt projects). If the project is exempt from LEED Silver requirement, indicate whether USGBC registration is required (PDT option). If registration of an exempt project is not required, it will be Contractor's choice.

For all projects requiring registration, edit for Contractor/Government/shared fees and administration. For Multiple Contractor Combined Projects (building and site by separate contractors), see standard Appendix N of RFP template for more info on these selections. Include standard Appendix USGBC Registration of Army Projects.

Default on USGBC certification is that Contractor is not required to obtain certification, but must provide support at no added cost if Government chooses to seek certification. Edit for projects where Contractor is required to obtain certification (HQ selection or PDT option if within funds available). Contractor certification option is not available to projects that are part of a Multiple Contractor combined Project.

- 6.11.16.3 Paragraph 6.14.3 Commissioning: See Appendix M for Owner's Project Requirements document(s).

Include Appendix M 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 [244Hhttp://en.sas.usace.army.mil](http://en.sas.usace.army.mil). Refer to Statement of Work (SOW) whenever possible in OPR document to avoid conflict with SOW.

- 6.11.16.4 Paragraph 6.14.4 LEED Credits Coordination. The following information is provided relative to Sustainable Sites and other credits. (NOTE: Go directly to the MR Credit 2 section if the project is a Multiple Contractor Combined Project – the site selection and green power sections will be removed and the information on these credits is conveyed in the LEED Strategy Table(s) instead.)

SS Credit 1 Site Selection:

- Project site [is] [is not] considered prime farmland.
- [Project site is five feet or more above 100-year flood elevation.] [Delineation of 100-year flood elevation is shown on site drawings provided in this CONTRACT.]
- [Project site contains no habitat for threatened or endangered species.] [Delineation of threatened or endangered species habitat is shown on site drawings provided in this CONTRACT.]
- [No portion of project site lies within 100 feet of any water, wetlands or areas of special concern.] [Delineation of water, wetlands and areas of special concern is shown on site drawings provided in this CONTRACT.]
- Project site [was not] [was] previously used as public parkland.

SS Credit 2 Development Density & Community Connectivity.

- Project site [does] [does not] meet the criteria for this credit.

SS Credit 3 Brownfield Redevelopment.

- Project site [does] [does not] meet the criteria for this credit.

SS Credit 4.1 Public Transportation Access.

- Project site [does] [does not] meet the criteria for this credit.

EA Credit 6 Green Power.

- 35% of the project's electricity [will] [will not] be provided through an Installation renewable energy contract.

MR Credit 2 Construction Waste Management.

- The Installation [does not have an on-post recycling facility available for Contractor's use.] [has an on-post recycling facility.] [Contact [] for information about materials accepted.]

6.11.16.5 Paragraph 6.14.5 LEED Credit Preferences, Guidance and Resources. See Appendix L LEED Project Credit Guidance for supplemental information relating to individual credits.

Include standard Appendix L. If desired, this table may be modified to fill in the Installation preferences column with Installation rankings (1 being most preferred) for credit preferences. Do not rank all credits – just highlight the ones the Installation cares most about. Recommend use multiple 1s, 2s and 3s for preferred credits.

6.11.16.6 Paragraph 6.14.6 Multiple Contractor Combined Project: When site work and building(s) are accomplished by separate contractors, it is a Combined Project for purposes of LEED scoring and documentation. This project is part of a Combined Project that includes site work and building(s) accomplished by separate contractors. The minimum overall Combined Project requirement is to achieve Silver level of Leadership in Energy and Environmental Design (LEED) rating for all nonexempt buildings plus site. See Appendix LEED Requirements for Multiple Contractor Combined Projects and Appendix LEED Strategy Table(s) for special requirements for this project.

This paragraph is used only when buildings and their site work are accomplished by separate contractors. Include Appendix N LEED Requirements for Multiple Contractor Combined Projects (standard text – no editing required). Complete and include Appendix O LEED Strategy Tables – one for each building in the Combined Project in the contract that is providing the site work (including buildings provided by site work contractor); one for each building in the contract in building(s)-only contract(s).

6.11.16.7 Paragraph 6.14.7 Additional Information. [No additional information.][]

See the remarks column in Appendix L LEED Project Guidance and indicate here all project-specific differences from the default assumptions where Appendix says “unless indicated otherwise”. For Multiple Contractor Combined Projects, describe in this paragraph the other contracts and buildings in the combined project

6.11.17 Environmental (Paragraph 6.15)

PLEASE NOTE: Rather than editing the Environment Protection Specification, Section 01 57 20.00, as normal, the Wizard has included a fixed version of that section, which

incorporates some additional requirements that would otherwise be added in other UFGS sections. We have been able to use some performance requirements rather than pages of superfluous and repetitive information in separate specs. In lieu of editing that spec section, include all project specific environmental requirements here, in Section 01 10 00, paragraph 6.

DO NOT add any references, such as UFC's, ETL's, etc.

DO review and familiarize yourself with SECTION 01 57 20.00 10 ENVIRONMENTAL PROTECTION

DO identify all known project related environmental issues.

DO provide site specific environmental information such as recycle vs. landfill

DO identify wetlands or refer to an appendix.

DO identify all existing hazardous materials or state that the report is an appendix to the RFP (Appendix E Environmental Information or add an additional Appendix with Hazardous Material Surveys). Specify the performance requirements for removal and/or abatement. If quantities are uncertain, the CLIN schedule should include unit priced items to avoid unreasonable contingencies in the proposed price. Note that hazardous materials abatement must be included in the DD Form 1391 in order to use MILCON funding to abate. Note also that if the contractor encounters hazardous materials requiring abatement, that the work must be identified in the contract or it will probably be considered out of scope of the contract. This is because contractors' standard liability insurance doesn't normally cover this risk. Unless abatement of hazardous materials is identified as part of the scope of work, the government can't direct the contractor to perform such work without its full concurrence and agreement (out of scope supplemental agreement required).

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.18 Permits (Paragraph 6.16)

PLEASE NOTE: Rather than editing the Environment Protection Specification, Section 01 57 20.00, as normal, the Wizard has included a fixed version of that section, which incorporates some additional requirements that would otherwise be added in other UFGS sections. We have been able to use some performance requirements rather than pages of superfluous and repetitive information in separate specs. In lieu of editing that spec section, include all project specific permit requirements here, in Section 01 10 00, paragraph 6.

DO provide information for obtaining permits.

DO identify permit authorities for any required permits, e.g., water or sewer, storm water, NPDES, etc.

DO define the responsible parties for preparing, submitting, signing and cost of the permits.

DO identify any requirements for state registration of parties preparing permits in a jurisdiction. Note that template Section 00 22 10 – Proposal Submission Requirements requires that the permit preparer must be qualified in the jurisdiction.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.19 Demolition (Paragraph 6.17)

DO include Existing Building Plans for Demolition in drawings and fully describe the scope of work and any special requirements, dumping permits, restrictions, etc.

DO include a narrative of the associated interior and exterior demolition of existing building(s), site work, etc. The narrative shall fully describe the scope of work shown in drawings and any additional special requirements, dumping permits, restrictions, etc.

6.11.20 Additional Facilities (Paragraph 6.18)

DO describe all aspects of requirements for additional facilities. Include furniture fixtures and equipment (FF&E) and government furnished - government installed (GFGI) scope. Include all functional requirements. Include technical requirements and applicable references that vary from those in Paragraphs 4 and 5 for the additional facilities. Create a separate paragraph for each additional facility.

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

6.11.21 Additional Guidance for Drawings

DO refer to paragraphs 6.11.1 - 6.11.4 above for general guidance.

DO include existing site plan with project boundaries delineated.

DO provide topographic survey and utility maps

DO provide land use plan if applicable to development of the site in context of larger land development plan. (Master Plan for immediate area)

DO NOT provide any site design drawings that include building footprints. Exception: these may be used sparingly in situations where the buildable area for multiple facility types is tight.

DO NOT provide functional diagrams or floor plans, even if already developed in a planning charrette, Code 3 or concept design, unless the COS has standardized these. Then the COS will provide this information

DO NOT provide any building floor plans, elevations, etc. , unless the COS has standardized these. Then, the COS will provide this information.

DO include existing building plans for demolition if applicable.

6.12 Section 01 33 16: Design after Award

NOTE: Section 01 33 16 is a section for MILCON Transformation that is designed to standardize and to streamline the design development phase of design-build. There are numerous “new to the Corps” features intended to shorten the process and to allow construction to start sooner. This section allows some input for each contract or task order, namely the type of BIM software to be used and information concerning numbers of hard copies of full-size, half-size, full-sets and partial sets of design submittals. The actual name and locations for mailing these sets are furnished to the contractor after award.

6.12.1 BIM

There are three different versions of Attachment F- Building Information Modeling Requirements. Below some guidelines of how it is determined which version to use.

1. DESIGN-BUILD/FFP, BIM Scope of Services – BIM Application Neutral

- A Design-Build, Firm Fixed-Price contract
- A project that DOES NOT involve a COS facility and the customer DOES NOT have a specific BIM format delivery requirement.
- The customer will receive the BIM model in the format used by the winning contractor. Once reviewed and approved, the document will serve as the parent for versions applicable to COS projects and non-COS projects that are BIM software specific.
- Cost estimating, project scheduling and COBIE initiatives are Contractor implementation electives. If the Contractor proposes to implement one or more electives in its accepted contract or task order proposal, those criteria become a contract requirement.

2. DESIGN-BUILD/FFP, BIM Scope of Services – CoS, Bentley BIM Submittals

- A Design-Build, Firm Fixed-Price contract
- A project that DOES involve a COS facility.
- The Contractor is NOT directed which BIM application to use for design/construction activities, but is required to provide BIM Model and associated Facility Data in the Bentley BIM format for all submittals and asbuilts.
- Cost estimating, project scheduling and COBIE initiatives are Contractor implementation electives. If the Contractor proposes to implement one or more electives in its accepted contract or task order proposal, those criteria become a contract requirement.

3. DESIGN-BUILD/FFP, BIM Scope of Services – BIM Application Specific

- A Design-Build, Firm Fixed-Price contract
- A project that DOES NOT involve a COS facility and the customer DOES have a specific BIM format delivery requirement.
- Cost estimating, project scheduling and COBIE initiatives are Contractor implementation electives. If the Contractor proposes to implement one or

more electives in its accepted contract or task order proposal, those criteria become a contract requirement.

6.13 Section 01 45 02.00 10: Quality Control System (QCS)

6.14 Section 01 32 01.00 10: Project Schedule

6.15 Section 01 33 00: Submittal Procedures

6.15.1 Number of Copies of Submittals

The Specifier fills in the number of GA or concurrence submittals to be retained by the Government and the number to be returned to the Contractor. The default is two to be retained and two to be returned.

6.15.2 Preliminary Submittal Register (**APPENDIX R**)

The Specifier prepares and uploads the preliminary Submittal Register, using APPENDIX R, which is the Excel Spreadsheet format of the RMS Input Form 4288A. The RFP will include Appendix R as a pdf document. Appendix R serves two purposes. First, The Register allows the both Government and the Proposers to see and estimate the cost of the Division 00 and Division 01 submittals required by the contract in addition to the Contractor generated submittal register items developed during Design After Award. Secondly, after award, the Government will provide the Contractor the actual Excel Spreadsheet for the Contractor to input the data into RMS to create the Submittal Register used during contract performance. See Section 01 33 00 (Submittal Procedures), paragraph 1.8 (Submittal Register) for the contract requirements.

The WIZARD RMS Input Form initially includes the submittals required by the standardized Model RFP Division 00 and Division 01 Sections, except for those required by the various Section 01 10 00, paragraphs 3. The Specifier must examine Special and Supplemental Contract Requirements paragraphs 3 and 6 and any other locally developed portions of the RFP for required submittals and add them to the Input Form. Do not duplicate the submittals that are already listed in the standardized RMS Input Form. Why? Because the Contractor must only submit this information once. After award, the government will provide the actual Excel spreadsheet that has been used to generate Appendix R to the selected contractor in order for the contractor to modify and input the RMS Input form for the submittal register required by Section 01 33 00, Submittals. See paragraph 1.8 of Section 01 33 00.

6.16 Section 01 57 20.00 10: Environmental Protection

NOTE: Rather than editing the Environment Protection Specification, Section 01 57 20.00 10, as normal, the Wizard has included a fixed version of this section, which incorporates some additional requirements that would otherwise be added in separate UFGS sections. We have been able to use some performance requirements rather than pages of superfluous and repetitive information from the other, separate specification sections. In lieu of editing this section, the Wizard provides for the specifier to include all project specific environmental requirements in Section 01 10 00, paragraph 6.

6.17 Section 01 45 04.00 10: Contractor Quality Control

The PDT inputs the following variables in contracts or task orders. The follow-on task orders on an ID/IQ base contract will include an abbreviated Section 01 45 04.00 10 with the following information:

Paragraph 3.4.6, location for "Construction Quality Management for Contractors' course:

Paragraph 3.7.4, Location for delivery of samples for testing:

See paragraph 7.2.11.2, below for input instructions.

The task order abbreviated version of this section includes the following language for construction only task orders (where adapt-build or later more mature versions of a standard design are used):

6.1 GENERAL REQUIREMENTS

If this is a construction only task order, delete all references to design quality control.

6.1 QUALITY CONTROL PLAN

If this is a construction only task order, delete all references to design quality control plan.

6.4 QUALITY CONTROL ORGANIZATION

6.1.1 If this is a construction only task order, then the requirements for a design Quality Manager are not applicable to this task order.

6.18 Section 01 50 02: Temporary Construction Facilities

6.18.1 General

This section includes information inputted through the Wizard. In addition, it is necessary to specify the installation specific utility availability and reimbursement unit rates in a Special Contract Requirement in Section 00 73 00. Generally, it is the responsibility of the Installation to provide permanent field office facilities, utilizing non-project funding sources. However, temporary office space, such as an office in the Contractor's trailer, may be requested per Section 01 50 02. Any significant or costly, temporary office facilities must normally be separately funded as a separate line item in the Contract.

The Wizard allows the specifier to select either a temporary office or trailer space and allows the option to require water and sewer hookup or portable toilet(s) for remote locations or places like Alaska.

6.19 Section 01 78 02.00 10: Design-Build Closeout

7.0 Using the RFP Wizard

The RFP wizard works for both C-Type contract award as well as IDIQ base contract and Seed Task Order. In addition, if an IDIQ contract has been awarded, both follow on SATOC and MATOC task orders can be developed using the wizard.

7.1 General

7.1.1 Welcome Page

To use the wizard, simply go to <http://rfpwizard.cecer.army.mil/> and click on the “Start the Wizard” lin.. If you do not have a login and password, you can self register. If you are contractor, please contact the district you are working with to request access.

Also on this page, there are links to other useful information such as the Model RFP Implementation Guide, the Model RFP Evaluation Guide and the Model RFP Field Execution Guide. In addition, a link to the current summary of revisions to the model will be available.

Please also see <http://rfpwizard.cecer.army.mil/HTML/Help/RfpWizardHelp.html>

7.1.2 Projects Page

See <http://rfpwizard.cecer.army.mil/HTML/Help/RfpWizardHelp.html>

7.1.2.1 Open Existing RFP

See <http://rfpwizard.cecer.army.mil/HTML/Help/files/OpenaProject.html>

7.1.2.2 Create New RFP

See <http://rfpwizard.cecer.army.mil/HTML/Help/files/CreateaProject.html>

7.1.3 Application Administration

See <http://rfpwizard.cecer.army.mil/HTML/Help/RfpWizardHelp.html>

7.1.3.1 Manage Users

See <http://rfpwizard.cecer.army.mil/HTML/Help/files/CreateUserAccounts.html>

7.1.3.2 Manage Projects

See <http://rfpwizard.cecer.army.mil/HTML/Help/files/AdministrateaProject.html>

7.1.3.3 Manage Members

See <http://rfpwizard.cecer.army.mil/HTML/Help/files/ManageProjectMembers.html>

7.1.3.4 Create Amendment

COMING SOON.

7.2 C-Type

C-Type solicitation can be either a Single Phase or Two Phased approach. *See earlier discussion about the use of 2 Phase vs. One-Step. In general, the PDT is expected to use the 2 Phase approach per MT Policy and per the conditions in FAR 36.3. Schedule isn't a valid excuse for selecting the One-Step approach. The PDT may advertise Phase 1 while developing the Phase 2 RFP.*

If it is a Two Phase approach, the following Sections will be part of the Final RFP Package as a minimum. See [View/Download RFP](#) below for the how the files will be created (i.e. RFT of PDF documents, etc.).

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
- 00 45 00 Representations and Certifications
- 00 72 00 Contract Clauses – Table of Contents
- 00 73 00 Special Contract Requirements

DIVISION 01 - General Requirements

Sections

- 01 10 00 Statement of Work
- 01 32 01.00 10 Project Schedule
- 01 33 00 Submittal Procedures
- 01 33 16 Design After Award
- 01 45 02.00 10 Quality Control System (QCS)
- 01 45 04.00 10 Contractor Quality Control
- 01 50 02 Temporary Construction Facilities
- 01 57 20.00 10 Environmental Protection
- 01 62 35 Recycled/Recovered Materials
- 01 78 02.00 10 Closeout Submittals

Appendices

- Appendix A Geo technical Information
- Appendix B List of Drawings
- Appendix C Utility Connections
- Appendix D Results of Fire Flow Tests
- Appendix E Environmental Information
- Appendix F Photos of surrounding buildings
- Appendix G GIS Data
- Appendix H Exterior Signage
- Appendix I Acceptable Plants List
- Appendix J Drawings
- Appendix K Fuel Cost Information
- Appendix L LEED Project Credit Guidance
- Appendix M LEED Owner's Project Requirements
- Appendix N LEED Requirements for Multiple Contractor Combined Projects
- Appendix O LEED Strategy Tables
- Appendix P USGBC Registration of Army Projects
- Appendix Q Area Computation
- Appendix R RMS Submittal Register Input Form

If it is a Single Phase approach (**generally discouraged**), the following Sections will be part of the Final RFP Package as a minimum. See 189H189H189H248H [View/Download RFP](#) below for the how the files will be created (i.e. RFT of PDF documents, etc.)

PROPOSAL REQUIREMENTS, CONTRACT FORMS AND CONDITIONS

Sections

00 11 00 SF1442/CLIN SCHEDULE
00 21 00 Instructions to Offerors
00 22 11 Proposal Submission Requirements Evaluation Criteria, and Basis of Award
One Step – Best Value, Design-Build (Single Award)
00 45 00 Representations and Certifications
00 72 00 Contract Clauses – Table of Contents
00 73 00 Special Contract Requirements

DIVISION 01 - General Requirements

Sections

01 10 00 Statement of Work
01 32 01.00 10 Project Schedule
01 33 00 Submittal Procedures
01 33 16 Design After Award
01 45 02.00 10 Quality Control System (QCS)
01 45 04.00 10 Contractor Quality Control
01 50 02 Temporary Construction Facilities
01 57 20.00 10 Environmental Protection
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Appendix O LEED Strategy Tables
Appendix P USGBC Registration of Army Projects
Appendix Q Area Computation
Appendix R RMS Submittal Register Input Form

7.2.1 Project Information Page

Project Fiscal Year:

The value entered here should be the same as entered on the SF1442. This information is used for modifying the following pages: Cover Page, Paragraphs 5.1.2.1 and 5.2.8 in Section 00 22 10 and Paragraphs 6.1.1.3 and 6.1.2.8 in Section 00 22 11 depending on whether the project type is a Single Phase or Two Phase project.

It is also used in Section 01 33 16 Paragraph 3.7.1.6 to determine CAD System requirements. If project is FY08 and beyond the first section of Paragraph 3.7.1.6 will read as follows (Note:Items in < > removed based on selections made while using the wizard):.

<COS>All submitted BIM Models and associated Facility Data shall be fully compatible with the latest release of the USACE Bentley BIM Workspace and respective file format, or as directed by the managing COS District.</COS><BIM_App_Neutral>Contractor shall select BIM application(s) and software(s) but all submitted BIM Models and associated Facility Data shall be fully compatible with any of the following file formats: Autodesk Revit 9.0 or higher, Bentley BIM XM or higher, or ArchiCAD 11 or higher.</BIM_App_Neutral> <BIM_App_Specific>All submitted BIM Models and associated Facility Data shall be fully compatible with <Autodesk_Revit>Autodesk Revit 9.0 or higher</Autodesk_Revit>, <Bentley_BIM>Bentley BIM XM or higher,</Bentley_BIM>, <ArchiCAD>ArchiCAD 11 or higher</ArchiCAD> file formats.</BIM_App_Specific>

In addition subparagraph (d) as follows will be added to the paragraph.

(d) See Attachment F for additional BIM requirements. BIM Model and associated Facility Data files shall be delivered in their native format. At a minimum, BIM files shall address major architecture design elements, major structural components, mechanical systems and electrical/communication distribution and elements as defined in Attachment F. See Attachment F for additional BIM requirements.

Project Location:

This should be the location of the project. Example: Fort Riley, Kansas. The value entered here should be the same as entered on the SF1442. This is used in the Table of Contents, Paragraph 1.1 of section 00 21 00 and Paragraph 1.1 of section 00 22 11 (Single Phase projects only).

Project Number:

The value entered here should be the same as entered on the SF1442. This is used for the RFP Cover page.

Project Title:

The value entered here should be the same as entered on the SF1442. This modifies all documents (headers & footers), TOC, 00 21 00 Paragraph 1.1 and 00 22 11 Paragraph 1.1 (Single Phase projects only).

Project Description:

Enter a Brief description of the project. This should be the same information that would be entered in Block 10 of SF1442. This information is also used in Section 00 21 00 Paragraph 1.1.

Who will provide the site work and site improvements beyond the five foot line?:

Select the radio button which best fits your project. If you select "Government and Design-Build Contractor", please enter the description of site work for the Design-Build Contractor in the text area provided.

This modifies the contents and requirements of the contractors' submission as stated in Section 00 22 20. If the Government is providing the site work, then the contractor does not need to submit any Site Design in their proposal.

Solicitation Number:

The solicitation number is use on all documents (headers & footers) as well as in Sections 00 21 00 Paragraphs 1.5.1.1.4 and 1.10; and 00 22 11 Paragraph 4.1

What type of solicitation?:

This question is used to identify whether this is a Single Phase RFP or if it will be processed as a Two Phase RFP. Based on the radio button selected, either Section 00 22 11 (single phase) or Sections 00 22 10 and 00 22 20 (two phase) will be included in the final RFP. This will also modify the Table of Contents accordingly.

Is this a set aside for Small Business?:

The answer to this question will modify Sections 00 22 11 and 00 22 20 depending on whether the project type is a Single Phase or Two Phase project. If no, Paragraph 8.6 in Section 00 22 11 will be removed and Paragraph 9.6 in Section 00 22 20 will be "Not Used."

7.2.2 District Information

7.2.2.1 General Information Tab

District Issuing Contract:

District Name: Enter the name of the District issuing the RFP. Please do not include "District" in the field. This information is used in Paragraphs 1.3, 1.4, 1.5, 1.8, and 1.10 of Section 00 21 00

Mailing Address: Enter the District Mailing address. Format should be as follows: 601 East 12th Street, Kansas City MO, 64106-2896. This is used in Paragraph 1.3 of Section 00 21 00.

Phone Number: Enter the District's main telephone number. If you do not want to list this in the RFP, simply enter "N/A". This is used in Paragraph 1.10 of Section 00 21 00.

Website: If you do not want to list this in the RFP, simply enter "N/A". This is used in Paragraph 1.4 of Section 00 21 00.

Contracting Website: If you do not want to list this in the RFP, simply enter "N/A". This is used in Paragraph 1.8 of Section 00 21 00.

District Monitoring Construction:

Same as Above?: If No is selected the following information will need to be provided. If YES, the information entered above for District Issuing Contract will be used.

District Name: Enter the name of the District issuing the RFP. Please do not include "District" in the field. This is used in the Table contained in Paragraph 3.9.1 of Section 01 33 16

Mailing Address: Enter mailing address. Format should be as follows: 601 East 12th Street, Kansas City MO, 64106-2896

Website: If you do not want to list this in the RFP, simply enter "N/A".

7.2.2.2 Contracting Personnel Tab

Primary Contact for all Questions:

Select the appropriate radio button next to the person who will be the primary contact for all questions regarding the RFP.

Contracting Officer:

The information below will be included as contact information in Paragraphs 1.5 and 1.10 of Section 00 21 00 if the Radio Button next to it is selected.

Name:

Mailing Address:

Phone Number:

Fax Number:

E-Mail:

Contract Specialist, Primary POC

The information below will only be used as contact information in Paragraphs 1.5 and 1.10 of Section 00 21 00 if the Radio Button next to it is selected.

Name:

Mailing Address:

Phone Number:

Fax Number:

E-Mail:

Contract Specialist, Support POC

The information below is used as additional contact information in Paragraph 1.4 of Section 00 21 00.

Name

Mailing Address:

Phone Number:

Fax Number:

E-Mail:

7.2.2.3 Goals Tab

Subcontracting Plan/Goals:

Here information on the District specific contracting goals is entered. This data is used in Paragraph 1.12 of Section 00 21 00.

7.2.3 Project Cost

Estimated Design and Construction Cost:

This is the "Not to Exceed" dollar amount. This is used in Paragraph 1.2 of Section 00 21 00. The value entered here should be the same as entered on the SF1442.

7.2.4 Proposal Submittal Requirements Page

7.2.4.1 General Information Tab

Proposal Submittal Date and Time:

Enter Date and Time of the proposal will be due. This is done by selecting the calendar icon. 

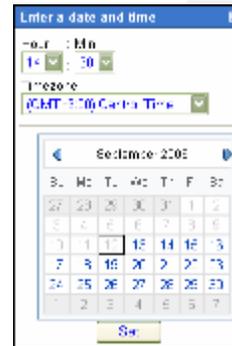
After selecting the icon, another dialog box will open to allow user to enter the information and will automatically format the Date and Time in the correct format. This information is used in Paragraph 1.10 of Section 00 21 00.

Number of Submittals:

Enter the number of copies of drawings and printed matter (Bound Volumes) that are required in addition to the one Original required. Enter numbers only please. This is used in Paragraph 1.11 (c) of Section 00 21 00

Number of CDs:

Enter the number of Compact Disks of drawings and printed matter (Bound Volumes) that are required. Enter numbers only please. This is used in Paragraph 1.11 (c) of Section 00 21 00.



7.2.4.2 Pre-Proposal Conference Tab

Location:

All used in Paragraph 1.8 of Section 00 21 00.

Building Name:

If unknown enter TBD and information can be updated by amendment during Phase II

Building Address:

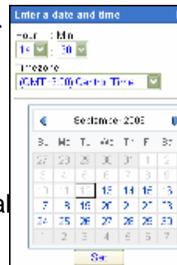
If unknown enter TBD and information can be updated by amendment during Phase II

Phone Number:

If unknown enter TBD and information can be updated by amendment during Phase II

Date and Time:

Enter Date and Time of the Pre-Proposal Conference will be held. If unknown in a Phase I, enter best guess. This can always be changed by amendment in Phase II. This is done by selecting



the calendar icon. 

After selecting the icon, another dialog box will open to allow user to enter the information and will automatically format the Date and Time in the correct format. This information is used in Section 00 21 00.

Point of Contact:

Enter the information for the Point of Contact for questions regarding the Pre-Proposal Conference. All information used in Paragraph 1.8 of Section 00 21 00

Name:

Mailing Address:

Phone Number:

Fax Number:

E-Mail:

Questions and Comments:

Should be received no later than how many calendar days after pre-proposal conference:

Enter the number of calendar days after the pre-proposal conference that all questions and/or comments should be received by the Primary Point of Contact, in order that they may be given consideration or actions taken prior to receipt of offers. Enter numbers only please. This is used in Paragraph 1.5 of Section 00 21 00

The Bidder Key is:

Enter the Bidder Inquiry Key required for access to the Bidder Inquiry System. This is used in Paragraph 1.5.1.1.5 of Section 00 21 00

7.2.4.3 Additional Tab

Stipend:

Is a Stipend part of the Contract?:

If YES, please enter the dollar amount for the Stipend. If NO, no additional action is required. This information is used to modify Paragraph 3.0 of Section 00 22 20.

Remember, stipends are optional and must be approved by ACSIM. Programming and design funds are to be used for this purpose. Comply with USACE policy on use of stipends. Suggested amount is 50% or less of estimated cost to develop the design proposal.

Proposal Evaluation:



Max number of Phase 1 offers that can move onto Phase 2:

Select the appropriate number by using the pull-down list. The only numbers allowed are "Three, Four or Five". This is only used when it is a Two Phase RFP to modify Paragraph 1.1 of Section 00 22 10.

Will the Short-Listed firms be publicly announced?

Select the appropriate radio button which best fits your project. If yes is selected, Paragraph 1.3 which reads "The short-listed Offerors will be announced by special notice or synopsis to the Federal Business Opportunities website. Offerors may be contacted separately to request their approval." will be added to Section 00 22 10. If no, this paragraph will be removed.

Building Information Modeling

Is the use of BIM mandatory?

Remember, make the appropriate selection whether or not to make the use of Building Information Modeling (BIM) mandatory (it is mandatory for FY08 and later projects).

If yes, the first sentence of Paragraph 7.2.4 of Section 00 22 10 and Paragraph 6.4.2.4 of Section 00 22 11 (depending on whether the project type is a Single Phase or Two Phase project) will read:

The use of 3-dimensional (3D) Building Information Model (BIM) technology in the design process is a requirement.

If no, the sentence will read:

The use of 3-dimensional (3D) Building Information Model (BIM) technology in the design process is considered a strength.

Presentation Drawings

Is a color board including primary interior and exterior finish materials to be submitted as part of proposal?

This is optional at the discretion of the KO and PDT.

If yes, Paragraph 5.2.1.1 (e) will be added to section 00 22 20 and will read as follows:

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

If no, this paragraph will not be included.

7.2.4.4 Installation Preferences Tab

This feature is used to identify certain betterments as desirable or preferred. Preferences here should be listed by priority, and cannot exceed 5 in number. Entering information here is not mandatory. This information is added to Paragraph 5.3.2.3 of Sections 00 22

11 and 00 22 20 (depending on whether the project type is a Single Phase or Two Phase project).

Simply enter the desired text for the preference into the text area. Using the command bar above the text area, simply formatting may be used (See [Figure 7-1: Installation Preferences](#) ~~Figure 7-13: Installation Preferences~~). Currently the formatting allowed is as follows:

- Bold Text
- Italic Text
- Underline Text
- Numbering (one level only)
- Bullets (one level only)

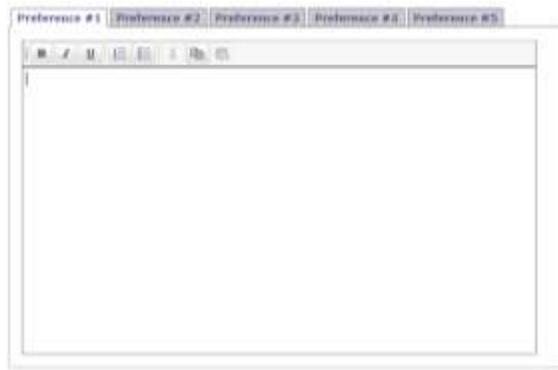


Figure 7-143: Installation Preferences

If you are cutting and pasting from an existing word document, there are a couple of additional steps which will be required to ensure that extra formatting is not included. If this process is not used, it may cause the final RFP to be corrupt and not output properly. Highlight the text you wish to paste from Word and select copy. Place the cursor in the wizard text dialog box and press CTRL-V.

Alternately you can place your cursor in the text dialog and select the "Paste" Button on the toolbar.

After selecting Paste, the dialog below will display.



Figure 7-244: Text from Word Warning

Select "OK" to continue. This action will activate another dialog for you to "clean" the

Formatted: Underline, Font color: Blue

Formatted: Font: 11 pt, Underline, Font color: Blue

text before pasting it into the wizard.



Figure 7-345: Paste from Word Dialog

Once you paste the text into this new dialog select both check boxes for ignoring and removing style definitions, and select “OK”. This action will add the cleaned up text into the wizard. You will then be able to add the formatting styles that are permitted as indicated above.

NOTE: The quickest way to avoid all these additional steps is to open your Word document into WordPad and cut/paste from that application. All windows computers have this software. It can be located under Accessories in the Programs menu.

When finished, select “Continue” at the bottom of Preference #5 tab.

7.2.5 Contract Information

7.2.5.1 General Information Tab

FedBizOpp Website:

This information is used in Paragraph 1.4 of Section 00 21 00.

Has the Contracting Officer waived Bid Guarantee?

Select Yes or No. This modifies Section 00 22 20 and Section 00 22 11. If Yes: the contractor will only have to provide evidence of bondability not a bid guarantee during the phase II process.

Are Key Subcontractors going to be evaluated?:

Select the appropriate Radio button which best describes the project. This information is used to edit Section 00 22 20 evaluation factors.

If no, Paragraph 4.0 is modified. Also the Title of paragraph 7.0 will read “**VOLUME 2 –FACTOR 3 – PROPOSED CONTRACT DURATION AND SUMMARY SCHEDULE**” instead of “**FACTOR 3 –REMAINING PERFORMANCE**”

CAPABILITY PROPOSAL". In addition, Paragraph 7.2 and Attachment 10 will be removed.

NOTE TO SPECIFIER: Evaluation of Key Subcontractors is required for C-Type and Tier 1 facilities. For ID/IQ contract format and for Tier 2 facilities, key subcontractor subfactor is optional, but is generally recommended as a key discriminator.

Are all large business offerors to submit a small business plan?:

Select the appropriate Radio button which best describes the project. This information is used to edit Paragraph 9.6.1 of Section 00 22 20 and Paragraph 8.6.1 in Section 00 22 11 depending on whether the project type is a Single Phase or Two Phase project.

Are one-on-one interim interview to be held?:

Select the appropriate Radio button. If yes, enter the scheduled date, the full schedule and the location. Defaults for scheduled date and full schedule are "TBD – Will be furnished by amendment or letter". This information is used to edit Paragraph 9.7 of Section 00 22 20.

NOTE TO SPECIFIER: If the PDT determines that the use of one on one interim interview prior to proposal receipts is desirable, subject to the contracting officer's approval, select "Yes"

7.2.5.2 Site Safety Tab

Select the appropriate Radio button which best describes the project. This information is used in Section 00 73 00.

If "Project has three or less major structures of the same type construction being built simultaneously and those structures have 3 stories or less, mid-size maintenance or storage facilities, paving and/or landscaping, and other projects with similar moderate construction hazards" is selected, Paragraph 1.18 (b) will read:

(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).

If "Project has buildings taller than 3 stories, more than one facility type, more than three major structures being constructed simultaneously, large maintenance or complex industrial facilities, or other projects with similar substantial construction hazards", is selected Paragraph 1.18 (b) will read:

(b) The SSHO duties will be the employee's sole, full-time responsibility. The SSHO shall have, as a minimum:

- (1) 5 years safety work on similar type construction, and
- (2) The 30-hour OSHA construction safety class or equivalent within the last 5 years, and
- (3) An average of at least 24 hours of formal safety training each year for the past 3 years, and
- (4) Competent person training as required based on applicability (Scaffolds, Cranes, Fall Protection, Confined space, or others).

If yes is selected to the question "Does the project involve the handling, treatment, removal and/or disposal of asbestos, lead, or Hazardous Materials/Waste?" Paragraph 1.18 (c) will be added as follows:

(c) In the event this project involves hazardous, toxic or radioactive waste (HTRW) operations, additional site safety personnel qualifications and training are found in EM 385-1-1, 28.A.02 b.(3). In the event this project involves the handling, treatment, removal and/or disposal of asbestos, personnel qualifications and training shall be consistent with those specified in UFGS SECTION 02 82 14.00 10 titled ASBESTOS HAZARD CONTROL ACTIVITIES. In the event this project involves the abatement of lead based paint hazards, personnel qualifications and training shall be consistent with those specified in UFGS SECTION 01 83 13 LEAD IN CONSTRUCTION, and/or UFGS 01 83 19 for TARGET HOUSING AND CHILD OCCUPIED FACILITIES, depending on site applicability

7.2.5.3 Partnering Tab

Partnering:

Fill in the information if the Government proposes to form a partnership that includes more than the Corps of Engineers, the Contractor, primary subcontractors and the designers. If not applicable, enter N/A. This information is used in Paragraph 1.5 of Section 00 73 00.

An example might be "representatives from the Directorate of Public Works".

7.2.5.4 Additional Tab

Maximum performance duration allowed:

Enter the number of Calendar days that the proposed contract duration is not to exceed. This is used in Paragraph 7.1.2.1 of Section 00 22 20 and Paragraph 6.3.2.1 of Section 00 22 11 and is part of the evaluation criteria.

7.2.5.5 Specific Requirements Tab

Installation Specific Contract Requirements:

This is used in Section 00 73 00. Section 00 73 00 contains Special Contract

Requirements (SCRs) that are included in every RFP. This page allows the user to also include any installation specific SCRs and any SCRs that are applicable to that particular District beneath the applicable clauses and SCRs from the Model. This section may be used to clarify or supplement other requirements of the RFP, but it shall not be used to modify, delete, or contradict any requirements throughout other sections of the Model RFP without the approval of the PEO. Do not include any design criteria or other information that is to be addressed in Section 01 10 00 in this section.

Examples include

- Weather Delays,
- Information for Gaining Access to Post,
- Working Hours, etc.

To add additional requirements, simply select the  button. A new dialog will display for data entry.

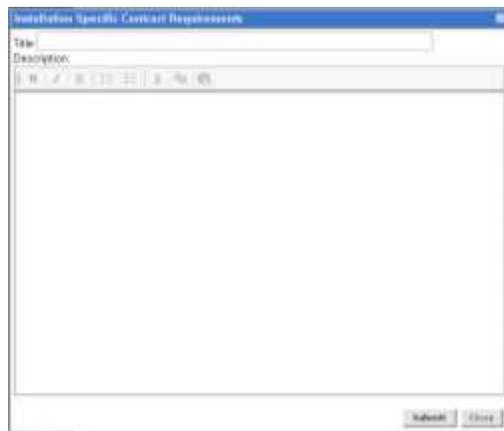


Figure 7-416: Installation Specific Contract Requirements Dialog

Simply enter a Title and then the content of the requirement. Each Title entered will be added to Section 00 73 00's table of contents as well. When finished, select "submit" and you will return to the main specific requirements page. This dialog has the same formatting restrictions as the [Installation Preferences Dialog](#) described above.

To edit a requirement, select the requirement number hyperlink next to the title that you wish to modify. The dialog (Fig 7-10) will now display the content previously entered. Edit as necessary and select "submit" to save.

To delete a requirement already entered, click on the  next to the title you wish to delete. Next time you view the page, the requirement will no longer be in the list.

| | | |
|---------------------------------|---|-------------------------------------|
| Requirement #1: | INFORMATION REGARDING PROPOSAL MATERIAL | <input checked="" type="checkbox"/> |
| Requirement #2: | DISPOSAL OF PROPOSALS | <input checked="" type="checkbox"/> |
| Requirement #3: | IDENTIFICATION OF EMPLOYEES | <input checked="" type="checkbox"/> |

Figure 7-547: Installation Specific Requirements Tab.

7.2.6 Statement of Work – Facility Type

Select a Facility Type

Select the check box next to the facility type to be included in the project. More than one can be selected at a time. These selections will determine what pages will be displayed next. If "Unique Facility" is selected, enter the name of the facility when prompted. This is used to modify content in Sections 00 22 10, 00 22 11, and Paragraphs 1, 2, and 3 in Section 01 10 00 (Scope of Work).

[72111 - Enlisted Unaccompanied Personnel Housing](#)
[72210 - Dining Facility](#)
[14182 - Brigade Headquarters Building](#)
[14183 - Battalion Headquarters Building](#)
[14185 - Company Headquarters Building](#)
[21410 - Vehicle Maintenance Shop](#)
[74016/74017 - Child Development Center](#)
[74033 – Army Community Service Center](#)
[74066 – Youth Center](#)
[17120 – General Instruction Building](#)
[74025 – Army Continuing Education System Facility](#)
[17136 – Classroom XXI](#)
[14114 – Criminal Investigation Division Command](#)
[73017 – Chapel](#)
[73010 – Consolidated Fire, Safety, and Security Facility](#)
[73010 – Fire Station Facility](#)
[74028 – Physical Fitness Facility](#)
[Command and Control Facility](#)
[Operational readiness Training Complex \(ORTC\)](#)
[Advanced Individual Training Complex \(AIT\)](#)
[Basic Training and One Station Unit Training Complex](#)
[Warriors in Transition Complex](#)
[Unique Facility](#)

In addition if any of these are selected, Paragraph 5.1.1 of Section 00 22 10 and Paragraph 6.1.1.1 of Section 00 22 11 will be modified.

If Enlisted Unaccompanied Personnel Housing is selected, Attachment B of Section will not be used and the following will be added to Paragraph 5.2.2.2 of Section 00 22 20 and Paragraph 5.2.2.1 of Section 00 22 11:

- Do the interior finishes and space layouts provided establish a residential environment?
- Has the proposal included considerations to reduce noise transmission between bedrooms and between living spaces and service/common areas?

If Dining Facility is selected, the following will be added to Paragraph 5.2.2.2 of Section 00 22 20 and Paragraph 5.2.2.1 of Section 00 22 11:

- Does the proposal provide a pleasant, “themed” eating environment?
- Does the proposal include a pleasing professional environment in the cooking/serving areas?

If Vehicle Maintenance Shop is selected, the following will be added to “Vehicle Considerations” section of Paragraph 5.4.2.1 in Section 00 22 20 and Paragraph 5.4.2.1 of Section 00 22 11:

- Does the proposal consider the type and limitations of the military vehicles to provide the needed access to the facility for repair and maintenance?
- Have a sufficient number of spaces (areas designated) been provided for military vehicle parking?
- Is the parking surface offered for the MOV suitable for extended usage without significant cyclical replacement?

7.2.7 Statement of Work – Additional Requirements

Approximate site area available (in acres):

Value will be used to Paragraph 2.2 of the Scope of Work (Section 01 10 00).

Additional Government Furnished, Government Installed Equipment:

Value will be used to Paragraph 2.3 of the Scope of Work (Section 01 10 00).

Enter any additional information that is not already included in the following paragraph:

“Coordinate with Government on GFGL item requirements and provide suitable structural support, brackets for projectors/VCRs/TVs, all utility connections and space with required clearances for all GFGL items. Include tables/cabinets/carts/etc. for GFGL equipment that is not freestanding in furniture design. All computers and related hardware, copiers, faxes, printers, video projectors, VCRs and TVs are GFGL. ”

The default for this field is “No Additional Requirements”.

Provide the following furniture and equipment as part of this contract:

Value will be used to Paragraph 2.4 of the Scope of Work (Section 01 10 00).

Enter any additional information that is not already included in the following paragraph:

“Provide furniture design for all spaces, including existing furniture and equipment to be re-used. Coordinate with the user to define requirements for furniture systems, movable furniture, equipment, existing items to be re-used, storage systems, etc. Early coordination of furniture schedule is required so the facility is complete and usable at turnover. Furniture procurement is not included in this contract.”

The default for this field is “No Additional Requirements”.

Is 50% Construction Waste Diversion economically feasible?:

Select the appropriate Radio button. If not feasible, enter the maximum feasible diversion rate for the project. This information is used to modify Paragraph 5.12 of Section 01 10 00.

The achievement of 50% diversion of C&D is an ACSIM requirement. This is the standard. The alternate specification allows an exception to this. However, the only exception to this is when the contract cannot be awarded due to cost (where quality significantly be reduced), or the diversion creates a major issue with the turn over of critical buildings. However, the exception does not allow for total disregard of diversion requirements. In order to reduce the 50% diversion requirement, the Project Delivery Team will have to analyze cost and time and make the determination, with justification in writing, of the maximum C&D that can be diverted. In most cases, time is not an issue if tear down of existing building is done by a different contract or is scheduled properly. In only very few areas we have found that with an immature recycle industry and low disposal rates, recycling could cause a cost increase. However, with the volume of material that will be generated for recycling, when the opportunity such as this is provided, the industry will grow rapidly. This occurred in El Paso (Fort Bliss area).

BOTTOM LINE: The requirement for diversion is an ACSIM requirement. We are mandated to achieve 50% diversion of C&D or the highest percent possible with significantly impacting cost or schedule.

Is an underdrain system for pavement designs over cohesive soil subgrades to be provided?:

Select the appropriate Radio button. If waived, "Provide underdrain systems for pavement designs over cohesive soil subgrades" sentence will be removed from Paragraph 5.2.3.1

Are non-water using urinals required by the installation?:

Select the appropriate Radio button. If "Yes", paragraph 5.6.7 will be added to section 01 10 00.

NOTE: Per ACSIM, all MILCON construction funded for FY 10 must use non-water using urinals, unless IMCOM approves an installation waiver. For FY 09 and prior year projects, the installation may optionally require non-water using urinals. Specify here, not in Paragraph 6.

Type of Building Control System:

Select the appropriate Radio button () LonWorks is the preferred control system. This selection will modify paragraph 5.8.3. Also based on whether LonWorks or BACnet is selected, the follow on questions will change.

BACnet is selected

Select the best that describes the control system for the project:

Select the appropriate Radio button (). This selection must be coordinated with the installation. In general, integration to a UMCS is preferred but in some

cases the installation will have a means to integrate the building as a separate effort so integration may not need to be required as part of this RFP. Before selecting Option A, the installation of a new BACnet-based UMCS, reconsider whether a need exists for a BACnet UMCS rather than an LNS-based LonWorks UMCS and if not go back and select the LonWorks RFP text instead. If integrating into the existing system is the approach, remember to describe, in detail, the installation's existing UMCS so that the contractor can provide integration. At a bare minimum include the UMCS software model, revision and manufacturer and the installation's BACnet addressing scheme or a list of used BACnet addresses on the Project Specific HVAC page. This will add the description to Paragraph 6.12

This will modify the following paragraphs: 5.8.3, 5.8.3.5, 5.8.3.6, Table 5-1 in 5.8.3.8, and 5.8.3.11

Select the proper approach for DIACAP as determined with the installation DOIM.

This question will only display if "The installation of a new BACnet-based UMCS and the integration of the building into the UMCS" is selected above. Select the appropriate Radio button. Discuss with the installation DOIM to determine the proper approach for DIACAP. This will modify paragraph 5.8.3.5

Is a web-based interface required by the installation?

This question will only display if "The installation of a new BACnet-based UMCS and the integration of the building into the UMCS" is selected above. Select the appropriate Radio button. Discuss with the installation whether they want to require a web-based frontend. If you select "no" then a web-based interface is optional, if you select "yes" a web-based interface will be required. This will modify paragraph 5.8.3.5

LonWorks is selected

Select the best that describes the control system for the project:

Select the appropriate Radio button (). This selection must be coordinated with the installation. In general, integration to a UMCS is preferred but in some cases the installation will have a means to integrate the building as a separate effort so integration may not need to be required as part of this RFP. If integrating into the existing system is the approach, remember to describe, in detail, the installation's existing UMCS so that the contractor can provide integration. At a bare minimum include the UMCS software model, revision and manufacturer on the Project Specific HVAC page. This will add the description to Paragraph 6.12

This will modify the following paragraphs: 5.8.3, 5.8.3.5, 5.8.3.9, 5.8.3.10, and 5.8.3.13

Select the best that describes the type of network variable:

Select the appropriate Radio button. Check with the installation for their preference. If they don't have a preference, use the default option. This will modify paragraph 5.8.3.6

Select the proper approach for DIACAP as determined with the installation DOIM.

This question will only display if "The installation of a new LNS-based UMCS and the integration of the building into the UMCS " is selected above. Select the appropriate Radio button. Discuss with the installation DOIM to determine the proper approach for DIACAP. This will modify paragraph 5.8.3.8

Is a web-based interface required by the installation?

This question will only display if "The installation of a new LNS-based UMCS and the integration of the building into the UMCS " is selected above. Select the appropriate Radio button (). Discuss with the installation whether they want to require a web-based frontend. If you select "no" then a web-based interface is optional, if you select "yes" a web-based interface will be required. This will modify paragraph 5.8.3.8

7.2.8 Statement of Work – Facility Specific

These pages are determined based on the selection made on the Facility Type Page.

7.2.8.1 Unaccompanied Enlisted Personnel Housing (UEPH)

7.2.8.1.1 Spatial Information Tab

Number of single personnel to be house is:

Value will be used in Paragraph 2 of the Scope of Work (Section 01 10 00).

Maximum gross area:

Value will be used in Paragraph 2 of the Scope of Work (Section 01 10 00).

Which of the following spaces are to be included in the design:

Select the check box next to which space or spaces are to be included in the design.

Activity Room:

If an Activity Room is to be included in the design, the Specifier shall select this option and include all requirements for net area, finishes, mechanical and electrical service, and casework. You will be able to enter this information on the Additional Requirements page. This information will be located in Paragraph 3.1.5.12. If not checked, this paragraph will state "Not Used."

Vending Area

If unchecked, Paragraph 3.1.5.6 will read "Not Used" If checked, it will read as follows: Vending Area: Provide vending areas distributed throughout the complex. Provide additional ventilation/exhaust to maintain vending areas

temperature at levels specified for corridors. Each Vending Area shall be sized to accommodate one ice cube machine-dispenser designed for hotel type ice bucket filling, capable of producing minimum 250 pounds of regular ice cubes in 24 hours, with 180 pound storage capacity, and one full-size vending machine per 80 – 100 residents, or space for a minimum of three full-size vending machines, whichever is greater. Provide power receptacles for vending machines and ice cube machine-dispensers. Provide water and drain connections for ice cube machine-dispensers. Vending Machines and ice cube machine-dispenser shall be GFGI."

Lobby

If unchecked, Paragraph 3.1.5.1, 3.1.5.2, 3.1.5.3 will read "Not Used."

If checked, Par 3.1.5.1 will read "Lobby shall meet the accessibility requirements stated in 01 10 00-3.1.2 above. Provide a minimum of one 120 volt, 20A duplex receptacle in the lobby for housekeeping purposes.

Par 3.1.5.2 will read: "Public Toilet(s): Public toilets, which may be a single, unisex toilet, shall be located adjacent to the Lobby area and shall comply with the ADA accessibility requirements. If either a CQ station or a lobby is provided, a public toilet shall be included."

CQ Station

This option will only appear if the Lobby is checked. If left unchecked, Paragraph 3.1.5.3 will read "Not Used". If checked, the paragraph will read as follows: " CQ Station: CQ station shall be located within the Lobby. CQ Station shall have a net area of 70 square feet and shall consist of a built-in reception ADA compliant counter for visitors with space for a chair. Provide a dual 8-pin modular jack outlet for voice and data connectivity. Provide a 120 volt, 20A duplex receptacle for CQ workstation. Provide additional lighting over CQ station to obtain a 30-footcandle illuminance level on desk top."

Is a mudroom or a boot wash to be provided?

Select the check box next to the items to include.

If mudroom is selected, Paragraph 3.1.5.11, will read "Provide an enclosed centralized location close to main building entry, with direct exterior access for soldiers to rinse mud off field gear, boots and clothing before laundering. Provide one rinsing station per 30 persons. Each rinsing station shall be furnished with a utility sink and a hosed hot and cold running water faucet. Provide an illuminance level of 20-footcandles and automatic motion detection switching to control fixture(s)" and paragraph 3.5.1.2 will read "Provide sand interceptors in drains from mudroom"

If Boot Wash is selected, Paragraph 3.1.5.11, will read "Provide outdoor areas for soldiers to rinse mud off field gear, boots and clothing before laundering. Provide one rinsing station per 30 persons, or a minimum of one boot wash area close to each entrance, whichever is greater. Each rinsing station shall be furnished with

a pedestal mounted, hosed hot and cold running water faucet." and paragraph 3.5.1.2 will read "Provide sand interceptors in drains from boot wash"

7.2.8.1.2 Additional Requirements

Are the windows to be operable or sealed?

Select the radio button next to the appropriate condition

If "operable" is selected,

Paragraph 3.4.3.6 will read " Exterior Windows: Provide insulated, high efficiency window systems, with thermally broken frames complying with applicable codes and criteria. All bedroom windows shall be operable windows. Operable windows shall be furnished with locks, and fiberglass or aluminum insect screens removable from the inside. Windows shall not open to corridor, balcony or landing. Curtain wall systems shall be capable of withstanding area wind loads, thermal and structural movement required by location and project requirements, and shall comply with applicable codes and criteria. Window sills shall be designed to discourage bird nesting.

If "sealed" is selected,

Paragraph 3.4.3.6 will read " Exterior Windows: Provide insulated, high efficiency window systems, with thermally broken frames complying with applicable codes and criteria. All bedroom windows shall be sealed windows. Windows shall not open to corridor, balcony or landing. Curtain wall systems shall be capable of withstanding area wind loads, thermal and structural movement required by location and project requirements, and shall comply with applicable codes and criteria. Window sills shall be designed to discourage bird nesting.

Are the dwelling unit entry doors to be wood or hollow metal?

If "Wood" is selected,

Paragraph 3.4.4.7(a) will read "Wood Doors: Provide flush solid core wood doors with Grade A hardwood face veneer for transparent finish. Stile edges shall be non-finger jointed hardwood compatible with face veneer. Provide flush solid core wood doors at doors within dwelling unit. Provide flush solid core wood doors at dwelling unit entry.

If "Hollow Metal" is selected,

Paragraph 3.4.4.7(a) will read "Wood Doors: Provide flush solid core wood doors with Grade A hardwood face veneer for transparent finish. Stile edges shall be non-finger jointed hardwood compatible with face veneer. Provide flush solid core wood doors at doors within dwelling unit. Provide solid core insulated hollow metal doors as stated in item (b) below, with a wood grain finish at dwelling unit entry.

Which of the following will be provided in the kitchen?

Select the check box next to the items to include.

These items will modify Paragraph 3.2.2.2:

Kitchen Range

2-Burner cooktop, all built-in

4-Burner cooktop, all built-in

Kitchen: Each dwelling unit shall have a full kitchen with adequate space and circulation to accommodate a GFGI full size refrigerator 28 inches wide, <RANGE>a GFGI electric oven/range 30 inches wide, with a CFCI built-in combination 30 inch wide vent hood and microwave oven, centered over the space provided for the electric range</RANGE><TWOBURNER>a CFCI built-in two-burner electric cooktop with a CFCI built-in combination vent hood and convection/microwave oven</TWOBURNER><FOURBURNER>a CFCI built-in four-burner electric cooktop with a CFCI built-in combination vent hood and convection/microwave oven</FOURBURNER>, and cabinets and countertops for food storage and preparation. Provide a minimum of two inches wide drawer units in the kitchen base cabinet system. Provide utility connections and casework to accommodate appliances listed above. Provide area for recyclables receptacle and kitchen waste receptacle. Furnish and install a single bowl stainless steel kitchen sink. Provide utility connections and casework to accommodate future installation of a dishwasher. Provided a minimum of twelve (12) linear feet of counter space. Counter space shall accommodate seating and dining of two people, or provide space for a 33 inch diameter dining with two chairs.

Is a garbage disposal to be provided?

If "Yes" is selected,

The following sentence will be added to the end of Paragraph 3.2.2.2 "Furnish and install a garbage disposer at the kitchen sink."

Location of Laundry based on Installation requirements:

Select the radio button next to the appropriate condition

If Centralized Laundry is selected,

Paragraph 3.2.2.4 will read "Not Used"

Paragraph 3.2.3.4 will read " Centralized Laundry: Locate a minimum of one laundry room in a centralized location, on each floor of each barracks building. Interior of laundry rooms shall be visible from the corridor through glazed picture windows. Picture window glazing shall be laminated glass. Laundry room entry shall provide a clear opening 36 inches wide minimum. Size self-serve laundry facilities to accommodate a combined total of no fewer than one commercial washer per 12 residents on each floor and one commercial dryer per 8 residents on each floor. Fixed heavy gauge stainless steel clothes folding/hanging tables, stainless steel utility sinks and laundry supplies vending area are required features of centralized laundry facilities. Each fixed heavy gauge stainless steel clothes folding/hanging table shall be 2'-0" deep by 5'-0" wide. Provide one fixed heavy gauge stainless steel clothes folding/hanging table per 48 residents on each floor. Provide power receptacles for washers, dryers and laundry supplies vending machines. Provide a minimum of one convenience duplex power receptacle on each wall. Provide water and drain connections for all washers. Provide individual vent connections for all dryers. Locate laundry rooms on exterior wall so that dryer exhaust can be vented directly to the exterior.

Paragraph 3.7.1.3 will read "Laundry: Centralized Laundry facilities shall be considered commercial laundries with respect to the IPC and shall be provided with solids interceptor in accordance with the IPC. IF DRYER VENTS ARE MANIFOLDED TO A COMMON EXHAUST, PROVIDE AN EASILY ACCESSIBLE MEANS OF CLEANOUT."

If Located in dwelling unit kitchen area is selected:

Paragraph 3.2.2.4 will read "Laundry area shall be in the kitchen area and shall be sized to accommodate GFGI full size Heavy Duty residential washer and dryer placed side by side, or GFGI stackable washer/dryer units in each dwelling unit. Provide required power, water, drain, and ventilation connections."

Paragraph 3.2.3.4 will read "Not Used"

Paragraph 3.7.1.3 will read "Not Used"

Location of Mail Access Area based on Installation requirements

Select the radio button next to the appropriate condition

This will modify Paragraph 3.2.3.9

Are Knox-Boxes required?

Select the radio button next to the appropriate condition

If "No" is selected Paragraph 3.4.1.1 will read "Not Used".

If "Yes" is selected, describe the "Knox-Box" requirements in the text area provided.

Installation keying system brand or model:

Enter the brand or model of the existing Installation keying system.

This will be used in Paragraph 3.4.1.2

Does the installation have an existing key card access system?

Select Yes or No

If yes, enter the Brand or Model of existing system and the Key Card Access System Accessories.

*This will edit the 2nd sentence of Paragraph 3.4.1.5 to read as follows:
"Extension of the existing Installation key card access system shall be provided, the existing Installation key card access system is [BRAND]" and Paragraph 3.1.4.6*

If no

The 2nd sentence of Paragraph 3.4.1.5 will read as follows: "The Installation does not have a single manufacturer established for this equipment at this time"

Will the Kitchen range be ductless or ducted?

Select the radio button next to the appropriate condition

This will modify Paragraph 3.7.2.5

Is there an Area Wide Mass Notification System (Giant Voice) at the Installation?

Select the radio button next to the appropriate condition

This will modify Paragraph 3.8.3

Select Climate Zone where facility is located.

Select from the pull-down menu to the appropriate condition

This will modify Paragraph 3.6.2 and put the correct solution table in 3.6.3

Please select the radio button which best describes the smoke detectors for the facilities

Select the radio button next to the appropriate condition

This will modify Paragraph 3.11.4

Activity Room requirements:

Enter all requirements for net area, finishes, mechanical and electrical service, and casework

Remember, this question will only appear if you selected that "Activity Room" was to be included in the design on the Spatial Information page.

This will modify Paragraph 3.2.3.11

7.2.8.2 Dining Facility (DF)

Number of individual facilities needed:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2 of the Scope of Work.

| |
|---------------------|
| 1300 Person |
| 500 Person |
| 800 Person |
| 1300 Person |
| 1300 Person Trainee |
| 2600 Person Trainee |

Maximum gross area:

This is for informational purposes only. The value is determined based on the selection from the pull-down above. User cannot modify.

Will the contractor be providing the furniture as part of this contract?:

If no, Paragraphs 5.3.1.2(b), 5.3.1.3(b) and 5.3.2.2(c) in Section 00 22 20 will be revised to read "Not Used".

7.2.8.3 Brigade Headquarters (BDE) – FY07 Standard

Select the Brigade type that is part of your project:

Selection determines content of 01 10 00 Paragraph 2 and 3. Also based on selection one of the following may occur:

1. If BCT is selected, the user will then be asked to enter Battalion specific information. See Battalion Headquarters (BN).
2. If any of the others were selected, then the user will continue to the Project Specific page.

Maximum gross area:

This is for informational purposes only. The value is determined based on the selection above. User cannot modify.

7.2.8.4 Brigade Headquarters (BDE) – FY08 Standard

Enter the number of Brigades that are part of the project:

Select number from the pull-down menu.

Will redundant heating be required in extremely cold climates for the secure/critical areas?

Select “Yes” or “No”. This will modify the table in paragraph 3.3.4(3)

Select the size of the BDE from the pull-down menu:

Selection determines content of 01 10 00 Paragraph 2.1 and 3.

Maximum gross area:

This is for informational purposes only. The value is determined based on the selection above. User cannot modify.

7.2.8.5 Battalion Headquarters (BN) – FY07 Standard

Enter the type of Battalion and the number of personnel

Information entered modifies content of 01 10 00 Paragraph 2 and 3.

If COF was also selected on the Facility Type page, the user will be directed to an additional page. The page will ask if there are any circumstances that would prevent the use of a consolidated Battalion/COFs facility. If Yes is selected, the District MUST contact the COF center of standardization.

7.2.8.6 Battalion Headquarters (BN) – FY08 Standard

Enter the type of Battalion and the number of personnel

Enter the number of personnel by selecting from the pull down menu. Information entered modifies content of 01 10 00 Paragraph 2 and 3.

Maximum gross area:

This is for informational purposes only. The value is determined based on the selection above. User cannot modify.

7.2.8.7 Brigade/Battalion Headquarters – Additional Requirements – FY08 Standard

Will the Brigade and Battalion requirements be consolidated into one facility?:

This option will only appear if the Brigade and Battalion Headquarters facility is selected on the facility type page.

Information entered modifies content of 01 10 00 Paragraph 2 and 3.

If “Yes”, enter the total gross square footage for the consolidated facility.

Select the following which best describes how POV parking will be provided:

Select the radio button which best represent your project:

If “By Others”, Paragraph 3.3.1 (3) will read as follows:

(3) Privately Owned Vehicles (POV) Parking. POV parking to be provided by others.

If “Ratio of 1 space for 90% of intended HQ staff capacity” is selected, Paragraph 3.3.1 (3) will read:

(3) Privately Owned Vehicles (POV) Parking. POV parking shall be provided at a ratio of one space for 90% of the intended HQ staff capacity.

7.2.8.8 Company Operations Facility (COF) – FY07 Standard

Is the Company Operations Facility (COF) in your project?

Select the radio button for whether the COF is 1 or 2 companies or Battalion base.

If 3 or more Companies (Battalion based) is selected, additional information will need to be addressed. Select the radio button next to the appropriate statement which relates to the facility's site conditions.

7.2.8.8.1 COF – Company Strength

For each Battalion enter the number of companies in each:

If the Battalion information (See Battalion Headquarters) has already been entered, the Battalion Type fields will already be populated.

7.2.8.8.2 COF – Personnel

Content of page is determined on information entered on COF-Strength page.

For each Battalion, enter the strength of each company and the male/female ratio.

Information entered here and on previous pages modifies content of 01 10 00 Paragraph 2 and 3.

7.2.8.8.3 COF – Variables

Content of page is determined on information entered on COF-Strength page. Information entered here and on previous pages modifies content of 01 10 00 Paragraph 2 and 3.

7.2.8.9 Company Operations Facility (COF) – FY08 Standard

Select the following which best describes how POV parking will be provided.

Select the radio button which best represents your project:

If “By Others”, Paragraph 3.3.1 (5) will read as follows:

(5) Privately Owned Vehicles (POV) Parking. POV parking to be provided by others.

If “Ratio of 1 space for 90% of intended HQ staff capacity” is selected, Paragraph 3.3.1 (5) will read:

(5) Privately Owned Vehicles (POV) Parking. POV parking shall be provided at a ratio of one space for 90% of the intended HQ staff capacity.

Consolidated Showers and Latrines access?

Select the appropriate access from the pull-down menu. This will modify Paragraph 3.2.2 (8) to read as follows with [ACCESS] will be replaced by the text selected (Exterior, Interior, or Both).

(8) Consolidated Showers and Latrines. A single set of shower/latrine facilities will be provided for each combined COF (UNICOF). Sufficient shower stalls shall be provided to accommodate 25 percent of the design capacity of the complex within a 1 hour duration and shall be not less than those indicated on the drawings. The design layout shall allow adjustment for the ratio of males and females in any unit by repositioning the dividing wall between their facilities at the time of initial construction. The facilities will have [ACCESS] access to these facilities. Lockers with benches will be provided on a 3:1 ratio of lockers/shower. Minimum locker size shall be 12”(w)x18”(d)x36”(h).

Will the Readiness module be air conditioned?

Select the appropriate radio button which best describes your project.

If “Yes” is selected, paragraph 3.3.6 (2) will read as follows:

*(2) Readiness Areas
"The readiness module shall be heated and air conditioned. Indoor design temperature for heating shall be 55 degrees F, and for cooling shall be 82 degrees F. Communication rooms..."*

If “No” is selected the first sentence of paragraph 3.3.6 (2) will read as follows:

*(2) Readiness Areas
"The readiness module shall be mechanically ventilated and heated. Indoor design temperature for heating shall be 55 degrees F, and for cooling shall be 10 degrees F above outdoor 1 percent dry bulb design temperature. Independent and dedicated packaged A/C units shall be provided for the Arms Vault and Non-Sensitive Secure Storage Areas. Communication rooms..."*

7.2.8.9.1 COF – Company Strength

For each Battalion enter the number of companies in each:

Enter a logical description in the Battalion Type field. Next enter the # of Companies associated to the Battalion. Finally select the preferred design approach.

Information entered here modifies content of 01 10 00 Paragraph 2.1.

7.2.8.9.2 COF – Personnel

Content of page is determined on information entered on COF-Strength page.

For each Battalion, enter the strength of each company and the male/female ratio.

Information entered here and on previous pages modifies content of 01 10 00 Paragraph 2.1

7.2.8.9.3 COF – Variables

Content of page is determined on information entered on COF-Strength page.

Information entered here and on previous pages modifies content of 01 10 00 Paragraph 2.1.

7.2.8.10 Command and Control Facility (C2F)

7.2.8.10.1 General Information Tab

Type of Command

Select the appropriate type of command from the pull-down menu. The is used to modify Paragraph 2.1 and throughout Paragraph 3.0

Maximum Gross Area

Enter the maximum gross facility area in square feet. This value is used in Paragraph 2.1.

Will redundant heating be required in the secure areas?

Select Yes or No

This will place the correct Redundancy/Reliability Matrix table into Paragraph 3.3.4(i).

Will the command be deployed?

Select Yes or No

If "Yes", enter the appropriate number of vehicles.

This will modify Paragraph 2.1 to read:

"Tactical Sensitive Compartmented Information (SCI) Vehicle Area (TSVA) for Tactical Vehicle parking, and" will be in the second paragraph and "Corps, Division, and some other deployable command HQ also require other unit operational facilities such as Battalion HQ, Company Operations Facilities, and Tactical Equipment Maintenance Facilities. Requirements for these facilities are included in a separate solicitation and NOT in the scope of this project." will be in the last paragraph.

Paragraph 3.2.2(d)vii will read:

"Tactical SCIF Vehicle Area (TSVA) – Security Classification Level of TOP SECRET-SECURE COMPARTMENTED INFORMATION"

Paragraph 3.3.1(a) will have the following added:

"...an access controlled Tactical SCIF Vehicle Area (TSVA) for Tactical Vehicle parking..."

Paragraph 3.3.1(c)ii will read:

"Parking Area for non SCIF Ready tactical vehicles: A parking area for [HMMWV_T] HMMWVs with Trailers (High Mobility Multi-purpose Wheeled Vehicles) and General Officer non-tactical vehicles shall be provided. This area shall be adjacent and in close proximity to the Tactical SCIF Operations Area (TSVA)" where [HMMWV_T] Number of HMMWVs with Trailers (non SCIF Ready tactical vehicles).

Paragraph 3.3.1(c)iii

"Tactical SCIF Vehicle Area (TSVA) (SZ 3): A secure parking area for not more than [HMMWV] HMMWV vehicles with trailers shall be located in an area immediately adjacent to the interior SCIF <UPPER> /SAP/STO</UPPER>. The area shall be provided with the following features;"

(1) A perimeter fence consisting of 7-foot high chain link fabric topped by a single outrigger with three-strand barbed wire anti-climber, non-sensored, designed in accordance with STD 872-90-03, FE-6 chain link security fence details. Provide organizational vehicle and personnel gates that are manually operated and manually secured.

(2) A concrete surface designed to support the quantity and weight of the intended vehicle traffic.

(3) A 10-foot wide zone clear of trees and shrubs is required on each side of the fence. The clear zone should require minimal maintenance, and the area 5 feet each side of the fence should be provided with gravel and treated to discourage vegetation growth.

(4) Refer to paragraph 3.3.5. (b) for data and power connections.

(5) Provide 6-inch high concrete wheel stops for each parking stall 6 feet from the exterior wall of the C2F to prevent damage to the building by vehicle impact.

(6) Location of TSVA area shall provide directional connectivity to the correct satellites to accommodate intell. system antennas.

(7) Signal wire and power connection for GFGI Closed Circuit Television (CCTV) Cameras providing 24x7 monitoring shall be provided,

(8) GSA-approved locks and access control and intrusion detection systems

(9) No above-ground transformers, generators, or mechanical equipment shall be located in this area. "

where [HMMWV] is the Number of HMMWVs with Trailers (Tactical SCIF Vehicle Area).

Paragraph 3.3.5(a)iii will read:

"Power Connections for Tactical SCIF Vehicle Area. Provide underground systems for power connectivity to the TSVA. Power shall be capable of

accommodating user power requirements to two SCIF vehicles, as determined by the Government for manned and unmanned platform support without using the platform's onboard power. Connection points shall be designed to service and prevent damage from the vehicles."

Paragraph 3.3.5(b)i will read:

"Data Connections for TSVA. Provide DIA/DAC-2A2 approved Protective Distribution System (PDS) from the permanent SCIF<UPPER> /SAP/STO</UPPER> to the TSVA for two SCIF-ready vehicles. Weatherproof tactical interface boxes (TIB) are required for each vehicle and shall be designed and provided to prevent damage from the vehicles. The TIBs shall be connected into the underground pathway system that provides access to the building SCIF. Connection to NIPRNet and SIPRNet shall be established through multimode fiber optic cabling. Power shall be capable of accommodating user power requirements to each vehicle, as determined by the government for manned and unmanned platform support without using the platform's onboard power. Pathways terminating in the SCIF<UPPER> /SAP/STO</UPPER> shall terminate in the SCIF<UPPER> /SAP/STO</UPPER> server rooms."

Paragraph 3.3.5(b)ii will read:

"Outside plant connectivity shall be designed and allocated in accordance with U. S. Army Information Systems Engineering Command (USAISEC), guidance consistent with the Army Installation Information Infrastructure I3A guidance. The C2F facilities shall be connected to a minimum of two distribution nodes with single mode fiber optic cabling, and shall be considered as an Area Distribution Node (ADN) for engineering purposes. The C2F shall be connected to the two distribution nodes by diverse paths. The fiber optic cabling shall be sized to support the common user systems and C2 critical systems. Minimum cabling size shall be 48 strands of single mode fiber to each distribution node for the common user systems, and 48 strands single mode fiber to each distribution node for the C2 critical systems."

If "No", enter the appropriate number of vehicles.

Paragraph 3.2.2(d)vii will be Omitted.

Paragraph 3.3.1(c)ii will be Omitted.

Paragraph 3.3.1(c)iii will be Omitted.

Paragraph 3.3.5(a)iii will be Omitted.

Paragraph 3.3.5(b)i will be Omitted.

Paragraph 3.3.5(b)ii will be Omitted.

Will the facility located CONUS (including Alaska and Hawaii)?

Select Yes or No

This will modify Paragraph 3.2.2(e).

If yes, this paragraph will be Omitted.

If no, the paragraph will read as follows:

"Security Zone 4 (SZ 4): Authorized Operational Staff (Non-US) Only - Controlled access area for staff augmentation not cleared for access into SZ 2 & 3. Acoustic (STC) controls may be provided when validated by the Commander for foreign nationals. Space provided for non-US staff habitually supporting the Command with security classification level equivalency determined by theater requirements. Electronic access control shall be provided. SZ 4 shall be located on the first floor to the maximum extent feasible and provide positive access safeguards to prevent inadvertent entry."

Will the facility be located on an installation?

Select Yes or No

This will modify Paragraph 3.3.2(ee).

If "No", this paragraph will be Omitted.

If "Yes", the paragraph will read as follows:

"Prayer Room: Provide a prayer room (non-denominational)."

Who will provide the Fire Flow Test Data:

Select the appropriate radio button which best describes your project.

If "The Government" is selected, Paragraph 3.3.3(h) Fire Water Supply will read as follows:

Fire flow test data is provided in the appendix.

If "The Contractor" is selected, Paragraph 3.3.3(h) Fire Water Supply will read as follows:

The Contractor shall be responsible for coordinating with the geographic district in acquiring fire flow test data for preliminary fire protection system design. The Contractor shall verify the fire flow data by conducting necessary fire flow tests at the project site during project design and shall base the design of fire protection system on the results of this test.

Will the project require two separate A/V control rooms?

Select Yes or No

If "Yes" is selected, Paragraph 3.3.2(q), Paragraph 3.3.4(r) and Paragraph 3.3.2(s) will read as follows:

(q) Provide Audio Visual (A/V) control room adjacent to the OC (SZ 3). Size and height of room is based upon the specific equipment required and number of operators. This space shall have a one-way window for operator observation into the OC. An A/V equipment room shall be adjacent to the control room and sized to support the AV control equipment for lighting, audio and VTC presentations as well as AV equipment. Refer to the "Information Systems Facility Design Criteria (FDC)" manual developed by USAISEC for

additional information. This space shall be acoustically isolated from all adjacent areas in accordance with paragraph 3.3.2 (aa).

(r) Provide Audio Visual (A/V) control room adjacent to the Briefing Room (SZ 2). Size and height of room is based upon the specific equipment required and number of operators. This space shall have a one-way window for operator observation into the Briefing Room. An A/V equipment room shall be adjacent to the control room and sized to support the AV control equipment for lighting, audio and VTC presentations as well as AV equipment. Refer to the "Information Systems Facility Design Criteria (FDC)" manual developed by USAISEC for additional information. This space shall be acoustically isolated from all adjacent areas in accordance with paragraph 3.3.2 (aa).

(s) Omitted.

If "No" is selected, Paragraph 3.3.2(q), Paragraph 3.3.4(r) and Paragraph 3.3.2(s) will read as follows:

(q) Omitted.

(r) Omitted.

(s) Provide combined Audio Visual (A/V) control room to serve all areas outside the SCIF/SAP/STO area, locate A/V control room adjacent to the Briefing Room (SZ 2). Size and height of room is based upon the specific equipment required and number of operators. This space shall have a one-way window for operator observation into the Briefing Room. An A/V equipment room shall be adjacent to the control room and sized to support the AV control equipment for lighting, audio and VTC presentations as well as AV equipment. Refer to the "Information Systems Facility Design Criteria (FDC)" manual developed by USAISEC for additional information. This space shall be acoustically isolated from all adjacent areas in accordance with paragraph 3.3.2 (aa).

Number of VIP and visitor parking spaces?

Enter the number of Visitor and VIP parking to be provided.

This modifies Paragraph 3.3.1(c)i

Which of the following spaces are to be included in the design:

Select the check box () next to which space or spaces are to be included in the design.

Loading and Service Areas:

If checked, "....loading and service areas,....." will be added to Paragraph 3.3.1(a),

Antenna Farm:

If unchecked, Paragraph 3.3.1(d) will read "Omitted."

If checked, ".....an access controlled fenced, enclosed antenna farm....." will be added to Paragraph 3.3.1(a) and Paragraph 3.3.1(d) will read:

"Antenna Farm: A secure space shall be provided for an antenna farm, which shall be sited in compliance with Communication Electronics - Life Cycle Management Command (CE-LCMC) alignment requirements. The antenna farm shall be provided with the following minimum features;

- i. A 10,000 square foot enclosed area (actual size and arrangement shall be coordinated with the user).
- ii. Provide a type FB-6 fence with vehicle and personnel gates. The area shall have drive-through capability and a personnel gate located on the side adjacent to the C2F.
- iii. The paved surface inside the enclosed area shall be constructed of a pervious material that supports sustainable design initiatives and allows vehicular traffic.
- iv. A pathway system for telecommunications connectivity and power through underground pathways sized for required connectivity of each antenna from the antenna farm to the facility for power and telecommunications.
- v. Provide lightning protection and grounding in accordance with paragraph 3.3.5.(f)
- vi. Directional connectivity to the correct satellites shall be required and shall be provided by the user during the initial design phase."

Helipad:

If unchecked, Paragraph 3.3.1(g) and Paragraph 3.3.5 (c) will read "Omitted."

If checked, "*.....a helipad.....*" will be added to Paragraph 3.3.1(a) and Paragraph 3.3.1(g) will read:

"Helipad: The limited-use helipad shall be positioned in keeping with local air traffic and safety considerations. The helipad shall be no less than 350' from the building, sized (150' x 150') and constructed in accordance with UFC 3-260-01, Chapter 4.4."

and Paragraph 3.3.5(c) will read:

"(c) Exterior Lighting

- i. The heliport shall be provided with appropriate lighting and controls in accordance with UFC 3-260-01."

Classroom

If unchecked, Paragraph 3.4.2 (j) will read "Omitted"

If checked, Paragraph 3.4.2 (j) will read:

(j) Class Rooms

The space requires two video projectors and two 10 ft wide motor operated projection screens. The instructor workstation and projection screens are located at the front of the room. An unobstructed view to the front of the room by all students is required. The instructor has digital access to each student

computer. The instructor station has a computer, document camera, projector control, lighting and a sound system. Each student must have a networked computer on a desk. Rooms are generally square in plan and a wall at least 30 ft long is optimal. A communication rack is required for the Video Teletraining (VTT) function in each classroom."

Female to Male Ratio

Enter the percentage of Females and Males using the facility. This will modify Paragraph

Information entered here will modify paragraph 2.1

7.2.8.10.2 *Spatial Information Tab*

Total number of support facilities included in this project:

Select number from the pull-down menu.

Name:

Enter the name of the supporting facility

Maximum gross area:

Enter the maximum gross area in square feet for the supporting facility.

7.2.8.10.3 *Equipment Information Tab*

Will furniture procurement be included in the project (for ACOM facilities only)?

Select Yes or No

This will modify paragraph 2.4

Conference Room:

Check items from this list as required by the project by selecting the check box next to the item. Add additional requirements in the text box provided.

This is used to modify Paragraph 3.4.2(a)

War Room:

Check items from this list as required by the project by selecting the check box next to the item. Add additional requirements in the text box provided.

This is used to modify Paragraph 3.4.2(c)

OC:

Check items from this list as required by the project by selecting the check box next to the item. Add additional requirements in the text box provided.

This is used to modify Paragraph 3.4.2(d)

Briefing Room:

Check items from this list as required by the project by selecting the check box next to the item. Add additional requirements in the text box provided.

This is used to modify Paragraph 3.4.2(f)

SCIF:

Check items from this list as required by the project by selecting the check box next to the item. Add additional requirements in the text box provided.

This is used to modify Paragraph 3.4.2(g)

Multipurpose Room:

Check items from this list as required by the project by selecting the check box next to the item. Add additional requirements in the text box provided.

This is used to modify Paragraph 3.4.2(b)

NOC:

Check items from this list as required by the project by selecting the check box next to the item. Add additional requirements in the text box provided.

This is used to modify Paragraph 3.4.2(e)

Central Audio Visual Control Room:

Check items from this list as required by the project by selecting the check box next to the item. Add additional requirements in the text box provided.

This is used to modify Paragraph 3.4.2(h)

Audio Visual Control Room:

Check items from this list as required by the project by selecting the check box next to the item. Add additional requirements in the text box provided.

This is used to modify Paragraph 3.4.2(i)

7.2.8.11 Tactical Equipment Maintenance Facility (TEMF) – FY07 Standard

Information entered here and on previous pages modifies content of 01 10 00 Paragraph 2 and 3.

Enter the total number of Battalion to be supported:

Select number from the pull-down menu.

Enter the TEMF data for each battalion:

Battalion Name: Enter the battalion name. If information has already been entered previously for Battalion's this field will already be populated.

TEMF Size: Select the size of the TEMF from the pull-down menu

Number of Tactical Vehicles to be accommodated:

Organization vehicle parking: Enter size of parking in square yards.

Organizational storage: Enter the size of storage required in square feet.

Distribution company storage: Select the check box if this is required.

UAV maintenance and storage: Select the check box if this is required.

POL vehicle parking: Select the check box if this is required.

Secure Open Storage: Select the check box if this is required.

7.2.8.12 Tactical Equipment Maintenance Facility (TEMF) – FY08 Standard

Information entered here and on previous pages modifies content of 01 10 00 Paragraphs 2.1 and 3.

Enter the total number of Battalion to be supported:

Select number from the pull-down menu..

Select the following which best describes how POV parking will be provided?

Select the appropriate radio button which best describes your project.

Who will construct the Storm Water Management?

Select the appropriate radio button which best describes your project.

If "The Contractor" is selected paragraph 3.1.6 (3) will read as follows:

(3) Storm Water Management. Site storm water management may require controls on the peak flow that can be discharged. Installations are required to have a storm water pollution prevention plan. Implement the applicable portions of this plan using best management practices. Segregate drainage from areas likely to be contaminated (e.g., fueling area). Provide treatment for contaminated water prior to its discharge. Maintenance should not be performed outside the primary facility.

If "Others" is selected paragraph 3.1.6 (3) will read as follows:

(3) Storm Water Management. Storm water management shall be constructed by others.

Who will provide the Fire Flow Test Data:

Select the radio button which best represents your project:

If "The Government" is selected, Paragraph 3.1.8.8 Fire Water Supply will read as follows:

Fire flow test data is provided in the appendix.

If "The Contractor" is selected, Paragraph 3.1.8.8 Fire Water Supply will read as follows:

The Contractor shall be responsible for coordinating with the geographic district in acquiring fire flow test data for preliminary fire protection system design. The Contractor shall verify the fire flow data by conducting necessary fire flow tests at the project site during project design and shall base the design of fire protection system on the results of this test.

Select Climate Zone where facility is located.

Select from the pull-down menu the appropriate condition

This will modify Paragraph 3.1.10.2 and 3.1.10.3

Enter the TEMF data for each battalion:

Information entered here modifies content of 01 10 00 Paragraph 2.1.

Battalion Name: Enter the battalion name. If information has already been entered previously for Battalion's this field will already be populated.

TEMF Size: Select the size of the TEMF from the pull-down menu

Crane Size: Select the size of the crane from the pull-down menu

Number of Organizational Vehicles to be accommodated: Enter the number of Vehicles

Organizational vehicle hardstand: Enter the size of the vehicle hardstand required in square yards

Organizational storage: Enter the size of storage required in square feet.

Oil storage: Enter the size of storage required in square feet.

Hazardous waste storage: Enter the size of storage required in square feet.

Distribution company storage: Select the check box if this is required.

UAV maintenance and storage: Select the check box if this is required.

POL vehicle parking: Select the check box if this is required.

Secure Open Storage: Select the check box if this is required.

7.2.8.13 Child Development Center

Type of CDC to be provided?

Select the appropriate radio button. This information is used to modify data in Paragraph 2 of the Scope of Work and Paragraph 3 in Section 01 10 00.

Size of Facility:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2 of the Scope of Work.

Maximum Capacity:

Will only display when Infant CDC type is selected. This is for informational purposes only. The value is determined based on the selection above. User cannot modify.

Overall Playground Size:

Will only display when Infant CDC type is selected and the value is determined based on the selection from the pull-down above. User cannot modify. This information is used to modify data in Paragraph 2 of the Scope of Work.

Overall Play Elements ARea:

Will only display when Infant CDC type is selected and the value is determined based on the selection from the pull-down above. User cannot modify. This information is used to modify data in Paragraph 2 of the Scope of Work.

Select which color scheme you would like to use.

Select the appropriate radio button which best describes your project.

This is used to determine which attachment to add to paragraph 3

7.2.8.14 Army Community Service Center (ACSC)

Size of Facility:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2 of the Scope of Work.

Maximum Capacity:

This is for informational purposes only. The value is determined based on the selection above. User cannot modify.

7.2.8.15 Youth Center

Size of Facility:

Enter the gross size of the facility in square feet. This information is used to modify data in Paragraph 2 of the Scope of Work.

Maximum Capacity:

This is for informational purposes only. The value is determined based on the selection above. User cannot modify.

Select which color scheme you would like to use.

Select the appropriate radio button which best describes your project.

This is used to determine which attachment to add to paragraph 3

7.2.8.16 General Instruction Building (GIB)

Enter the gross size of the facility in square feet. This information is used to modify data in Paragraph 2 of the Scope of Work.

7.2.8.17 Army Continuing Education System Facility (ACES)

Gross Size of Facility:

Enter the gross size of the facility in square feet. This information is used to modify data in Paragraph 2 of the Scope of Work.

7.2.8.18 Classroom XXI

Enter the gross size of the facility in square feet. This information is used to modify data in Paragraph 2 of the Scope of Work.

7.2.8.19 Criminal Investigation Division Command (CIDC)

Size of Facility:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2 of the Scope of Work.

Gross Size of Facility:

Enter the gross size of the facility in square feet. This information is used to modify data in Paragraph 2 of the Scope of Work.

7.2.8.20 Chapel

Number of individuals served:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2 of the Scope of Work.

Maximum gross area (Square Feet):

This is for informational purposes only. The value is determined based on the selection from the pull-down above. User cannot modify

"Regular" Weekly Seating Capacity (Persons):

This is for informational purposes only. The value is determined based on the selection from the pull-down above. User cannot modify

"Special Occasion" Seating Capacity (Persons):

This is for informational purposes only. The value is determined based on the selection from the pull-down above. User cannot modify

7.2.8.21 Consolidated Fire, Safety, and Security Facility

Station Type:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2.1 of the Scope of Work.

Number of Companies:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2.1 of the Scope of Work.

Facility Configuration:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2.1 of the Scope of Work.

Number of emergency vehicles to be accommodated:

Enter the total number of vehicles in the space provided. This information is used to modify data in Paragraph 2.1 of the Scope of Work.

Organizational vehicle parking:

Enter the total area of organizational vehicle parking required in square yards. This information is used to modify data in Paragraph 2.1 of the Scope of Work.

7.2.8.22 Army Fire Station

Station Type:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2.1 of the Scope of Work.

Station Size:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2.1 of the Scope of Work.

Number of Stories:

Select the appropriate from the pull-down menu. This information is used to help determine which attachments should be added to the end of Paragraph 3

Number of Companies:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2.1 of the Scope of Work.

Number of emergency vehicles to be accommodated:

Enter the total number of vehicles in the space provided. This information is used to modify data in Paragraph 2.1 of the Scope of Work.

Organizational vehicle parking:

Enter the total area of organizational vehicle parking required in square yards. This information is used to modify data in Paragraph 2.1 of the Scope of Work.

7.2.8.23 Physical Fitness Facility

7.2.8.23.1 PFF – General

Select the size of the facility:

This will modify Paragraph 2.1. If "Non-Standard" is selected, enter the total gross square footage in the space provided.

Which of the following modules are to be included in the design:

Check the boxes next to the names of the modules that will be included in the project. This will modify paragraph 2.1 as well as the table included in Paragraph 6.5.1

7.2.8.23.2 PFF – Fitness Module

All questions on this page will modify the table located in Paragraph 6.5.1

7.2.8.23.3 PFF – Exercise Module

All questions on this page will modify the table located in Paragraph 6.5.1

7.2.8.23.4 PFF – Structured Module

All questions on this page will modify the table located in Paragraph 6.5.1

7.2.8.23.5 PFF – Gym Module

All questions on this page will modify the table located in Paragraph 6.5.1

7.2.8.23.6 PFF – Natatorium

Natorium Net Area Required:

This will modify the table located in Paragraph 6.5.1

Select the Pool Type

Select the appropriate pool type. This will modify the table located in Paragraph 3.0 Attachment C.

Select the Pool Options:

Select the appropriate pool options. This will modify the table located in Paragraph 3.0 Attachment C.

7.2.8.23.7 PFF – Other

All questions on this page will modify the table located in Paragraph 6.5.1

7.2.8.24 Operational Readiness Training Complex (ORTC)

Select the check box () next to the facility type to be included in the project. More than one can be selected at a time. These selections will determine what pages will be displayed next.

These selections are used to modify content in Paragraphs 2 and 3 in Section 01 10 00 (Scope of Work).

The facility types which the user can select are as follows:

- 72112 - Enlisted Barracks
- 72170 - Senior Enlisted Officers Quarters

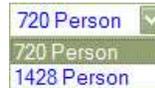
[72212 - Dining Facility](#)

- 14187 - Transient Brigade Headquarters Building
- 14184 - Transient Battalion Headquarters Building
- 14186 - Transient Company Headquarters Building (6 company option)
- 21406 - Vehicle Maintenance/Battalion Warehouse
- 44222 - Company Sheds

7.2.8.24.1 ORTC Dining Facility

Number of individual facilities needed:

Select the appropriate from the pull-down menu. This information is used to modify data in Paragraph 2 of the Scope of Work.



720 Person
720 Person
1428 Person

Maximum gross area:

This is for informational purposes only. The value is determined based on the selection from the pull-down above. User cannot modify.

7.2.8.25 Advanced Individual Training Complex (AIT)

Select the check box () next to the facility type to be included in the project. More than one can be selected at a time. These selections will determine what pages will be displayed next.

These selections are used to modify content in Paragraphs 2 and 3 in Section 01 10 00 (Scope of Work).

The facility types which the user can select are as follows:

- Barracks/Company Operations Facility
- Battalion Headquarters Facility
- Brigade Headquarters Facility
- Dining Facility
- Central Cooling Plan
- Lawn Equipment Building

7.2.8.25.1 AIT Facility Specific Page

7.2.8.25.1.1 General

Are Fire Department Secure Lock-Box to be used?

This will modify Paragraph 3.4.1 (a). If yes, please describe the Knox-box requirements in the space provided. If no, paragraph 3.4.1(a) will be "Not Used"

What is the finish code for all hardware on the installation?

Enter the finish code for the hardware. This will modify Paragraph 3.4.1(b)

What is the keying system used on the installation?

Enter the keying system. This will modify Paragraph 3.4.1(b)

What hardware manufacturer is used on the installation?

Enter the hardware manufacturer. Default is BestLock Corporation. This will modify Paragraph 3.4.1(b)

Are there additional rooms in the B/COF, BNHQ, or BDEHQ which need video teleconferencing capabilities?

This will modify Paragraph 3.7.5 (a). If yes, list the additional rooms in the space provided.

Please select the radio button which best describes the smoke detectors for the facilities.

Select the radio button that best fits your project. This will modify Paragraph 3.8.4

Which of the following are also GFGI items?

Select the equipment which will be included as GFGI. This will modify Paragraph 2.3

7.2.8.25.1.2 Barracks/Company Operations Facility (B/COF)

How many standard B/COFs are to be provided?

This will modify Paragraph 2.1.1

Is a ceiling fan to be provided for each sleeping unit?

Select Yes or No. This will modify Paragraph 3.2.2.1.1(a)

7.2.8.25.1.3 Central Cooling Plant (CCP)

What is the maximum gross area for the CCP?

This will modify Paragraph 2.1.4

7.2.8.25.1.4 Lawn Equipment Building (LEB)

What is the maximum gross area for the LEB?

This will modify Paragraph 2.1.5

7.2.8.26 Basic Training (BT) and One Station Unit Training (OSUT) Complex

Select the check box () next to the facility type to be included in the project. More than one can be selected at a time. These selections will determine what pages will be displayed next.

These selections are used to modify content in Paragraphs 2 and 3 in Section 01 10 00 (Scope of Work).

The facility types which the user can select are as follows:

Barracks/Company Operations Facility
Battalion Headquarters Facility
Dining Facility

Central Cooling Plan
Lawn Equipment Building

7.2.8.26.1 BTOSUT Facility Specific Page

7.2.8.26.1.1 General

Are Fire Department Secure Lock-Box to be used?

This will modify Paragraph 3.4.1 1. If yes, please describe the Knox-box requirements in the space provided. If no, paragraph 3.4.1.1 will be "Not Used"

What is the finish code for all hardware on the installation?

Enter the finish code for the hardware. This will modify Paragraph 3.4.1(b)

What is the keying system used on the installation?

Enter the keying system. This will modify Paragraph 3.4.1(b)

What hardware manufacturer is used on the installation?

Enter the hardware manufacturer. Default is BestLock Corporation. This will modify Paragraph 3.4.1(b)

Are there additional rooms in the B/COF, BNHQ, which need video teleconferencing capabilities?

This will modify Paragraph 3.7.5. If yes, list the additional rooms in the space provided.

Which of the following are also GFGI items?

Select the equipment which will be included as GFGI. This will modify Paragraph 2.3

7.2.8.26.1.2 Barracks/Company Operations Facility (B/COF)

How many standard B/COFs are to be provided?

This will modify Paragraph 2.1.1

Please select the radio button which best describes the smoke detectors for the facilities

Select the radio button next to the appropriate condition

7.2.8.26.1.3 Central Cooling Plant (CCP)

What is the maximum gross area for the CCP?

This will modify Paragraph 2.1.3

7.2.8.26.1.4 Lawn Equipment Building (LEB)

What is the maximum gross area for the LEB?

This will modify Paragraph 2.1.4

7.2.8.27 Warriors in Transition Complex (WT)

Select the check box () next to the facility type to be included in the project. More than one can be selected at a time. These selections will determine what pages will be displayed next.

These selections are used to modify content in Paragraphs 2 and 3 in Section 01 10 00 (Scope of Work).

The facility types which the user can select are as follows:

- WT Barracks
- WT Unit Administration Services
- Soldier & Family Assistance Center (SFAC)
- Central Plant
- Dining Facility (DFAC) *[not part of this contract]
(DFAC should only be selected when it is authorized for the site under separate procurement and the building program is known.)

7.2.8.27.1 WT Facility Specific Page

7.2.8.27.1.1 General

Are Non-Destructive Emergency Access System to be used?

This will modify Paragraph 3.4.1.1. If yes, please describe the Knox-box requirements in the space provided. If no, paragraph 3.4.1.1 will be "Not Used"

What is the keying system used on the installation?

Enter the keying system. This will modify Paragraph 3.4.1.2

Is the MNS to be integrated into the installation's area wide system?

Please answer "Yes" or "No". If Yes is selected, the following additional sentence will be added to the end of Paragraph 3.7.7

MNS shall be integrated into the installation's area wide MNS (Giant Voice). See paragraph 6 for further requirements.

Which of the following are also GFGI items?

Select the equipment which will be included as GFGI. This will modify Paragraph 2.3

Please select the appropriate Dumpster requirement for your project?

Select the radio button that best fits your project. This will modify Paragraph 3.3.2(a)

7.2.8.27.1.2 WT Barracks Tab

How many persons in each standard WT Barracks?

This will modify Paragraph 2.1.1

Number of 675 GSF (2-Bedroom, 2-Bathroom, Living Room) Modules shall be

This will modify Paragraph 2.1.1

Number of 530 GSF (2-Bedroom, 1-Bathroom, No Living Room) Modules shall be

This will modify Paragraph 2.1.1

Maximum gross area shall be?

Enter the maximum gross area for this facility. This will modify Paragraph 2.1.1

Is a ceiling fan to be provided for each sleeping unit?

Select either "Yes" or "No". This will modify Paragraph 3.2.2.1.1(a)

Is a unisex restroom to be provided?

Select either "Yes" or "No".

Please select the appropriate Key Card Access System to be provided?

Select the radio button that best fits your project. If "Extension of the existing Installation key card access system shall be provided." is selected, please enter a description for the existing system. This will modify Paragraph 3.4.1.3

Will a bus stop be part of the project?

Select either "Yes" or "No".

Location of Mail Access.

Select the radio button that best fits your project.

7.2.8.27.1.3 WT Unit Administration Services Tab

Select the size of the CoHQ facility

Select from the pulldown menu which facility best describes the COHQ which is part of the project. If "Other" is selected, enter a description of the CoHQ for this project. This will modify Paragraph 2.1.2

Is a Battalion Headquarters part of the WTUAS?

Select "Yes" or "No". This will modify Paragraph 2.1.2 and various paragraphs within Paragraph 3.0

Please select the radio button which best describes the smoke detectors for the facilities.

Select the radio button that best fits your project. This will modify Paragraph 3.8.4

7.2.8.27.1.4 Soldier & Family Assistance Center

Size of Facility:

This will modify Paragraph 2.1.3 as well as modify various paragraphs within Paragraph 3.0

Maximum Gross Area:

This is for informational purposes only. The value is determined based on the selection from the pull-down above. User cannot modify.

Chair Storage Area:

This is for informational purposes only. The value is determined based on the selection from the pull-down above. User cannot modify.

Number of Storage Cubes:

This is for informational purposes only. The value is determined based on the selection from the pull-down above. User cannot modify.

Parking Requirements:

This is for informational purposes only. The value is determined based on the selection from the pull-down above. User cannot modify.

7.2.8.28 Unique Facility

This page allows users to upload facility Scope and Functional/Criteria Requirements for facilities not already developed in the Model RFP format.

To upload the documents, simply select the Radio Button next to the section you are going to upload. Select the "Browse" button to locate the file on your computer. Once selected, click the "Upload" button in the middle of the page, to attach the file. Repeat this process for each section.

Once complete, hit "Continue" at the bottom of the page to save your data.

7.2.9 Project Main

See Paragraph [6.116-44](#) Project Specific Requirements above for more information.

Use the links on the page to go to the section you would like to enter information. When finished on that page, click "Continue" at the bottom of that page and you will be re-directed back to this page. Alternately you can select the next section you would like to work on via the navigation tree on the left side of the page.

These pages have the same formatting restrictions as the [Installation Preferences Dialog](#) described above.

When finished, select "Continue" and the bottom of the Project Main page and you will continue on through the wizard.

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7.2.10 Submittal Requirements

7.2.10.1 CADD System Tab

Files should be fully compatible with:

Select which software submittal drawings should be compatible. This is used to modify text in Paragraph 3.7.1.6 of Section 01 33 16.

BIM files should be fully compatible with:

Select which software submittal drawings should be compatible. This is used to modify text in Paragraph 3.7.1.6 of Section 01 33 16.

NOTE: This option will only show for projects whose fiscal year is FY08 and beyond.

7.2.10.2 Distribution and Quantities Tab

Edit the Table to suit specific project requirements. Ensure that the numbers of copies required are minimized and that every attempt be made to establish electronic submittal of information, whether CD-ROM based or WEB based as the submission media of choice. This is used to modify Paragraph 3.9.1 of Section 01 33 16

How many different addresses shall the submittal be mailed to?:

This information is used to modify Paragraph 3.9.3.1 of Section 01 33 16. It will indicate that the Government will furnish the Contractor addresses where each copy shall be mailed to after award of the contract.

How many copies of the submittal will be RETAINED by the Contracting Officer?:

This information is used to modify Paragraph 1.13 of Section 01 33 00.

How many copies of the submittal will be RETURNED to the Contractor?:

This information is used to modify Paragraph 1.13 of Section 01 33 00.

7.2.11 Construction Requirements

7.2.11.1 Quality Control Tab

Location for "Construction Quality Management for Contractors" course:

The information entered on this page is used in Paragraph 3.4.6 of Section 01 45 04.00 10

Location for delivery of samples for testing:

The information entered on this page is used in Paragraph 3.7.4 of Section 01 45 04.00 10

7.2.11.2 Government Field Office Tab

The information entered on this page is used in Section 01 50 02

Is the contractor to provide an office for the Government Resident Engineer?

The answer to this question will either keep or delete paragraph 1.6 from section 01 50 02. Also, if "Yes" is selected, additional information will be required to be entered by the preparer.

Is a connection to sewer or water necessary or can the Contractor provide and maintain a portable toilet for the Government field office, with hand sanitizing feature?

If yes, then the following will be added to paragraph 1.6.1 for Resident Engineer's office: "...or 1 each, men's and women's portable toilets with hand sanitizing feature, maintained by the Contractor."

The following will also be added to paragraph 1.6.2 for portable trailer.

"..., except that a unisex portable toilet with hand sanitizing feature, maintained by the Contractor, may be provided in lieu of toilet facilities connected to water and sewer mains."

7.2.12 Adding Appendices

7.2.12.1 Standard Appendices

By default, the wizard will add all the above appendices. Appendix K and L have standard content provided by the MT Team. All others will be considered "not used" unless replaced by the preparer as follows:

Select the Radio Button next to the appendix you wish to upload and then select the "Browse" button to locate the file on the local machine. Once selected, click the "Upload" button in the middle of the page to attach the file. This action will replace the "Not Used" version of the appendix with the project specific content. (See Replace Standard Appendix below) Example, if the preparer does not plan to have an Appendix F Photos of Surrounding Buildings, nothing is required to be done.

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Standard Appendices

A. Geotechnical Information
 B. List of Drawings
 C. Utility Connections
 D. Results of Fire Flow Tests
 E. Environmental Information
 F. Photos of Surrounding Buildings
 G. GIS Data
 H. Exterior Signage
 I. Acceptable Plants List
 J. Drawings
 K. Life Cycle Cost Analysis Fuel Cost Information
[Download Here](#)
 L. LEED Project Credit Guidance [Download Here](#)
 M. LEED Owner's Project Requirements [Sample Here](#)
 N. LEED Requirements for Multiple Contractor Combined Projects
 O. LEED Strategy Tables [Sample Here](#)

File to include:

Only Adobe Acrobat PDF files under 16mb may be uploaded.

[Help](#)

These files will replace the default Appendices listed above.

- Appendix A. Geotechnical Information [View](#)
60828_Geotech_Report.pdf [Remove](#)
- Appendix C. Utility Connections [View](#)
AppC.pdf [Remove](#)
- Appendix D. Results of Fire Flow Tests [View](#)
AppD.pdf [Remove](#)

Figure 7-618: Replace Standard Appendix

- Appendix A Geo technical Information
- Appendix B List of Drawings
- Appendix C Utility Connections
- Appendix D Results of Fire Flow Tests
- Appendix E Environmental Information
- Appendix F Photos of surrounding buildings
- Appendix G GIS Data
- Appendix H Exterior Signage
- Appendix I Acceptable Plants List
- Appendix J Drawings
- Appendix K Fuel Cost Information
- Appendix L LEED Project Credit Guidance
- Appendix M LEED Owner's Project Requirements
- Appendix N LEED Requirements for Multiple Contractor Combined Projects
- Appendix O LEED Strategy Tables
- Appendix P USGBC Registration of Army Projects
- Appendix Q Area Computation
- Appendix R RMS Submittal Register Input Form

Note: Appendix K and Appendix L are Word Documents which the user needs to download, fill out appropriate information in Column 4, convert to PDF and then upload back to the wizard.

7.2.12.2 User-Defined Appendices

In addition, the wizard provides the ability to upload non-standard or user-defined appendices that are unique to each project.

The preparer simply needs to enter the Title and then select the “Browse” button to locate the file on their machine. Once selected, click the “Upload” button in the middle of the page, to attach the file.

Keep in mind when entering the title; enter it how you would like it to be displayed in the Table of Contents of the RFP.

Once complete, hit “Continue” at the bottom of the page to save your data

7.2.13 Validation Report

The purpose of the validation report is to let the users know where information in the RFP is missing. To ensure a valid and complete RFP, please review these pages before creating the final RFP.

7.2.14 View/Download RFP

On this page the user can either view the document in draft form or if the document is complete, they can “Lock and Finalize” the project. If a project has already be locked and finalized, a link will display on the page to download the file.

7.2.14.1 View RFP

There are three (3) types of downloads for reviewing the project. Each review document will contain **RED** text to show the most recent revisions to the document as well as have a DRAFT watermark on each page. Select the Radio Button next to the type of output you are looking for.

- When the “Complete RFP” is selected and the  button is selected, the entire RFP will be processed as a PDF file for saving to your local hard-drive.
- When the “Sections 00 21 00 through 00 73 00” is selected and the  button is selected, a File Download dialog box will open asking whether to Open or Save the file. The document is produced in Rich Text format which will allow for the cutting/pasting of the information into the SPS system.
- When the “Sections 01 10 00 through 01 78 02.00 10” is selected and the  button is selected, the back end sections of the RFP will be processed as a Secure PDF file for saving to your local hard-drive. This also includes all Appendices.

7.2.14.2 Lock and Finalize

The purpose of Lock and Finalize is to lock the project so that no further changes are allowed. It generates and saves the final document in non-draft format (no **RED** text, Strike-through text, Draft watermark or Date/Timestamp will be shown) and saves the project to the database. This should only be done when the project has all information

included and is ready to “Hit the streets”. Once a project is "locked", the web pages associated to those documents will become locked as well. User will still be able to view the pages, but no changes will be allowed.

Select the Radio Button next to the section you wish to lock and press the “Lock and Finalize” button. Remember “Lock Front” includes the documents that will be input into SPS (00 21 00 through 00 73 00) and will be saved in Rich Text format. “Lock End” will save the remaining sections (01 10 00 through 01 78 02.00 10) in PDF format for distribution.

NOTE: When 00 21 00 through 00 73 00 is locked and finalized, all of division 01 (01 10 00 through 01 78 02.00 10) will be created in PDF format as it stands at the time of locking. All division 01 docs will have DRAFT watermark and footer will include text stating that "For Information Only, Subject to Change". When 01 10 00 through 01 78 02.00 10 is “Locked and Finalized”, this draft version will be replaced in the Database with the final “non-draft” version.

To create an amendment for a Locked project, see [Create Amendment](#) [Create Amendment](#) above for more information.

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It is possible to get a project “Unlocked”. See [Manage Projects](#) [Manage Projects](#) above for more information

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7.3 IDIQ Solicitation (Two Phase Approach)

The IDIQ solicitation is a Two Phased approach. In phase II, the short-listed firms from Phase I will compete for base contract award and one firm will win the task order competition. The government will award base ID/IQ contracts to one or more firms and will then issue task orders for future projects, which may be design-build, adapt-build or even construction only task orders, dependant upon the maturation of the various COS standard designs.

The base ID/IQ contract will contain the Division 00 sections for standard clauses (00 72 00) and SCR’s that generally apply to all task orders (00 73 00), as well as the standard Division 01 Sections which generally apply to all task orders (all but 01 10 00, which is task order specific). The Contracting Office will maintain and make the base ID/IQ contract available electronically for contractors and PDT’s developing, issuing and executing task orders.

A task order will only contain the information specific to that task order. Sections 00 73 10 (Supplemental Contract Requirements), 00 73 46 Wage Determination Schedule, the Statement of Work and abbreviated Division 01 Sections contain only task order specific information. The reader is referred back to the Base ID/IQ for standard requirements.

The following Sections will be part of the Final RFP Package as a minimum. See [View/Download RFP](#) for the how the files will be created (i.e. RFT of PDF documents, etc.)

7.3.1 IDIQ Solicitation Phase I and II Table of Contents

7.3.1.1 Phase I Table of Contents:

PROPOSAL REQUIREMENTS, CONTRACT FORMS AND CONDITIONS

Sections

- 00 01 10 SF1442
- 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
- 00 45 00 Representations and Certifications
- 00 72 00 Contract Clauses – Table of Contents
- 00 73 00 Special Contract Requirements

DIVISION 01 - General Requirements

Sections

- 01 11 00 Summary of Work
 - **Attachment A: For Information Only, Subject to Change**
- 01 32 01.00 10 Project Schedule
- 01 33 00 Submittal Procedures
- 01 33 16 Design After
- 01 45 02.00 10 Quality Control System (QCS)
- 01 45 04.00 10 Contractor Quality Control
- 01 50 02 Temporary Construction Facilities
- 01 57 20.00 10 Environmental Protection
- 01 62 35 Recycled/Recovered Materials
- 01 78 02.00 10 Closeout Submittals

Appendices – For Information Only, Subject to Change

- Appendix A Geo technical 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 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 USGBC Registration of Army Projects **(To be added in Phase 2)**
- Appendix Q Area Computation **(To be added in Phase 2)**
- Appendix R RMS Submittal Register Input Form **(To be added in Phase 2)**

ANY USER APPENDICES

7.3.1.2 Phase II Table of Contents:

PROPOSAL REQUIREMENTS, CONTRACT FORMS AND CONDITIONS

Sections

- 00 01 10 CLIN SCHEDULE

00 22 10 Phase 1 of 2 Phase Design-Build Selection Procedures
00 72 00 Contract Clauses – Table of Contents
00 73 00 Special Contract Requirements

DIVISION 01 - General Requirements

Sections

01 32 01.00 10 Project Schedule
01 33 00 Submittal Procedures
01 33 16 Design After Award
01 45 02.00 10 Quality Control System (QCS)
01 45 04.00 10 Contractor Quality Control
01 50 02 Temporary Construction Facilities
01 57 20.00 10 Environmental Protection
01 62 35 Recycled/Recovered Materials
01 78 02.00 10 Closeout Submittals

TASK ORDER SPECIFIC REQUIREMENTS

Sections

00 11 00 CLIN SCHEDULE
00 73 10 Supplemental Contract Requirements
<007346_NO>00 73 46 Wage Determination Schedule</007346_NO>

DIVISION 01 - General Requirements

Sections (Task Order Specific Requirements)

01 10 00.[TONUM] Task Order Statement of Work
01 33 00 Submittal Procedures
01 33 16 Design After Award
01 45 04.00 10 Contractor Quality Control
01 50 02 Temporary Construction Facilities
<015773_NO>01 57 23 Temporary Storm Water Pollution Control </015773_NO>

APPENDICES (TASK ORDER SPECIFIC REQUIREMENTS):

Initial Task Order Appendices

Appendix A Geo technical Information
Appendix B List of Drawings
Appendix C Utility Connections
Appendix D Results of Fire Flow Tests
Appendix E Environmental Information
Appendix F Photos of surrounding buildings
Appendix G GIS Data
Appendix H Exterior Signage
Appendix I Acceptable Plants List
Appendix J Drawings
Appendix K Fuel Cost Information
Appendix L LEED Project Credit Guidance
Appendix M LEED Owner's Project Requirements
Appendix N LEED Requirements for Multiple Contractor Combined Projects
Appendix O LEED Strategy Tables
Appendix P USGBC Registration of Army Projects
Appendix Q Area Computation
Appendix R RMS Submittal Register Input Form

ANY USER APPENDICES (AA-ZZ Available)

7.3.2 Project Information Page

Project Fiscal Year:

This is the same as in a C-Type solicitation. See Paragraph [7.2.17-2.4](#) above.

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Project Location:

This is the same as in a C-Type solicitation. See Paragraph [7.2.17-2.4](#) above.

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Region where project is located:

Select the appropriate Region using the Pull down menu. This will be used in Section 00 21 00 Paragraph 1.1.

Project Number:

This is the same as in a C-Type solicitation. See Paragraph [7.2.17-2.4](#) above.

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Project Title:

This is the same as in a C-Type solicitation. See Paragraph [7.2.17-2.4](#) above.

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Project Description:

This is the same as in a C-Type solicitation. See Paragraph [7.2.17-2.4](#) above.

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Task Order Description:

This will be used in Section 00 21 00 Paragraph 1.1.1.

Who will provide the site work and site improvements beyond the five foot line?

This is the same as in a C-Type solicitation. See Paragraph [7.2.17-2.4](#) above.

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Solicitation Number:

This is the same as in a C-Type solicitation. See Paragraph [7.2.17-2.4](#) above.

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Task Order RFP Number:

This is used for the Phase II Seed Task Order.

Type of Seed Task Order:

Select SATOC or MATOC. If MATOC is selected, please enter how many base ID/IQ contract awards to firms under this solicitation will be made.

Describe what is to be construction for each task order?

This information will be added to paragraph 5.1.1.1(a) "Construction of [CONSTRUCTIONTYPE] or their equivalent or similar commercial or institutional type. All work must be new construction." in Section 00 22 10.

Typical Task Order project size?

This information will be added to paragraph 5.1.1.1(b) "Typical project size should reflect [TYP_PROJECTSIZE] square feet." in Section 00 22 10.

The construction value of each project will be at least?

This information will be added to paragraph 5.1.1.1(c) "Construction value of at least [CONSTRUCTION_VALUE]." in Section 00 22 10.

Are there additional specialized requirements?

If no, paragraph 5.1.1.1(e) in Section 00 22 10 will be "Not Used". If yes, please provide any specialized requirements in the space provided not to exceed three.

Is this a set aside for Small Business?:

This is the same as in a C-Type solicitation. See Paragraph [7.2.17-2.4](#) above.

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7.3.3 District Information Page

This entire page is the same as when creating a C-Type contract. See Paragraph [7.2.27-2.2](#) above.

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7.3.4 Project Cost

Estimated Design and Construction Cost:

The basic contract period has a guaranteed minimum amount of \$

Enter the appropriate value. This is used in Section 00 73 10. The value entered here should be the same as entered on the SF1442.

Cost Limitation:

Select which best describes your project. This is used in Section 00 22 00 in Paragraph 2.0.

7.3.5 Proposal Submittal Requirements Page

7.3.5.1 General Tab

This is the same as when creating a C-Type contract. See Paragraph [Error! Reference source not found.7.2.4](#) above.

7.3.5.2 Pre-Proposal Conference Tab

This is the same as when creating a C-Type contract. See Paragraph [Error! Reference source not found.7.2.4](#) above.

7.3.5.3 Additional Tab

Stipend:

Is a Stipend part of the Contract?:

If YES, please enter the dollar amount for the Stipend. If NO, no additional action is required. This information is used to modify Paragraph 3.0 of Section 00 22 20.

Remember, stipends are optional and must be approved by ACSIM. Programming and design funds are to be used for this purpose. Comply with USACE policy on use of stipends. Suggested amount is 50% or less of estimated cost to develop the design proposal.

Proposal Evaluation:

Max number of Phase 1 offers that can move onto Phase 2:

Enter the appropriate number for your project. For ID/IQ Base contract award, the number of firms to be short-listed in Phase 1 for the Phase 2 competition is a specifier selection. We recommend that the number be two (2) more than the maximum number of base contract awardees in Phase 2. The current default value for Phase 2 Base contract awardees in Section 00 22 20 is three (3).

Will the Short-Listed firms be publicly announced?

Select the appropriate radio button which best fits your project. If yes is selected, Paragraph 1.3 which reads "The short-listed Offerors will be announced by special notice or synopsis to the Federal Business Opportunities website. Offerors may be contacted separately to request their approval." will be added to Section 00 22 10. If no, this paragraph will be removed.

Presentation Drawings

Is a color board including primary interior and exterior finish materials to be submitted as part of proposal?

This is optional at the discretion of the KO and PDT.

If yes, Paragraph 5.2.1.1 (e) will be added to section 00 22 20 and will read as follows:

- e) A color board including primary interior and exterior finish materials.

If no, this paragraph will not be included.

7.3.5.4 Installation Preferences Tab

This is the same as when creating a C-Type contract. See Paragraph [Error! Reference source not found.7.2.4](#) above.

7.3.6 Contract Information Page

This entire page is the same as when creating a C-Type contract. See Paragraph [7.2.57.2.5](#) above.

7.3.7 Statement of Work – Facility Type

This entire page is the same as when creating a C-Type contract. See Paragraph [7.2.67.2.6](#) above.

7.3.8 Statement of Work – Facility Specific

This entire page is the same as when creating a C-Type contract. See Paragraph [7.2.87.2.8](#) above.

7.3.9 Project Main

This entire page is the same as when creating a C-Type contract. See Paragraph [7.2.97.2.9](#) above.

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7.3.10 Submittal Requirements

This entire page is the same as when creating a C-Type contract. See Paragraph [7.2.107-2.10](#) above.

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7.3.11 Construction Requirements

This entire page is the same as when creating a C-Type contract. See Paragraph [7.2.11](#) above.

7.3.12 Adding Appendices

This entire page is the same as when creating a C-Type contract. See Paragraph [7.2.12](#) above.

7.3.13 Validation Report

This entire page is the same as when creating a C-Type contract. See Paragraph [7.2.13](#) above.

7.3.14 View/Download RFP

This entire page is the same as when creating a C-Type contract. See Paragraph [7.2.14](#) above.

7.4 Task Order Solicitation

After selecting SATOC or MATOC on the Create RFP page, you will be redirected to a Task Order Association page. The purpose of this is to allow the user so associate the new SATOC or MATOC with an existing IDIQ. Simply select the Radio Button next to the project you wish to associate this task order to. Result: A new project will be created containing all the data previously entered into the original IDIQ solicitation.

This selection will also modify Paragraph 2.0 and 3.1 of Section 00 22 30. If MATOC, Paragraph 2.0 and 3.1 will read as follows:

2.0 BASIS OF AWARD

2.1 The Contracting Officer will award a firm fixed-price task order to that responsible Offeror whose proposal the Source Selection Authority has determined conforms to the solicitation, is fair and reasonable, and offers the best overall value to the Government, considering all non-price factors described herein, and price. **All evaluation factors, other than price, when combined, are considered significantly more important than the price.** However, offerors are reminded that the Contract award shall not exceed the cost limitation described in Section 0073 10 **Supplemental Contract Requirements** 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 GENERAL INSTRUCTIONS

3.1 Not Used

Submit proposals in tabbed, three-ring binders. Note that the Government will not evaluate any material that exceeds the page limits, where indicated below.

If SATOC, Paragraph 2.0 and 3.1 will read as follows:

2.0 NOT USED

3.0 GENERAL INSTRUCTIONS

3.1 Submit proposals initially on the most favorable terms from a price and technical standpoint. Do not assume that offerors will be contacted or afforded an opportunity to clarify, discuss or revise their proposals.

Submit proposals in tabbed, three-ring binders. Note that the Government will not evaluate any material that exceeds the page limits, where indicated below.

The following Sections will be part of the Task Order RFP Package as a minimum. See [View/Download RFP](#) below for the how the files will be created (i.e. RFT of PDF documents, etc.).

Follow-on Task Order RFP Table of Contents:

PROPOSAL REQUIREMENTS, CONTRACT FORMS AND CONDITIONS

Sections (Task Order Specific Requirements)

00 11 00 CLIN SCHEDULE
00 22 30 Task Order Design-Build Selection Procedures and Basis of Award
00 73 10 Supplemental Contract Requirements
<007346_NO>00 73 46 Wage Determination Schedule</007346_NO>

DIVISION 01 - General Requirements

Sections (Task Order Specific Requirements)

01 10 00.[TONUM] Task Order Statement of Work
01 33 16 Design After Award
01 45 04.00 10 Contractor Quality Control
01 50 02 Temporary Construction Facilities
<015773_NO>01 57 23 Temporary Storm Water Pollution Control </015773_NO>

Appendices (Task Order Specific Requirements)

Appendix A Geotechnical Information
Appendix B List of Drawings
Appendix C Utility Connections
Appendix D Results of Fire Flow Tests
Appendix E Environmental Information
Appendix F Photos of surrounding buildings
Appendix G GIS Data
Appendix H Exterior Signage
Appendix I Acceptable Plants List
Appendix J Drawings
Appendix K Fuel Cost Information

Appendix L LEED Project Credit Guidance
Appendix M LEED Owner's Project Requirements
Appendix N LEED Requirements for Multiple Contractor Combined Projects
Appendix O LEED Strategy Tables
Appendix P USGBC Registration of Army Projects (To be added in Phase 2)
Appendix Q Area Computation (To be added in Phase 2)
Appendix R RMS Submittal Register Input Form (To be added in Phase 2)

ANY USER APPENDICES

7.4.1 Project Information Page

Project Fiscal Year:

Page should be pre-populated with all data entered when IDIQ solicitation was developed. This information is for reference only.

Project Location:

Page should be pre-populated with all data entered when IDIQ solicitation was developed.

This should be the location of the project. Example: Fort Riley, Kansas. The value entered here should be the same as entered on the SF1442. This is used in the Table of Contents, Paragraph 1.1 of Section 00 22 30.

Region where project is located:

Select the appropriate Region using the Pull down menu. This value is used in Paragraph 1.1. of Section 01 10 00.[TONUM]

Project Number:

Page should be pre-populated with all data entered when IDIQ solicitation was developed. This information is for reference only.

Project Title:

Page should be pre-populated with all data entered when IDIQ solicitation was developed.

The value entered here should be the same as entered on the SF1442. This modifies all documents (headers & footers), TOC, Paragraph 1.1 of Section 00 22 30 and Paragraph 1.1 of Section 01 10 00.[TONUM]

Project Description:

Page should be pre-populated with all data entered when IDIQ solicitation was developed. This information is for reference only.

Task Order Description:

This will be used in Section 00 21 00 Paragraph 1.1.1.

Who will provide the site work and site improvements beyond the five foot line?

This is the same as in a C-Type solicitation. See Paragraph 7.2.17.2.4 above.

Contract Number:

Enter the Contract Number from the award IDIQ this Task Order is associated to. This is used on all documents (headers & footers).

Formatted: Font: (Default) Arial, 11 pt,
Underline, Font color: Blue, English (U.K.),
Condensed by 0.1 pt

Task Order RFP Number:

Enter the Task Order Number. This is used on all documents (headers & footers) and the Table of Contents.

Was the IDIQ for this Task Order generated in this Wizard?:

Select "Yes" or "No". If "No" is selected, all Division 1 sections of the RFP will be included. If "Yes" is selected, only partial sections will be included as the base IDIQ contract will have the full content.

Is this a set aside for Small Business?:

Page should be pre-populated with all data entered when IDIQ solicitation was developed. The answer to this question will modify Section 00 22 30 accordingly. If no, Paragraph 9.6 will be not used. If yes, Paragraph 9.6 Tab E – Subcontracting Plan will be a requirement.

7.4.2 District Information Page

Page should be pre-populated with all data entered when IDIQ solicitation was developed. This information is for reference only.

7.4.3 Project Cost

Estimated Design and Construction Cost:

This is the "Cost Limitation" for the Task Order. This is used in Paragraph 1.1 of Section 00 73 10.

7.4.4 Proposal Information Page

7.4.4.1 Installation Preferences

Page should be pre-populated with all data entered when IDIQ solicitation was developed. This values entered here will modify Paragraph 5.3.2.3 of Section 00 22 30. See Paragraph [Error! Reference source not found.7.2.4](#) above for more information on entering information in the text areas.

7.4.5 Contract Information Page

7.4.5.1 General Information Tab

Are Key Subcontractors going to be evaluated?:

Select the appropriate Radio button which best describes the project. This information is used to edit Section 00 22 30 evaluation factors.

If no, Paragraph 4.0 is modified. Also the Title of paragraph 7.0 will read **"VOLUME 2 –FACTOR 3 – PROPOSED CONTRACT DURATION AND SUMMARY SCHEDULE"** instead of **"FACTOR 3 –REMAINING PERFORMANCE CAPABILITY PROPOSAL"**. In addition, Paragraph 7.2 and Attachment 10 will be removed.

NOTE TO SPECIFIER: For ID/IQ contract format and/or Tier 2 facilities: key subcontractor subfactor is optional, but is generally recommended as a key discriminator.

Are all large business offerors to submit a small business plan?:

Select the appropriate Radio button which best describes the project. This information is used to edit Paragraph 9.6.1 of Section 00 22 30.

Are one-on-one interim interview to be held?: (MATOC task orders only)

Select the appropriate Radio button. If yes, enter the scheduled date, the full schedule and the location. Defaults for scheduled date and full schedule are "TBD – Will be furnished by amendment or letter". This information is used to edit Paragraph 9.7 of Section 00 22 30.

NOTE TO SPECIFIER: If the PDT determines that the use of one on one interim interview prior to proposal receipts is desirable, subject to the contracting officer's approval, select "Yes"

Select the systems below which you would like to review in the submittal:

These checkboxes will modify Paragraph 5.3.1.3 of Section 00 22 30. If none of them are selected, the Paragraph will read as follows:

- (a) Architectural Finishes
 - Interior Walls
 - Floors
 - Ceilings
 - Exterior Walls
 - Any Special Features
 - Hardware systems (not individual hardware sets)
 - Door systems/types (not individual doors)
 - Window systems/types (not individual windows)
 - Roofing Systems
- (b) Not Used
- (c) Not Used
- (d) Plumbing Systems
 - Fixtures
- (e) Electrical Systems
 - Lighting Fixtures

The following items will be added based on which check box is selected:

Mechanical:

- (c) Mechanical Systems
 - Central Heating/Cooling Equipment
 - Pumps
 - Air Handling Equipment

- HVAC System Control Equipment
- Energy Conservation Features

Domestic Hot water Generator:

Domestic Hot Water Generator will be added under item (d).

Main switchgear and panels:

Main switchgear and panels will be added under item (e)

Data, Telephone, Cable TV, Intercom, CCTV, or Other Special Systems as Identified in the SOW:

Data, Telephone, Cable TV, Intercom, CCTV, or Other Special Systems as Identified in the SOW will be added to the end of item (e)

7.4.5.2 Site Safety Tab

Select the appropriate Radio button which best describes the project.

If "Project has three or less major structures of the same type construction being built simultaneously and those structures have 3 stories or less, mid-size maintenance or storage facilities, paving and/or landscaping, and other projects with similar moderate construction hazards" is selected, Paragraph 1.9 (a) of Section 00 73 10 will read:

(a) The SSHO duties will be the employee's sole, full-time 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).

If "Project has buildings taller than 3 stories, more than one facility type, more than three major structures being constructed simultaneously, large maintenance or complex industrial facilities, or other projects with similar substantial construction hazards", is selected Paragraph 1.9 (a) of Section 00 73 10 will read:

(a) The SSHO duties will be the employee's sole, full-time responsibility. The SSHO shall have, as a minimum:

(1) 5 years safety work on similar type construction, and

(2) The 30-hour OSHA construction safety class or equivalent within the last 5 years, and

(3) An average of at least 24 hours of formal safety training each year for the past 3 years, and

(4) Competent person training as required based on applicability (Scaffolds, Cranes, Fall Protection, Confined space, or others).

If yes is selected to the question "Does the project involve the handling, treatment, removal and/or disposal of asbestos, lead, or Hazardous Materials/Waste?" Paragraph 1.9 (b) of Section 00 73 10 will be added as follows:

(b) In the event this project involves hazardous, toxic or radioactive waste (HTRW) operations, additional site safety personnel qualifications and training are found in EM 385-1-1, 28.A.02 b.(3). In the event this project involves the handling, treatment, removal and/or disposal of asbestos, personnel qualifications and training shall be consistent with those specified in UFGS SECTION 02 82 14.00 10 titled ASBESTOS HAZARD CONTROL ACTIVITIES. In the event this project involves the abatement of lead based paint hazards, personnel qualifications and training shall be consistent with those specified in UFGS SECTION 01 83 13 LEAD IN CONSTRUCTION, and/or UFGS 01 83 19 for TARGET HOUSING AND CHILD OCCUPIED FACILITIES, depending on site applicability

7.4.5.3 Additional Tab

Will there be multiple major facility types included in this contract?:

Select Yes or No. This will be used to add/remove text as necessary from Paragraph 7.2.1 in Section 00 22 30

Maximum performance duration allowed:

Enter the number of Calendar days that the proposed contract duration is not to exceed. This is used in Paragraph 7.1.2.1 of Section 00 22 30.

7.4.5.4 Supplemental Requirements Tab

52.211-10 COMMENCEMENT, PROSECUTION AND COMPLETION OF WORK (APR 1984).

Information entered here will be added to Paragraph 1.2 of Section 00 73 10. For using the text area functionality, see Paragraph regarding [Specific Requirements Tab](#) above.

52.211-12 LIQUIDATED DAMAGES – CONSTRUCTION (SEP 2000).

Information entered here will be added to Paragraph 1.3 of Section 00 73 10. For using the text area functionality, see Paragraph regarding [Specific Requirements Tab](#) above.

252.236-7001 CONTRACT DRAWINGS, MAPS, AND SPECIFICATIONS (AUG 2000).

Information entered here will be added to Paragraph 1.4 of Section 00 73 10. For using the text area functionality, see Paragraph regarding [Specific Requirements Tab](#) above.

TIME EXTENSIONS FOR UNUSUALLY SEVERE WEATHER (ER 415-1-15) (OCT 1989).

Information entered here will be added to Paragraph 1.5 of Section 00 73 10. For using the text area functionality, see Paragraph regarding [Specific Requirements Tab](#) above.

PHYSICAL DATA (FAR 52.236-4) (APR 1984).

Information entered here will be added to Paragraph 1.6 of Section 00 73 10. For using the text area functionality, see Paragraph regarding [Specific Requirements Tab](#) above.

IDENTIFICATION OF GOVERNMENT-FURNISHED PROPERTY.

Information entered here will be added to Paragraph 1.7 of Section 00 73 10. For using the text area functionality, see Paragraph regarding [Specific Requirements Tab](#) above.

PAYMENT FOR MATERIALS DELIVERED OFF-SITE (EFARS 52.232-5000) (MAR 1995):.

Information entered here will be added to Paragraph 1.8 of Section 00 73 10. For using the text area functionality, see Paragraph regarding [Specific Requirements Tab](#) above.

7.4.6 Statement of Work – Facility Type

Select a Facility Type

Select the check box next to the facility type to be included in the project. More than one can be selected at a time. These selections will determine what pages will be displayed next. If “Unique Facility” is selected, enter the name of the facility when prompted. This is used to modify content in Sections 00 22 30, Paragraphs 1.2, 2.0 and Attachment A of Section 01 10 00.[TONUM] (Task Order Summary of Work).

- [72111 - Enlisted Unaccompanied Personnel Housing](#)
- [72210 - Dining Facility](#)
- [14182 - Brigade Headquarters Building](#)
- [14183 - Battalion Headquarters Building](#)
- [14185 - Company Headquarters Building](#)
- [21410 - Vehicle Maintenance Shop](#)
- [74016/74017 - Child Development Center](#)
- [74033 – Army Community Service Center](#)
- [74066 – Youth Center](#)
- [17120 – General Instruction Building](#)
- [74025 – Army Continuing Education System Facility](#)
- [17136 – Classroom XXI](#)
- [14114 – Criminal Investigation Division Command](#)
- [73017 – Chapel](#)
- [73010 – Consolidated Fire, Safety, and Security Facility](#)
- [73010 – Army Fire Station Facility](#)
- [74028 – Physical Fitness Facility](#)
- [Command and Control Facility](#)
- [Operational readiness Training Complex \(ORTC\)](#)

[Advanced Individual Training Complex \(AIT\)](#)
[Basic Training and One Station Unit Training Complex](#)
[Warriors in Transition Complex](#)
[Unique Facility](#)

In addition if any of these are selected, Paragraph 5.1.1 of Section 00 22 30 will be modified.

If Enlisted Unaccompanied Personnel Housing is selected, Attachment B of Section 01 33 16 will not be used and the following will be added to Paragraph 5.2.2.2 of Section 00 22 30:

- Do the interior finishes and space layouts provided establish a residential environment?
- Has the proposal included considerations to reduce noise transmission between bedrooms and between living spaces and service/common areas?

If Dining Facility is selected, the following will be added to Paragraph 5.2.2.2 of Section 00 22 30:

- Does the proposal provide a pleasant, “themed” eating environment?
- Does the proposal include a pleasing professional environment in the cooking/serving areas?

If Vehicle Maintenance Shop is selected, the following will be added to “Vehicle Considerations” section of Paragraph 5.4.2.1 in Section 00 22 30:

- Does the proposal consider the type and limitations of the military vehicles to provide the needed access to the facility for repair and maintenance?
- Have a sufficient number of spaces (areas designated) been provided for military vehicle parking?
- Is the parking surface offered for the MOV suitable for extended usage without significant cyclical replacement?

7.4.7 Statement of Work – Facility Specific

This entire page is the same as when creating a C-Type contract

7.4.8 Project Main

This entire page is the same as when creating a C-Type contract

7.4.9 Submittal Requirements

This entire page is the same as when creating a C-Type contract

7.4.10 Construction Requirements

This entire page is the same as when creating a C-Type contract

7.4.11 Adding Appendices

This entire page is the same as when creating a C-Type contract

7.4.12 Validation Report

This entire page is the same as when creating a C-Type contract

7.4.13 View/Download RFP

This entire page is the same as when creating a C-Type contract

8.0 Change Instructions

8.1 Proposed Changes to the Model RFP

As the MILCON transformation process evolves, we recognize that changes to the Model RFP may be necessary, either to correct errors or inconsistencies or to incorporate lessons-learned. We have established a process to accomplish this using existing USACE AIS. The ProjNet system will be used to initiate, track, resolve and incorporate such changes throughout the life of a project. Under no circumstances shall the Preparer alter the Model RFP except to insert information where permitted or to communicate project-specific information. The attached flowchart shows the process that will be used to address all proposed changes.

Another option is to simply put together a document with your questions/concerns and email them to [The RFP Wizard Team](#). The questions will then be forwarded to the correct POC for the question.

8.2 Requested Deviations to the Model RFP

A deviation is a project specific change to a non-editable part of the model RFP. It is important to keep deviations to an absolute minimum; however, where deemed important, all deviations must be reviewed and approved by the PEO prior to incorporation into the RFP. All deviations are considered to be user-requested changes. As with proposed changes, we have established a process to accomplish this using existing procedures and USACE AIS. Concurrent with processing user-requested changes in accordance with procedures defined in AR 420-1, Appendix F, the ProjNet system will also be used to initiate, track, and approve deviations. Under no circumstances shall the preparer deviate from the Model RFP prior to approval from the PEO. The attached flowchart shows the process that will be used to address all proposed deviations.

Another option is to simply put together a document with your questions/concerns and email them to [The RFP Wizard Team](#). The questions will then be forwarded to the correct POC for the question.

8.3 Components of ProjNet

MILCON Transformation Portal – contains Model RFP documents and changes, links to comment/feedback systems, program guidance, and relevant documents for use on all MILCON Transformation projects. All information contained in this portal is viewable by all registered users of ProjNet.

Criteria Change Request (CCR) – this is the mechanism for anyone to input a proposed change to the Model RFP. The request will be automatically forwarded to the appropriate member of the PEO for evaluation and resolution and will not be open for public viewing. Requests submitted in this manner will not be visible until resolution is posted in a portal document or in DQLL. The Model RFP documents are broken down in the following manner within ProjNet for purposes of entering CCRs.

MT-GENERAL

| |
|--|
| 00000 TABLE OF CONTENTS |
| 00001-MT IMPLEMENTATION GUIDE |
| 00002-MT EVALUATION GUIDE |
| 00003-MT FIELD EXECUTION GUIDE |
| 00004-MT SOURCE SELECTION PLAN TEMPLATE |
| 00005-MT SUMMARY OF REVISIONS |
| MT-FRONT-END |
| 00010 SF1442 |
| 00011 CLIN SCHEDULE |
| 00100 INSTRUCTIONS, CONDITIONS AND NOTICES TO OFFERORS |
| 00110 PHASE 1 OF 2 PHASE DESIGN-BUILD SELECTION PROCEDURES |
| 00111 ONE STEP - -BEST VALUE, DESIGN BUILD |
| 00120 PHASE 2 DESIGN-BUILD SELECTION PROCEDURES AND BASIS OF AWARD |
| 00600/00700 FAR Matrix |
| 00800 SPECIAL CONTRACT REQUIREMENTS |
| MT-SCOPE-GENERAL |
| 01010 PAR 1 - PROJECT OBJECTIVES |
| 01010 PAR 2 - SCOPE |
| 01010 PAR 4 - APPLICABLE CRITERIA |
| 01010 PAR 5 - GENERAL TECHNICAL REQUIREMENTS |
| 01010 PAR 6 - PROJECT SPECIFIC REQUIREMENTS |
| MT-SCOPE-UEPH |
| 01010 PAR 3 - UNACCOMPANIED ENLISTED PERSONNEL HOUSING (UEPH) |
| MT-SCOPE-BN-BDE |
| 01010 PAR 3 - BRIGADE AND BATTALION HEADQUARTERS |
| MT-SCOPE-COF |
| 01010 PAR 3 - COMPANY OPERATIONS FACILITY (COF) |
| MT-SCOPE-EPDF |
| 01010 PAR 3 - DINING FACILITY (EPDF) |
| MT-SCOPE-TEMF |
| 01010 PAR 3 - TACTICAL EQUIPMENT MAINTENANCE FACILITY (TEMF) |
| MT-BACK-END |
| 01012 DESIGN AFTER AWARD |
| 01312A QUALITY CONTROL SYSTEM (QCS) |

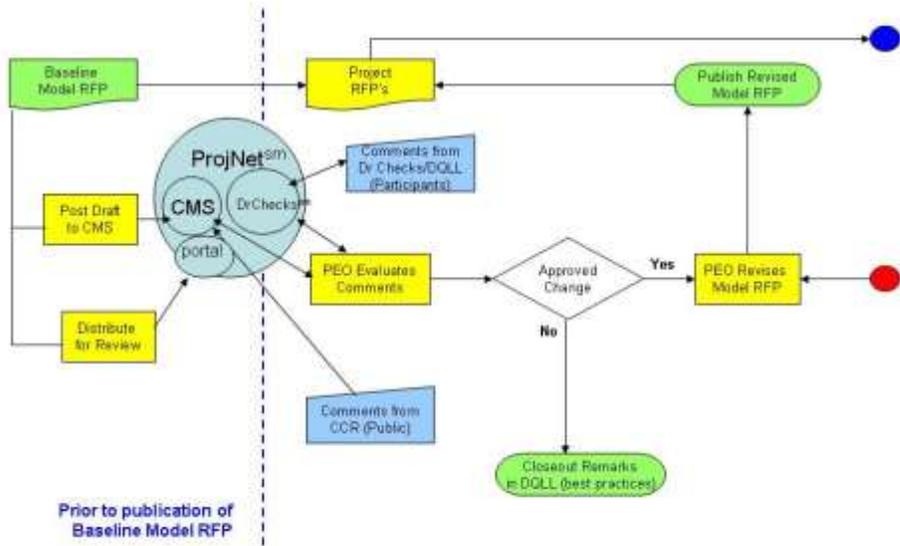
| |
|---|
| 01320A PROJECT SCHEDULE |
| 01330 SUBMITTAL PROCEDURES |
| 01355A ENVIRONMENTAL PROTECTION |
| 01451A CONTRACTOR QUALITY CONTROL |
| 01500A TEMPORARY CONSTRUCTION FACILITIES |
| 01670 RECYCLED/RECOVERED MATERIAL |
| 01780 DESIGN BUILD PROJECT CLOSEOUT REV 1.4 |

Dr. Checks – this is the system to be used for all participants in the design review processes – both for the RFP and for the design after award. Proposed changes that arise during either of these project activities can be forwarded to the PEO by clicking “Yes” on j. Lessons Learned. The action and resolution of the change will be captured in DQLL.

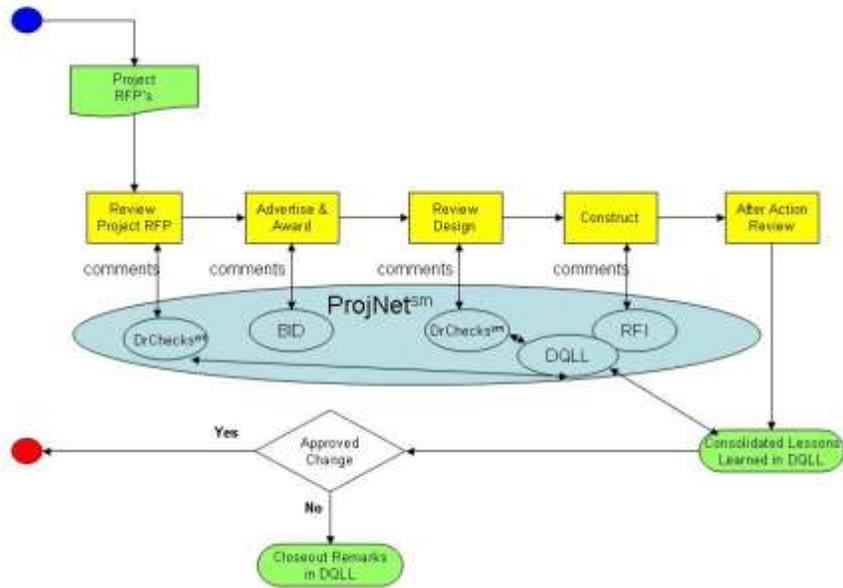
Design Quality Lessons Learned (DQLL) – this section will capture all changes generated during the design review process. In addition, proposed changes may be input directly into the DQLL system. All information contained in DQLL is viewable by all registered users of ProjNet.

Bidder Inquiry System – this system is optional but may be used to capture questions from Offerors during the proposal period. Like the CCR, this system is not open for public viewing. Requests submitted in this manner will not be visible until resolution is posted in a portal document or in DQLL.

MILCON Transformation Document Change Management



Post-Award Change Management



9.0 ACRONYMS

| | |
|----------|---|
| EPDF | Enlisted Personnel Dining Facility |
| AA&E | Arms, Ammunition & Explosives |
| AABC | Associated Air Balance Council |
| AABC | Associated Air balance Council |
| AAMA | American Architectural Manufacturers Association |
| AASHTO | American Association of State Highway and Transportation Council |
| ABMA | American Boiler Manufacturers Association |
| ACASS | Architect - Engineer Contractor Appraisal Support System |
| ACSIM | Assistant Chief of Staff for Installation Management |
| ADA | Americans with Disabilities Act |
| ADA | American with Disabilities Act |
| ADAAG | ADA Accessibility Guidelines |
| AE | Architect Engineer |
| AFARS | Army Federal Acquisition Regulation Supplement |
| AFBMA | American Bearing Manufacturers Association |
| AIS | Automated Information Systems |
| AMCA | Air Movement and Control Association |
| AMRL | AASHTO Materials Reference Library |
| ANSI | American National Standards Institute |
| ARI | Air Conditioning and Refrigeration Institute |
| ASA(I&E) | Assistant Secretary of the Army for Installation and Environment |
| ASCE | American Society of Civil Engineers |
| ASHRAE | American Society of Heating, Refrigerating and Air Conditioning Engineers |
| ASM | Acquisition Strategy Meeting |
| ASME | American Society of Mechanical Engineers International |
| ATFP | Anti-Terrorism Force Protection |
| AWI | American Woodwork Institute |
| AWWA | American Water Works Association |
| BAS | Building Automation System |
| BCS | Building Cabling System |
| BCT | Brigade Combat Team |
| BDE | Brigade Headquarters |
| BHMA | Builders Hardware Manufacturers Association |
| BICSI | Building Industry Consulting Service International |
| BIM | Building Information Model |
| BMP | Best Management Practices |
| BN | Battalion Headquarters |
| BOD | Beneficial Occupancy Date |
| BRAC | Base Realignment and Closure |
| CADD | Computer Aided Design & Drafting |
| CBR | California Bearing Ratio |
| CCASS | Corps of Engineers Construction Contractor Appraisal Support System |
| CCR | Criteria Change Request |

| | |
|---------|---|
| CCRL | Concrete and Cement Reference Laboratory |
| CECC | Headquarters USACE Office of Counsel |
| CFR | Code of Federal Regulations |
| CFR | Code of Federal Regulations |
| CID | Comprehensive Interior Design |
| CLIN | Contract Line Item Number |
| COF | Company Operations Facility |
| COS | Center of Standardization |
| CPM | Critical Path Method |
| CQC | Contractor Quality Control |
| CQC | Contractor Quality Control |
| CR | Conformance Review |
| CRI | Color Rendering Index |
| DA | Designer of Record Approved |
| DB | Design Build |
| DCAA | Defense Contract Audit Agency |
| DCM | Design Configuration Management |
| DDC | Direct Digital Control |
| DFAC | Dining Facility |
| DFARS | Defense Federal Acquisition Regulation Supplement |
| DOD | Department of Defense |
| DODISS | Department of Defense Index of Specifications and Standards |
| DODSSP | DOD Single Stock Point |
| DOIM | Directorate/Director of Information Management |
| DOR | Designer of Record |
| DQC | Design Quality Control |
| DQLL | Design Quality Lessons Learned |
| DUNS | Data Universal Numbering System |
| EA | Environmental Assessment |
| EIA | Electronic Industries Association |
| EIS | Environmental Impact Statement |
| FAR | Federal Acquisition Regulations |
| FF&E | Furniture, Fixtures, & Equipment |
| FHWA | Federal Highway Administration |
| FPI | Federal Prison Industries |
| GA | Government Approved |
| GFGI | Government Furnished Government Installed Equipment |
| GSA | Government Services Administration |
| HQ | Headquarters |
| HTRW | Hazardous, Toxic, and Radiological Waste |
| HUBZONE | Hub Zone Business |
| HWH | Hot Water Heater |
| IBC | International Building Code |
| ICC | International Code Council |
| ID/IQ | Indefinite Delivery / Indefinite Quality |
| IEEE | Institute of Electrical Engineers Inc. |

| | |
|--------|---|
| IESNA | Illuminating Engineering Society of North America |
| IESNA | Illumination Engineering Society of North America |
| IFC | Industry Foundation Classes |
| IFGC | International Fuel Gas Code |
| IMA | Installation Management Agency |
| IMC | International Mechanical Code |
| INF | Intermediate-Range Nuclear Forces |
| IPC | International Plumbing Code |
| IPMC | Installation Pest Management Coordinator |
| IRC | International Residential Code |
| ITR | Independent Technical Review |
| KO | Contracting Officer |
| LEED | Leadership in Energy and Environmental Design |
| LNS | LonWorks Network Services |
| M&V | Measurement and Verification |
| MFG | Manufacturers Name |
| MSDS | Material Safety Data Sheets |
| NACE | National Association of Corrosion engineers International |
| NAICS | North American Industry Classification System |
| NAS | Network Analysis |
| NCEES | National Council of Examiners for Engineers and Surveys |
| NCI | Network Configuration Inputs |
| NEBB | National Environmental Balancing Bureau |
| NEMA | National Electrical Manufacturers Association |
| NEPA | National Environmental Policy Act |
| NFPA | National Fire Protection Association |
| NTP | Notice to Proceed |
| O&M | Operation & Maintenance |
| OSHA | Occupational Safety and Health Administration |
| OSP | Outside Plant |
| PARC | Principal Assistant Responsible for Contracting |
| PDI | Plumbing and Drainage Institute |
| PDM | Precedence Diagram Method |
| PDT | Project Development Team |
| PEO | Program Executive Office |
| PM | Project Manager |
| POC | Point of Contact |
| POV | Privately Owned Vehicles |
| PRB | Post Retirement BenefitsProject Review Board |
| PSMH | Pulse Start Metal-Halide |
| PVT | Performance Verification Test |
| QC | Quality Control |
| QCS | Quality Control System |
| RFP | Request for Proposals |
| RMS | Resident Management System |
| SB (?) | Small Business |

| | |
|------------|---|
| SCPT | Standard Configuration Parameter Types |
| SCR | Special Contract Requirement |
| SCR | Special Contract Requirement |
| SD | Submittal Descriptions |
| SDB | Small Disadvantaged Business |
| SDEF | Standard Data Exchange Format |
| SDI | Sheet Door Institute |
| SEDI | Statement of Energy Design Intent |
| SF | Standard Form |
| SI | International System of Units |
| SID | Structural Interior Design |
| SMACNA | Sheet Metal and Air Conditioning Contractors National Association |
| SNVT | Standard Network Variable Types |
| SOW | Statement of Work |
| SSA | Source Selection Authority |
| SSEB | Source Selection Evaluation Board |
| STC | Sound Transmission Coefficient |
| SVO SB (?) | Service-Disabled Veteran Owned Small Business |
| SWPPP | Storm Water Pollution Prevention Plan |
| TAB | Testing and Air Balance |
| TABB | Testing and Balancing Bureau |
| TEMF | Tactical Equipment Maintenance Facility |
| UCPT | User Defined Configuration Parameter Types |
| UEPH | Unaccompanied Enlisted Personal Housing |
| UFAS | Uniform Federal Accessibility Standards |
| UFC | Unified Facilities Criteria |
| UL | Underwriters Laboratories |
| UMCS | Utility Monitoring and Control System |
| USACE | U.S. Army Corps Of Engineers |
| USGBC | U.S. Green Building Council |
| USAISEC- | U.S. Army Information Systems Engineering Command - Fort Detrick |
| FDED | Engineering Directorate |
| VECP | Value Engineering Change Proposal |
| WAN | Wide Area Network System |
| WBS | Work Breakdown Structure |
| WOSB | Woman Owned Small Business |