

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT				1. CONTRACT ID CODE	PAGE OF PAGES	
2. AMENDMENT/MODIFICATION NO. 0001		3. EFFECTIVE DATE 03-Dec-2003	4. REQUISITION/PURCHASE REQ. NO. W68MD9-3253-1172		5. PROJECT NO.(If applicable)	
6. ISSUED BY USA ENGINEER DISTRICT, SEATTLE ATTN: CENWS-CT 4735 EAST MARGINAL WAY SOUTH SEATTLE WA 98134-2329		CODE W912DW	7. ADMINISTERED BY (If other than item 6) <b>See Item 6</b>		CODE	
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code)			X	9A. AMENDMENT OF SOLICITATION NO. W912DW-04-R-0003		
			X	9B. DATED (SEE ITEM 11) 31-Oct-2003		
				10A. MOD. OF CONTRACT/ORDER NO.		
				10B. DATED (SEE ITEM 13)		
CODE		FACILITY CODE				
<b>11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS</b>						
<input checked="" type="checkbox"/> The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offer <input type="checkbox"/> is extended, <input checked="" type="checkbox"/> is not extended.						
Offer must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended by one of the following methods: (a) By completing Items 8 and 15, and returning <u>0</u> copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.						
12. ACCOUNTING AND APPROPRIATION DATA (If required)						
<b>13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.</b>						
A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.						
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(B).						
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:						
D. OTHER (Specify type of modification and authority)						
E. IMPORTANT: Contractor <input type="checkbox"/> is not, <input type="checkbox"/> is required to sign this document and return _____ copies to the issuing office.						
14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)  FY 04 Whole Barracks Renewal, Fort Lewis, WA - See Continuation.						
Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.						
15A. NAME AND TITLE OF SIGNER (Type or print)			16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)			
			TEL:		EMAIL:	
15B. CONTRACTOR/OFFEROR		15C. DATE SIGNED	16B. UNITED STATES OF AMERICA		16C. DATE SIGNED	
_____ (Signature of person authorized to sign)			BY _____ (Signature of Contracting Officer)		03-Dec-2003	

SECTION SF 30 BLOCK 14 CONTINUATION PAGE

CONTINUATION

- A. The purpose of this amendment is to clarify that the page limit for submittals for Phase One for this solicitation is 45 pages, as described in the revised Section 00110 that is enclosed. The page limit for submittals for Phase Two will be announced in a future amendment.
  
- B. NOTICE TO OFFERORS: Offerors must acknowledge receipt of this amendment by number and date on Standard Form 1442, BACK, Block 19, or by telegram.
  
- C. All amendments are available for download this date on the Army Corps of Engineers website at <http://www.nws.usace.army.mil/ct/>.

Enclosure:

Revised Section 00110

## **SECTION 00110 INSTRUCTIONS, CONDITIONS, AND NOTICES TO FIRMS**

### **1. INTRODUCTION**

The U.S. Army Corps of Engineers, Seattle District, is conducting a two-phase procurement in accordance with Request for Proposals (RFP) No. W912DW-04-R-0003 entitled "FY 04 Whole Barracks Renewal, Fort Lewis, WA." This solicitation will be conducted in accordance with procedures outlined in Federal Acquisition Regulations (FAR) Part 36.3 entitled "Two-Phase Design-Build Selection Procedures." There will be a Phase One (submission of qualifications and experience) and a Phase Two (submission of technical and price proposals). Those firms that wish to be considered may provide submittals in accordance with this section of the solicitation. The phase one submittals will be evaluated and the Contracting Officer will select up to **five** of the most highly qualified offerors based on demonstrated experience, qualifications, past performance. Phase Two will require the firms selected in Phase One to submit technical and price proposals, which will be evaluated in accordance with FAR Part 15 and this section of the solicitation. One firm-fixed price contract will be awarded as a result of the Phase Two evaluation.

#### 1.2 Project Description

Design and construct a new 300-person barracks complex with barracks, three large two-story duplex company operations facilities, and two large two-story battalion headquarters with classrooms and associated site improvements and infrastructure at Fort Lewis, WA. Supporting facilities include, but are not limited to, utilities; electric service; security and street lighting; fire protection and alarm systems; paving, walks, curbs and gutters; storm and sanitary sewers; landscaping; intrusion detection systems (IDS) for arms vaults, information systems; and site improvements. Access for the disabled will be provided. Heating will be provided by self-contained gas-fired systems with dual fuel capability. Anti-terrorism/force protection (AT/FP) is required in accordance with referenced standards. Comprehensive building and furnishings related interior design services are required.

## **PHASE ONE - SUBMISSION OF QUALIFICATIONS AND EXPERIENCE**

**1. PHASE 1 EVALUATION FACTORS:** Offerors shall be evaluated for the following criteria, listed in descending order of importance:

### **1. Offeror Relevant Experience**

1.a Experience of the firms proposed for the design-build team with similar projects (e.g., projects on military installations, projects with fast-track creative phasing, sustainably designed and constructed projects, apartment or dormitory and administrative/office buildings).

1.b Experience of the design-build team proposed for this project working together, as a team, on projects (design-build or non-design-build).

**2. Qualifications** of proposed team members (e.g., education, experience, professional registration, etc.)

**3. Offeror Past performance**, including customer satisfaction, quality, & timely performance.

**2. RELATIVE IMPORTANCE DEFINITIONS:** For Phase One, the following term will be used to establish the relative importance of the criteria and sub-criteria:

- **More Important:** The criterion is two (2) times more important in value to the Government than other criterion.
- **Equal:** The criterion is of the same value to the Government as another criterion.

**3. SUMMARY OF ORDER OF IMPORTANCE:** A summary of the order of importance for the Phase-One criteria is as follows:

- Criterion 1 is more important than criterion 2.
- Criterion 2 is equal to criterion 3.

### **4. TECHNICAL MERIT RATINGS:**

**OUTSTANDING** - Information submitted demonstrates offeror's potential to significantly exceed performance or capability standards. The offeror has clearly demonstrated an understanding of all aspects of the requirements to the extent that timely and the highest quality performance are anticipated. Has exceptional strengths that will significantly benefit the Government. The offeror convincingly demonstrated that the RFP requirements have been analyzed, evaluated, and synthesized into approaches, plans, and techniques that, when implemented, should result in outstanding, effective, efficient, and economical performance under the contract. Significantly exceeds most or all solicitation requirements. **VERY HIGH PROBABILITY OF SUCCESS.**

**ABOVE AVERAGE** - Information submitted demonstrates offeror's potential to exceed performance or capability standards. Has one or more strengths that will benefit the Government. The areas in which the offeror exceeds the requirements are anticipated to result in a high level of efficiency or productivity or quality. The submittal contains excellent features that will likely produce results very beneficial to the Government. Fully meets all RFP requirements and significantly exceeds many of the RFP requirements. Disadvantages are minimal. **HIGH PROBABILITY OF SUCCESS.**

**SATISFACTORY (Neutral)** - Information submitted demonstrates offeror's potential to meet performance or capability standards. An acceptable solution is provided. Either meets all RFP requirements for the criterion or contains weaknesses in some areas that are offset by strengths in other areas. A rating of "Satisfactory" indicates that, in terms of the specific criterion (or sub-criterion), the offeror has a reasonable probability of success, as there is sufficient confidence that a fully compliant level of performance will be achieved. The proposal demonstrates an adequate understanding of the scope and depth of the RFP requirements. No significant advantages or disadvantages. Equates to neutral. **REASONABLE PROBABILITY OF SUCCESS.**

**MARGINAL** – The submittal is not adequately responsive or does not address the specific criterion. The offeror's interpretation of the Government's requirements is so superficial, incomplete, vague, incompatible, incomprehensible, or incorrect as to be considered deficient. Proposal does not meet some of the minimum requirements. The assignment of a rating within the bounds of "Marginal" indicates that mandatory corrective action would be required to prevent significant deficiencies from affecting the overall project. The offeror's plans or approach will likely result in questionable quality of performance, which represents a moderate level of risk to the Government. Low probability of success although the submittal has a reasonable chance of becoming at least acceptable. Significant disadvantages. **LOW PROBABILITY OF SUCCESS.**

**UNSATISFACTORY** – Fails to meet performance or capability standards. Unacceptable. Requirements can only be met with major changes to the submittal. There is no reasonable expectation that acceptable performance would be achieved. The proposal contains many deficiencies and/or gross omissions; fails to provide a reasonable, logical approach to fulfilling much of the Government's requirements; and/or fails to meet most or all of the minimum requirements. Very significant disadvantages. **VERY LOW PROBABILITY OF SUCCESS.**

## **5. Definitions of Strength, Weakness, and Deficiency:**

**Strength:** A substantive aspect, attribute, or specific item in the proposal that exceeds the solicitation requirements and enhances the probability of successful contract performance.

**Weakness:** A flaw in the proposal that increases the risk of unsuccessful contract performance (i.e., meets the RFP requirements, but may have an impact on

schedule or quality requirements). A **weakness need not be corrected** for a proposal to be considered for award, but **may** affect the offeror's rating.

**Deficiency:** A material failure of a proposal to meet the Government requirement or a combination of significant weaknesses in a proposal that increases the risk of contract performance at an unacceptable level. A deficiency **must be corrected** for a proposal to be considered for award.

## 6. Submittal Requirements for Phase One:

### 6.1 General Submittal Requirements for Phase One.

Offerors must submit information for the above criteria in sufficient detail to permit proper evaluation. Submittals must be in a format that follows the sequence of criteria set forth in the paragraphs above. Absence of information will be deemed as if no support for that criterion is available. Submittals should be on 8½ x 11-inch paper, to the maximum extent practicable, and submitted in standard letter-size, loose-leaf binders. Contents of binders should be tabbed and labeled with a table of contents for easy identification, with all pages numbered sequentially. No material should be incorporated by reference. Any such material will not be considered for evaluation.

**Submittals for Phase One are not to exceed a total of 45 pages.** Photographs and organizational charts will not be considered a page. However, a photograph with more than 6 lines of text (for caption purposes) counts as one page. Double-sided pages count as two pages. Excessive proposals may be construed as an indication of the offeror's lack of cost-consciousness and risk not being evaluated.

### 6.2 Specific Submittal Requirements for Phase One

#### 6.2.1 Relevant Experience

**6.2.1.1. Relevant experience of the firms proposed for the design-build team with similar projects** (e.g., projects on military installations, projects with fast-track creative phasing, sustainably designed and constructed projects, hotel or dormitory and administrative/office buildings).

Submittal Requirements:

Provide a list of specific projects including projects for **both** the construction and the design firms that are either currently under construction or were completed within the last five (5) years. A minimum of three projects each shall be listed for both the construction firm and the design firm. List no more than a total of 10 projects for this criterion. Start with the most recent and relevant projects and work backwards in time.

Using a format similar to that shown below, provide specific information on the projects listed for **both** the construction and the design firms.

**Specialized Experience**

Project Title & Location
Project Type (e.g., design-build (DB), design (D), construction (C))
Dollar Value (design \$; construction \$)
Start & Completion Dates (Month/Year)
Role of Firm(s) (e.g., prime, sub) (address type of work performed and percentage of work, as applicable)
Brief Description of Project (address how this relates to solicitation project)
Sustainable Design Features/LEED Certification of Project
Customer Point of Contact (i.e., name, relationship to project, agency/firm affiliation, city, state, current phone no.)
Awards or recognition received (if applicable)

**6.2.1.2. Relevant experience of the design-build team proposed for this project working together, as a team, on projects (design-build or non-design-build).**

Submittal Requirements:

Provide a narrative describing the team’s experience working together on design-build projects. This narrative should not exceed two (2) pages.

Using the format similar to that shown above in 6.2.1.1, provide specific information on no more than five (5) design-build projects or, if applicable, (5) non-design-build projects, either currently under construction or completed within the last 5 years, on which the team members (firms and/or individuals) have worked together as a team. Start with the most recent and relevant projects and work backwards in time.

Provide an **OVERALL SUMMARY MATRIX (GRAPH)** that is structured to show projects on which the team members have worked together.

**6.2.1.3 Evaluation Method for 6.2.1.1 and 6.2.1.2**

This criterion will be evaluated for the quantity and quality of experience demonstrated. The greater the relevance and recency of prior project experience, the higher the rating assigned for the experience during evaluations. Design-build projects will be considered more relevant than non-design-build projects. Demonstration of experience in completing projects that had the unique characteristics of the proposed project will be evaluated favorably. Projects involving design/build, Leadership in Energy and Environmental Design (LEED) certification from the US Green Building Council, and attributes similar to those specified in paragraph 1.2 of this section may be given more consideration. Design-build experience working together as a team will be considered more relevant than non-design-build experience working together. **NOTE:** For purposes of this solicitation, a **DESIGN-BUILD** project is defined as a project where the successful contractor is responsible for the design and construction of a complete and usable facility in accordance with the requirements of the request for proposals.

**SUSTAINABLE DESIGN** is defined as using an integrated design approach and emphasizing environmental stewardship, especially energy and water conservation and efficiency, use of recovered and recycled materials, waste reduction, reduction or elimination of toxic and harmful substances in facilities construction and operation, efficiency in resource and materials utilization, and development of healthy, safe and productive work environments.

**6.2.2 Qualifications of proposed team members (e.g., education, experience, professional registration, etc.)** It is expected that the team presented in Phase One will be exactly the same as proposed in Phase Two and that the team will perform on the project. If any change is provided in the Phase Two proposal, the offeror shall demonstrate how any new individuals or firms are as qualified for this project as those submitted with Phase One of this procurement.

Submittal Requirements:

Provide the qualifications of the KEY individual team members (**both** construction and design) proposed for this project in the form of resumes. As a minimum, provide resumes for the construction firm's project manager, project on-site superintendent, the design firm's project manager (if applicable), lead architect and lead design engineers (specifically mechanical, electrical, civil, structural, fire protection and communications engineers, landscape architect, and LEED accredited professional). Individual's qualifications will be measured against the following criteria:

**Construction Project Manager:** The construction project manager shall have a baccalaureate degree in engineering, architecture or construction management with a minimum of 7 years experience managing construction projects and having managed a minimum of 2 projects that demonstrates the ability to manage construction projects similar in scope, cost and complexity to the project in this solicitation **or** a person in the construction field with a minimum of 10 years managing construction projects and having managed a minimum of 2 projects of the same scope, cost and complexity to the project in this solicitation.

**Project Superintendent:** The Project Superintendent shall have no less than 7 years of experience as a project superintendent on construction projects of similar scope, cost and complexity. The experience must demonstrate construction knowledge, the ability to manage large subcontracting teams, complex projects, and multiple buildings, and be consistent with the type of construction required in this solicitation.

**Design Project Manager (if applicable):** The design project manager shall have a baccalaureate degree in engineering, architecture or construction management with a minimum of 7 years project management experience and having managed at minimum of 3 projects that demonstrates the ability to manage projects similar in scope, cost and complexity to the project in this solicitation **or** a person in the design field with a minimum of 10 years project

management experience and having managed at least 3 projects of the similar scope, cost and complexity to the project in this solicitation.

**Design team members (lead architect, mechanical, electrical, civil, structural, fire protection and communications engineers, landscape architect, and LEED accredited professional):** Lead design team members shall have a baccalaureate degree in architecture, engineering or similar construction profession and shall be licensed professionals with a minimum of 5 years as senior or lead designers. In addition each individual shall have worked on at least 3 projects of similar scope, cost and complexity to the project in this solicitation. The LEED accredited professional shall have achieved LEED certification from the U.S. Green Building Council for a least 1 building project.

Resumes should be no more than two (2) pages per individual and submitted in a format similar to the one shown below.

***Personnel Qualifications/Experience***

Name/Title
Proposed Duties/Functions (for this project)
Firm Affiliation/Years Affiliated
Years of Experience (performing duties/functions as proposed for this project)
Education (Degree, Year, Specialization)
Active Registrations (and/or Professional/Technical Licenses/Certifications)
Specific Qualifications (for this project, if any)
List of Relevant Projects Including:
Project Title & Location
Project Type (e.g., design-build (DB), design (D), construction (C))
Dollar Value (design \$; construction \$)
Start & Completion Dates (Month/Year)
Duties/Functions (address how this relates to role for solicitation project)
Brief Description of Project (address how this relates to solicitation project)
Sustainable Design/LEED Certification status
Customer Point of Contact (i.e., name, relationship to project, agency/firm affiliation, city, state, current phone no.)
Awards or recognition received (if applicable)

**6.2.2.1 Evaluation Method**

The more recent and the greater the relevancy of the team members' qualifications and prior project experience, the higher the value assigned for this criterion during evaluations. In addition, qualifications of key personnel that demonstrate experience

and training in sustainable design and/or construction will be considered favorably. The more recent, and the greater the extent and relevance, of the team members' qualifications, prior project experience, and active registrations, the higher the rating assigned for this criterion during evaluations. Only one individual for each of the key personnel categories listed above will be evaluated.

### 6.2.3 Past performance of the Prime

#### Submittal Requirements:

Past performance of the prime contractor will be evaluated using the Construction Contractor Administrative Support System (CCASS) database and customer satisfaction surveys. All performance ratings in CCASS for the past 5 years shall be considered. All private industry construction projects submitted on a customer satisfaction survey must have been completed within the last 5 years. Further instructions are found at the top of the customer satisfaction survey. Only relevant projects (of similar scope, cost and complexity as this solicitation) should be included on the surveys. If an offeror does not have past performance available in CCASS, the customer satisfaction surveys will be used exclusively.

Should the offerors want to review the CCASS ratings contained in the Corps of Engineers CCASS Database, they may request the information by fax on company letterhead at the following telefax number: (503) 808-4596.

The Government reserves the right to contact the evaluator on previous government or private sector work to verify the offeror's construction experience.

A reproducible customer satisfaction survey form is provided at the end of the Phase-One portion of Section 00110. Offerors shall forward these forms to customers to be completed and returned to Seattle District Contracting Division. To be considered, the surveys must be completed by the customers and mailed, emailed, hand-delivered, or faxed **directly by the customer to the Seattle District Contracting Division** for receipt no later than the time and date the Phase I submittals are due.

Surveys submitted directly by offerors will not be considered. Please ensure envelopes containing surveys submitted to this office do not contain the offeror's return address.

**AS A MINIMUM, THREE (3) CUSTOMER SATISFACTION SURVEYS MUST BE RECEIVED FOR THE PRIME FIRM (i.e., the firm signing the Standard Form 1442, Solicitation, Offer and Award).**

Offerors shall submit a list of all customers (including current Point of Contact and phone number) that were sent Customer Satisfaction Surveys.

**6.2.3.1 Evaluation Method.** The Government will evaluate the relative merits of each offeror's past performance. The Government reserves the right to consider all aspects of an offeror's performance history but will first evaluate the performance of those projects listed in 6.2.1. Projects involving design/build, LEED certification from the US

Green Building Council, and attributes similar to those specified in paragraph 1.2 of this section may be given more consideration. The Government reserves the right to contact the evaluators on previous Government or Private Sector work to verify the offeror's construction experience. In the case of an offeror without a record of past performance or for whom information on past performance is not available, the offeror **may not be evaluated as favorable or unfavorable** on past performance (See FAR 15.305(a)(2)(iv)).

**6.2.4 PROVIDE THE FOLLOWING ADDITIONAL INFORMATION WITH THE SUBMITTALS FOR PHASE ONE:**

a. An information page containing the solicitation number, and complete name, address, telephone number, fax number, e-mail address and points of contact for each firm proposed as a team member.

b. The name, point of contact, phone number, and address for the bank and the bonding company of the firm signing the SF 1442. Financial capacity will be checked, but not rated.

**6.3 ONE ORIGINAL AND FIVE (5) COPIES OF SUBMITTALS ARE REQUIRED**, in the format specified above, to reach the Seattle District Corps of Engineers Contracting Division Office no later than **2:00 PM, Pacific Time, on 5 December 2003**. The office is located at 4735 E. Marginal Way S., Seattle, WA 98134-2385. Submittals may be mailed to:

U.S. Army, Corps of Engineers, Seattle District  
CENWS-CT-CB-MU, ATTN: Sherrye Schmahl  
P.O. Box 3755, Seattle WA 98124-3755  
(206) 764-6806

**7. SELECTION OF FIRMS:** Based on the assessment of the Phase-One evaluation, the Contracting Officer will select the most highly qualified offerors, but not more than five (5) firms, that will be requested in writing to submit Phase Two proposals. It is anticipated that firms will be notified as to whether or not they are selected on or about **23 December 2003**. **No public notice stating the names of the selected firms will be published.**

**8. NOTIFICATION TO FIRMS NOT SELECTED AND DEBRIEFINGS:** Offerors who are not selected will be notified in writing. These offerors may request debriefing by submitting a written request to the Contracting Office within three (3) days after receipt of the notice of exclusion from the selected list.

END OF PHASE ONE

SEE CUSTOMER SATISFACTION SURVEY ON THE FOLLOWING PAGE

**CUSTOMER SATISFACTION SURVEY (PAGE 1 OF 2)**  
 W912DW-04-R-0003, Design-Build: FY04 Whole Barracks Renewal, Fort Lewis, WA

**SECTION 1 -- TO BE COMPLETED BY THE OFFEROR AND PROVIDED TO THE CUSTOMER REFERENCE**

**Name of Firm Being Evaluated:** \_\_\_\_\_

**Project Title & Location:** \_\_\_\_\_

**Project Dollar Value (for design-build, list both design and construction amounts):** \_\_\_\_\_

**Year Completed:** \_\_\_\_\_ **Project Manager:** \_\_\_\_\_

SECTION 2 -- TO BE COMPLETED BY THE CUSTOMER REFERENCE AND MAILED, HAND-DELIVERED OR FAXED DIRECTLY TO: Forms submitted by other than the customer (i.e., by the offeror), will not be considered.

U.S. Army Corps of Engineers, Seattle District  
 Attn: CENWS-CT-CB-MU (Sherrye Schmal)  
 P.O. Box 3755  
 Seattle, WA 98124-3755

FAX: (206) 764-6817  
 Street Address:  
 4735 E. Marginal Way S.  
 Seattle WA 98134-2385

OVERVIEW: The firm shown above has submitted a proposal on a Seattle District Corps of Engineers project and provided your name as a customer reference. Part of our evaluation process requires information on the firm's past performance. Your input is important to us and responses are required by 2:00 PM Pacific Time on 5 December 2003 for inclusion in this evaluation. Your assistance is greatly appreciated.

In blocks below, please indicate your overall level of satisfaction with work performed by firm shown in Section 1. Mark *Not Applicable* (N/A) for any areas that do not apply. Provide comments on page 2.

	On this project, the firm:	Satisfaction				
		Low	High	N/A		
1.	Kept You Informed & Treated You as Important Member of the Team	1	2	3	4	5 N/A
2.	Displayed Flexibility in Responding to Your Needs	1	2	3	4	5 N/A
3.	Displayed Initiative in Problem Solving	1	2	3	4	5 N/A
4.	Resolved Your Concerns	1	2	3	4	5 N/A
5.	Completed Your Major Project Milestones on Time	1	2	3	4	5 N/A
6.	Managed the Project Effectively (including adequate Cost Controls)	1	2	3	4	5 N/A
7.	Managed their Work Force Effectively (including Subcontractors)	1	2	3	4	5 N/A
8.	Effectiveness of Quality Control Program	1	2	3	4	5 N/A
9.	Provided Warranty Support	1	2	3	4	5 N/A
10.	Maintained Operational Continuity at Existing Facility During Project	1	2	3	4	5 N/A
11.	Minimized Adverse Construction Impacts on Ongoing Operations	1	2	3	4	5 N/A



**PHASE TWO – SUBMISSION OF TECHNICAL AND PRICE PROPOSALS BY FIRMS  
SELECTED IN PHASE ONE**

**1. INTRODUCTION:** Each of the selected firms is invited to submit a proposal in response to Request for Proposals (RFP) No. W912DW-04-R-0003 entitled “FY 04 Whole Barracks Renewal, Fort Lewis, WA.” This RFP establishes project design and construction criteria and provides procedures, requirements, format, and other data to assist offerors in preparing their proposals. **It is the intent of the Government to make award based upon initial offers, without further discussions or additional information.** A contract will be awarded to the firm submitting the proposal that conforms to the RFP, is considered to offer the most advantageous offer in terms of the evaluation factors, including price, and is determined to be in the best interest of the Government.

**2. PHASE 2 EVALUATION FACTORS:**

**2.1** Proposals will be evaluated on the basis of two criteria, **TECHNICAL** and **PRICE**. Award will be based upon evaluation of the following technical criteria listed in descending order of importance:

- a. Building Function
- b. Sustainability
- c. Building Aesthetics, Functionality and Maintainability
- d. Building Systems
- e. Site Design
- f. Site Engineering
- g. Management Plans and Schedules
- h. Extent of Small Business Participation

**3. RELATIVE IMPORTANCE DEFINITIONS:** For this evaluation, the following terms will be used to establish the relative importance of the technical criteria:

- **More Important:** The criterion is (2) times more important in value to the Government than another criterion.
- **Equal:** The criterion is of the same value to the Government as another criterion.

**4. SUMMARY OF ORDER OF IMPORTANCE for Technical Criteria:**

- Criterion 1 is equal to criterion 2.
- Criterion 2 is more important than Criteria 3 through 7.
- Criteria 3, 4, 5, 6 and 7 are equal to each other and are each more important than Criterion 8.

**5. TECHNICAL MERIT RATINGS:** Technical proposals will be evaluated and rated for each criterion using the following adjectival descriptions:

**OUTSTANDING** - Information submitted demonstrates offeror's potential to significantly exceed performance or capability standards. The offeror has clearly demonstrated an understanding of all aspects of the requirements to the extent that timely and the highest quality performance are anticipated. Has exceptional strengths that will significantly benefit the Government. The offeror convincingly demonstrated that the RFP requirements have been analyzed, evaluated, and synthesized into approaches, plans, and techniques that, when implemented, should result in outstanding, effective, efficient, and economical performance under the contract. Significantly exceeds most or all solicitation requirements. **VERY HIGH PROBABILITY OF SUCCESS.**

**ABOVE AVERAGE** - Information submitted demonstrates offeror's potential to exceed performance or capability standards. Has one or more strengths that will benefit the Government. The areas in which the offeror exceeds the requirements are anticipated to result in a high level of efficiency or productivity or quality. The submittal contains excellent features that will likely produce results very beneficial to the Government. Fully meets all RFP requirements and significantly exceeds many of the RFP requirements. Disadvantages are minimal. **HIGH PROBABILITY OF SUCCESS.**

**SATISFACTORY (Neutral)** - Information submitted demonstrates offeror's potential to meet performance or capability standards. An acceptable solution is provided. Either meets all RFP requirements for the criterion or contains weaknesses in some areas that are offset by strengths in other areas. A rating of "Satisfactory" indicates that, in terms of the specific criterion (or sub-criterion), the offeror has a reasonable probability of success, as there is sufficient confidence that a fully compliant level of performance will be achieved. The proposal demonstrates an adequate understanding of the scope and depth of the RFP requirements. No significant advantages or disadvantages. Equates to neutral. **REASONABLE PROBABILITY OF SUCCESS.**

**MARGINAL** – The submittal is not adequately responsive or does not address the specific criterion. The offeror's interpretation of the Government's requirements is so superficial, incomplete, vague, incompatible, incomprehensible, or incorrect as to be considered deficient. Proposal does not meet some of the minimum requirements. The assignment of a rating within the bounds of "Marginal" indicates that mandatory corrective action would be required to prevent significant deficiencies from affecting the overall project. The offeror's plans or approach will likely result in questionable quality of performance, which represents a moderate level of risk to the Government. Low probability of success although the submittal has a reasonable chance of becoming at least acceptable. Significant disadvantages. **LOW PROBABILITY OF SUCCESS.**

**UNSATISFACTORY** – Fails to meet performance or capability standards. Unacceptable. Requirements can only be met with major changes to the submittal. There is no reasonable expectation that acceptable performance would be achieved.

The proposal contains many deficiencies and/or gross omissions; fails to provide a reasonable, logical approach to fulfilling much of the Government's requirements; and/or fails to meet most or all of the minimum requirements. Very significant disadvantages. **VERY LOW PROBABILITY OF SUCCESS.**

## 6. Definitions of Strength, Weakness, and Deficiency:

**Strength:** A substantive aspect, attribute, or specific item in the proposal that exceeds the solicitation requirements and enhances the probability of successful contract performance.

**Weakness:** A flaw in the proposal that increases the risk of unsuccessful contract performance (i.e., meets the RFP requirements, but may have an impact on schedule or quality requirements). A **weakness need not be corrected** for a proposal to be considered for award, but **may** affect the offeror's rating.

**Deficiency:** A material failure of a proposal to meet the Government requirement or a combination of significant weaknesses in a proposal that increases the risk of contract performance at an unacceptable level. A deficiency **must be corrected** for a proposal to be considered for award.

## 7. Submittal Requirements for Phase Two:

### 7.1 General Submittal Requirements for Phase Two:

**Proposal Contents:** Proposals shall be submitted in two parts: (a) Technical proposal and (b) Price proposal. Each part shall be submitted in a separate envelope/package, with the type of proposal (i.e., Technical or Price) clearly printed on the outside of the envelope/package. **NOTICE TO ALL FIRMS: The information provided for Phase One of this solicitation process regarding experience, qualifications and past performance is considered part of the firm's Technical proposal. No additional information shall be submitted for the evaluation factors listed for Phase One. For ease of evaluation, submit the proposal following the same organization and title format as specified in paragraph 8.1 Written Technical Proposal and 9. Price Proposal Format.**

#### 7.1.1 Technical Proposal:

A **cover letter** should be the **first page** of the technical proposal and should include:

- (a) Solicitation number.
- (b) Name, address, and telephone and facsimile numbers of the firm signing the SF 1442 (and electronic address).

(c) Names, titles and telephone and facsimile numbers (and electronic addresses) of persons authorized to negotiate on the firm's behalf with the Government in connection with this solicitation.

(d) Name, title, and signature of the person authorized to sign the proposal.

(e) A statement specifying agreement (see also (f) below) with all terms, conditions provisions included in the solicitation and agreement to furnish any and all items upon which prices are offered at the proposed item prices.

(f) **Deviations From The RFP:** In the cover letter, firms shall specifically identify, in a section entitled "Deviations," any deviations from the minimum RFP requirements. All alternates shall be addressed and expanded upon in the firm's original proposal and any proposal revision.

(g) **Identification Of Items Exceeding RFP Requirements:** In an attachment to the cover letter, firms shall list all items exceeding the minimum RFP requirements. The list shall be entitled "IDENTIFICATION OF ITEMS EXCEEDING RFP REQUIREMENTS." All items listed shall be addressed and expanded upon in the firm's original proposal any proposal revision.

(h) **Final Proposal Revision:** If required to submit a final proposal revision, the accompanying cover letter shall identify all changes made to the firm's initial proposal along with any deviations from the RFP (per (f) above). In addition, firms shall attach a list (per (g) above) of any additional items exceeding the minimum RFP requirements. This list shall also include elimination of, or revisions to, those items previously identified as exceeding the RFP.

**7.1.2** Technical Data consisting of drawings, outline specifications, and supporting data (schedules, catalogue cuts, etc.) shall be furnished as part of the formal proposal and shall meet all requirements of the RFP, design standards, technical specifications, and referenced regulations. Data shall be specific and complete, and demonstrate thorough understanding of the requirements. Data shall include, where applicable, complete explanations of procedures and the schedule the firm proposes to follow. Additionally, data shall demonstrate the merit of the technical approach offered and shall be an orderly, specific, and complete document in every detail.

**7.1.3** Proposal information except for drawings shall be submitted in standard letter, hardback loose-leaf binders with a table of contents. Contents of the binders shall be tabbed and labeled to afford easy identification. Contents shall follow the order of the evaluation criteria and pages shall be numbered. No material shall be incorporated by reference or reiteration of the RFP. Any such material will not be considered for evaluation. The technical proposal shall be presented in a manner that allows it to "**STAND ALONE**" without the need to reference other documents.

**7.1.4** Firms submitting proposals should limit submission to data essential for evaluation of proposals so that a minimum of time and monies are expended in preparing information required by the RFP.

**7.1.5** Data submitted must reflect the designer's interpretation of criteria contained in the RFP. Drawing information should present basic concepts, arrangements, and layouts. Arrangements, layout plans, and notes may be combined together on single sheets in order to simplify presentation, so long as clarity is maintained. Drawings are not intended to be construction detail plans.

**7.1.6** Unnecessarily elaborate or voluminous brochures or other presentations, beyond those sufficient to present a complete and effective response, are not desired and may be construed as an indication of the firm's lack of cost-consciousness. Elaborate artwork, expensive paper and bindings, and expensive/extensive visual and other presentation aids are unnecessary.

**7.1.7** Firms are encouraged to prepare drawings for proposal submission using guidelines presented in Section 00810, Paragraph 5, Preparation of Project Design Documents. Proposal drawings, schedules, tables, etc. should be limited to ½ size (approximately 11" X 17"). However, to minimize effort expended by the firms, other formats will be accepted so long as requested information is provided. In either case, firms are encouraged to provide INFORMATIVE DRAWING NOTES to convey important features of their design.

**7.1.8** Technical proposals will be evaluated for conformance with the minimum RFP criteria, and for the extent to which they exceed those criteria. While the intent is to keep the pre-award design effort to a minimum, proposals must provide adequate detail for evaluators to determine how the proposals meet or exceed the RFP criteria.

## **7.2 Specific Submittal requirements for Phase Two:**

**7.2.1 Criterion 1 - Building Function:** This factor considers the overall functional layout and interaction of the spaces in the facilities. The factors to be considered deal with the planning and design of the spaces with respect to soldier living and working conditions and the operations of a barracks facility with associated administrative facilities.

**7.2.1.1 MINIMUM SUBMITTAL REQUIREMENTS FOR CRITERION 1:** Provide floor plans to address the following areas, in the order below.

- a. Appropriate Facilities - The proposal shall include all the required facilities as described in the Statement of Work.
- b. Minimum Space And Facility Size - The proposal shall include all the mandatory spaces in accordance with the requirements set forth in the Statement of Work.

The proposal shall comply with minimum or maximum size limitations for each defined space.

c. Functional Arrangement - Functional arrangement shall be shown for each of the following facility types. All items shall be addressed for each facility type in the order provided.

Facility:

1. Barrack and Soldier Community Buildings
2. Large Company Operations Facilities
3. Battalion Headquarters Facilities

**7.2.1.2 Evaluation Method:** Consideration will be given to the degree to which the floor plans address the following items:

- (a) Building floor plan provides suitable space arrangement, workflow and access well suited to the operation and mission of the facility.
- (b) Building floor plan provides acceptable life safety and fire safety measures. Life Safety Analysis for the facility is acceptable and in conformance with the Statement of Work.
- (c) Floor plan adequacy with respect to privacy considerations for the soldiers.
- (d) Floor plan demonstrates compliance with the mandatory requirements for furnishings while allowing suitable space for circulation and other requirements.

**7.2.2 Criterion 2 - Sustainability:** The Offerors shall include in their proposals a preliminary ranking of the sustainable design considerations included in the proposal. This ranking shall utilize the LEED Project Checklist as prepared by the U.S. Green Building Council. The successful offeror shall be required to complete a detailed analysis on the final design that meets or exceeds the preliminary ranking established at proposal level. Proposals must score at least a **“Silver”** LEED Level. The evaluation of this factor shall be as follows:

<u>FACTOR RATING</u>	<u>LEED Level</u>
Outstanding	Platinum
Above Average	Gold
Satisfactory	Silver
Marginal	Certified
Unsatisfactory	No Rating

**7.2.2.1 MINIMUM SUBMITTAL REQUIREMENTS FOR CRITERION 2:**

(a) Provide a narrative describing how sustainable design principles will be used in design process for each discipline. The narrative shall address how environmental

considerations will be integrated into the design to help conserve resources such as energy and water, reduce waste, maximize use of recovered and recycled materials, minimize the use of toxic and harmful substances in facility construction and operation, and develop safe and healthy living spaces.

(b) Provide a list of recovered/recycled materials proposed for use in the performance of the contract. Recovered materials shall be used to the maximum extent practicable. Practicable is defined (per 40 CFR CH.1, 247.3) as capable of being used consistent with (a) performance in accordance with applicable specifications, and (b) availability at a reasonable price, availability within a reasonable period of time, and maintenance of a satisfactory level of competition. See Section 00800 for list of EPA designated items and their definitions.

**7.2.2.2 Evaluation Method:** Evaluation will be based on the level of certification proposed for achievement, how well the design will integrate the use of sustainable design principles, the process by which the design and construction will promote the principle of responsible stewardship of the environment, and the extent of use of recovered and recycled materials.

**7.2.3 Criterion 3 Building Aesthetics, Functionality and Maintainability:** This criterion considers the overall aesthetic value of the exterior style, appearance and finishes and the interior design of spaces within the facilities, as well as the functionality and maintainability of these systems. This criterion also includes the exterior pedestrian ways and overall environment created by the design proposed. Areas of consideration for this criterion are:

**a. Exterior Considerations:**

- (1) Facades, roof lines, and delineation of entrances.
- (2) Proportions of fenestration in relation to elevations.
- (3) Shadow effects, materials, and textures.
- (4) Proportion and scale within the structure.
- (5) Compliance with Installation Design Guide Recommendations
- (6) Conformance to adjacent structures architectural styles
- (7) Exterior color schemes proposed.
- (8) Other aesthetic considerations.

**b. Interior Considerations:**

- (1) Colors and details conducive to the mission of the facility.
- (2) Materials and finishes represent a positive working and/or living environment.
- (3) Ceiling heights, hallway widths, and other space sizes and configurations provide a workable solution to the facility mission.
- (4) Interior design package provides for an interesting and attractive environment.

- (5) Suitability of interior system and finishes for use in a facility where the primary occupants are soldiers operating in a heavy usage environment.

**7.2.3.1 MINIMUM SUBMITTAL REQUIREMENTS FOR CRITERION 3** (including development of building systems and the degree to which that development enhances the aesthetics, functionality and maintainability of the facility, as well as quality of systems, products, fixtures, materials, finishes and colors proposed for the facility):

(a) Architectural Design Narrative - The architectural design concepts for the project, as depicted on the drawings attached to this RFP and further defined in the Statement of Work, shall be used as a basis for design and for preparing the final designs for the project. Provide narratives outlining how the design development of building systems shall meet project criteria as well as maintain the intended architectural layout and appearance. At a minimum, the narrative shall address interior and exterior materials (including a discussion of the interior color schemes), construction techniques, assemblies and detailing as appropriate for the facilities.

(b) Interior elevations (drawings/sketches). Provide four (4) interior elevations as follows: (1) typical office, (2) typical classroom, (3) typical conference room, and (4) typical barracks room.

(c) Catalog Cuts - Provide supporting data and manufacturer's descriptive literature for products and materials proposed for this project including architectural interior and exterior finishes, hardware, doors, blinds, work counters, etc.

**7.2.3.2 Evaluation Method:** Technical merit will be based on the degree to which proposed design, methods, materials, and equipment satisfy operational requirements and exceed minimum acceptable quality, including durability, maintainability, reliability and energy efficiency, specified in RFP.

**7.2.4 Criterion 4 Building Systems:** This criterion considers the materials, layout, maintainability, quality, durability, maintenance considerations, and any aspects of the proposed building systems and materials. Offerors are encouraged to present energy, maintenance, and life cycle cost improvements that result in overall improvement to the final facilities constructed. The following areas will be considered in evaluating this factor.

**a. Building Heating and Ventilation Systems.** This includes the heating and ventilating and environmental control systems proposed for installation. Proposals should incorporate energy recovery systems, high efficiency systems, energy conservation, thermal storage systems, boiler configurations that best match the building heating profiles, and other systems and features designed to enhance the overall performance of the facility while reducing the operation and maintenance costs.

**b. Building Interior Electrical Systems.** This includes the electrical power and lighting systems proposed for installation and electrical characteristics of the building electrical system including spare capacities, building power distribution and branch circuiting. Proposed lighting system should include control systems, lighting intensities and fixtures proposed for typical hallways and meeting rooms, office spaces, and living spaces

**c. Integration of Interior Support Systems (HV, Electrical, Structural, Plumbing, etc).** This includes the integration of the various supporting systems among themselves and within the proposed structural systems. Offeror's proposals shall include a narrative that illustrates the methods and processes whereby the various supporting systems are coordinated to assure a minimum of construction problems that relate the interface between the disciplines.

**d. Building Thermal Performance.** This includes the overall thermal performance of the building structure and includes walls, windows, doors, infiltration, perimeter insulation, and any heat transferring surface within the new constructions.

**e. Building Construction Materials (Other than Structural, HV, Electrical).** This includes the quality of the materials proposed for installation in the facility.

**f. Communications, Cable Television and Telephone Systems.** This includes the provision of communications, cable television and telephone systems in the facilities and the materials proposed for installation.

**g. Security Systems.** This includes the proposed security systems including design and materials proposed for installation.

**h. Fire Protection, Suppression and Detection Systems.** This includes the proposed fire protection, suppression and detection systems including design and materials proposed for installation.

**i. Plumbing Systems.** This includes the provision of plumbing systems in the facilities and the materials proposed for installation.

**j. Building Structural Systems.** This includes the structural systems and sub-systems proposed for installation in the facilities including the roof systems, floor systems, exterior and interior wall composition, floor/ceiling and roof assemblies lateral load resisting systems and foundation. This item also includes the integration characteristics of the structure with architectural, mechanical, electrical and plumbing systems and characteristics of the proposed systems with regard to fire resistive characteristics, vibration response and accommodation of total and differential settlements.

#### **7.2.4.1 MINIMUM SUBMITTAL REQUIREMENTS FOR CRITERION 4:**

(a) Design Narratives - Provide a narrative description of each proposed system listed above (items a through j, except item h, fire suppression) that addresses materials, layout, maintainability, quality, durability, maintenance, system performance and integration with existing base infrastructure (where applicable). Also include a description systems or materials which include betterments or which exceed the minimum requirements of the RFP if proposed.

(b) Drawings/Sketches - Provide plans (single line diagrams, schematics, schedules, tables, etc.) which address items of consideration for the building systems listed above in items a through j, except item h. Also show the proposed types and locations of equipment, identify sequences of operations, and demonstrate compliance with applicable RFP technical requirements for each system.

(c) Catalog Cuts - Provide manufacturer's descriptive literature identifying type/model of major pieces of equipment required for each building system, as applicable. Provide supporting data and manufacturer's descriptive literature for ancillary system components, fixtures, products and materials.

(d) Fire Protection System (item h) - Provide a narrative and/or schematic covering the following: Building Classification; Occupancy; Sprinkler Zoning and Densities; Control and Detection Systems; Reporting and Alarm Systems. Provide supporting data and manufacturer's descriptive literature for major components of the proposed system.

**7.2.4.2 Evaluation Method:** Technical merit will be based on the degree to which proposed design, construction materials, and equipment, for each of the systems listed in items a through j of criterion 4 satisfy operational requirements and exceed minimum acceptable quality, including durability, maintainability, reliability and energy efficiency, specified in the statement of work. Evaluation of each system will concentrate on the proposed design approach narratives, information presented in drawings and sketches, and the equipment and material catalog information included in the proposals. The systems proposed must meet the minimum requirements set forth in the statement of work and shall represent systems that are fully integrated into the building structure and are fully capable of sustaining the function and operation of the buildings. Additional consideration will be given to proposals that provide systems or materials that incorporate energy saving materials into the proposals, or materials that represent a lower life cycle cost to the installation.

**7.2.5 Criterion 5 Site Design:** This criterion considers the layout and planning of the site and various specialties that comprise a good site development plan. The goal and direction of the whole barracks renewal program is to produce a "campus like" setting and encourage a positive relationship between the site development and the soldier's needs. All elements of site design will be considered in this criterion, with the exception of the design and materials utilized for utility systems, which will be evaluated under a different factor. The following areas shall be considered in evaluating this criterion.

**a. Area Development Plan.** This includes the overall development concept proposed in the Offeror's plan with respect to the placement and orientation of the facilities, parking areas, pedestrian ways, circulation paths, site lighting, and other aspects which comprise the overall site development. Proposals that reflect the design intent and direction as outlined in the statement of work will receive the best consideration during the evaluation process.

**b. Force Protection Considerations.** This includes consideration of the site constraints imposed by the Force Protection requirements in the statement of work into the Offeror's proposal.

**c. Pedestrian Circulation.** This includes the design of the pedestrian walkways and sidewalks to facilitate movement of pedestrians from one facility to another. Some items for consideration are:

- (1) All parking areas served by sidewalks.
- (2) The proposed sidewalk system provides direct, convenient access to all facilities from the associated parking areas.
- (3) Provision of a sidewalk system around and between facilities.
- (4) The new sidewalk system is an extension of the existing adjacent sidewalk systems

**d. Landscaping.** This includes the design, quality, quantity, and location of all planting materials in the proposal. The following items shall be included:

- (1) The landscape design represents a complete, integrated plan that provides a low maintenance, sustainable, and aesthetically pleasing landscape.
- (2) The plant materials selected comply with the Statement of Work and with Attachment 14: List of Prohibited and Acceptable Plants.
- (3) Existing healthy trees retained wherever possible.
- (4) The parking areas include attractive planting areas with shade trees to break up the large areas of paving including, at minimum, parking islands at each end of parking areas and a parking island every 10-12 spaces.
- (5) Tree locations well coordinated with utilities.

**e. Parking Areas.** This includes the provision of parking for the new facilities. The following items will be considered:

- (1) Proximity to new facilities.
- (2) Layout of Parking Areas (with more than 5 spaces)
  - (a) Internal Circulation considerations
  - (b) Clear exit and entrance pathways
  - (c) Ninety (90)-degree entrances/exits to primary streets
  - (d) Separation of parking areas entrances/exits from street intersections.

**f. Grading.** This includes the grading alterations to the existing site to suit the new development. The Offeror's proposal shall include the amount and type of site re-grading required and provisions for positive storm drainage away from the new facilities and parking areas.

**g. Site Amenities.** This includes the provision of site amenities to enhance the outdoor livability of the whole barracks complex. The requirements shown in the statement of work are considered minimums and the Offerors are encouraged to include additional items or considerations to enhance the nature of the whole barracks complex and which fosters the development of the areas as "campus like" environments:

- (1) Site furniture requirements provided as listed in the statement of work.
- (2) Courtyards and/or patios provided as listed in the statement of work.
- (3) Passive recreation and sports courts provided as listed in the statement of work.
- (4) Special paving used to enhance and delineate entrances and focal areas in the design.
- (5) The area between "C" Street and "D" Street developed for passive recreation including running paths and par course as listed in the statement of work.

#### **7.2.5.1 MINIMUM SUBMITTAL REQUIREMENTS FOR CRITERION 5:**

Site Design Narrative – The RFP drawings depict the desired site design concept and master plan for the project and are to be followed explicitly in terms of location and layout of the buildings (with the exception of the barracks buildings). Provide narratives that focus on quality of materials, finishes, and fixtures proposed for site development on the following:

- Engineering concepts for storm water management, drainage, erosion and sedimentation control, and utility connections.
- Concepts for new roadway, widened roadway, and repaired roadway sections.

**7.2.5.2 Evaluation Method:** The layout and functionality will be evaluated. Merit will be based on the degree to which the proposed design satisfies the layout and functional requirements specified in the statement of work and the quality of materials, finishes, and fixtures proposed for the site.

**7.2.6 Criterion 6 Site Engineering:** This criterion evaluates the technical performance of the proposed site utility and exterior utility distribution systems. The quality of the system design, the materials selected, maintainability, layout (if applicable) and accessibility (if applicable) will be considered in this item. Emphasis will be placed on durability, corrosion resistance and life cycle cost of materials selected. Consideration will be given to the suitability of the chosen materials for the site soil conditions present.

Site engineering will consider all aspects of the proposal beyond the 1.5 m line from all new facilities. The areas listed below will be considered:

- a. Water System.
- b. Gas Piping and Storage.
- c. Electrical Distribution.
- d. Communications (TV, Telephone).
- e. Sanitary Sewer System.
- f. Storm Sewer System.
- g. Pavements.

#### **7.2.6.1 MINIMUM SUBMITTAL REQUIREMENTS FOR CRITERION 6:**

(a) Site Engineering Narrative – The RFP drawings depict the desired site design concept and master plan for the project and are to be followed explicitly in terms of location and layout of the building (with the exception of the barracks buildings). Provide a narrative description of each proposed system listed above (items a through g) that addresses materials, layout, maintainability, quality, durability, maintenance, system performance and integration with existing base infrastructure. Also include a description systems or materials which include betterments or which exceed the minimum requirements of the statement of work if proposed.

(b) Drawings/Sketches - Provide plans (single line diagrams, schedules, tables, etc.) which address items of consideration for site engineering listed above in items a through g. Also show the proposed types and locations of equipment, and demonstrate compliance with applicable statement of work technical requirements for each system.

(c) Catalog Cuts - Provide manufacturer's descriptive literature identifying type/model of major pieces of equipment required for each site engineering system, as applicable. Provide supporting data and manufacturer's descriptive literature for ancillary system components, fixtures, products and materials.

**7.2.6.2 Evaluation Method:** Technical merit will be based on the degree to which proposed design, construction materials, and equipment, for each of the systems listed in items a through g of Criterion 6 satisfy operational requirements and exceed minimum acceptable quality, including durability, maintainability, and reliability specified in the RFP. Evaluation of each system will concentrate on the proposed design approach narratives, information presented in drawings and sketches, and the equipment and material catalog information included in the proposals. The proposed systems must meet the minimum requirements set forth in the RFP and shall represent systems that are fully integrated into the existing site infrastructure and are fully capable of sustaining the function and operation of the buildings. Additional consideration will be given to proposals that provide systems or materials that incorporate recycled materials into the proposals, or materials that represent a lower life cycle cost to the installation.

#### **7.2.7 Criterion 7 Management Plans And Schedules**

This factor evaluates the Offeror's Project Management Plans and proposed schedule for completion of the entire design-build project. The Government will evaluate the Offeror's understanding of the solicitation provisions with respect to an integrated design-build process and the associated quality control, scheduling, coordination, and contract close out provisions.

**a. Quality Control Plan.** The quality control plan provided by the Offeror will be reviewed and evaluated for inclusion of specific quality control practices and requirements necessary for the successful completion of all phases of this project. These phases include design stages as well as construction specialties. Offeror's plan shall show the inclusion of the Corps Three Phase Inspection process and address the implications and operations of the Quality Control Plan and its integration with the Quality Assurance Operations performed by the Government.

**b. Schedule Information.** The schedule will be evaluated to assess the inclusion of "fast tracking" and the rationale of how the Offeror intends to comply with the submitted schedule. The schedule shall reflect a single task oriented structure for both design and construction. The schedule will be reviewed for completeness and the inclusion of required milestones. A schedule that improves on the Government supplied maximum duration will receive more favorable consideration.

**c. Closeout Plan.** The Offeror's closeout plan will be reviewed and evaluated to determine the Offeror's understanding of the close out requirements of the solicitation. Particular emphasis will be placed on Operations and Maintenance Manual production and Installation Staff training methods and processes.

#### **7.2.7.1 MINIMUM SUBMITTAL REQUIREMENTS FOR CRITERION 7:**

(a) The outline Quality Control Plan shall identify type of system and personnel responsible for design quality control and major work items and required personnel to perform testing and three-phase inspection (preparatory, initial and follow-up) for construction quality control. State the method by which the offeror shall assure that the design meets contract requirements, including all codes, standards, functional and specified design requirements. State the method by which the offeror shall assure that the construction methods and materials meet the design and contract requirements, and the method by which conflicts between design and construction constraints shall be resolved. Provide samples of forms to be used for daily Quality Control Inspections.

(b) Provide an outline of the plan for design and construction scheduling of the project. The schedule shall be prepared in the form of time-scaled (Gantt Chart) summary network diagram and shall graphically indicate sequences proposed to accomplish each work operation and appropriate interdependencies between various activities. Identify critical elements of design and construction that could delay the entire project. The chart shall show the starting and completion times of all activities on a linear horizontal time scale beginning with the notice to proceed with design and

indicating calendar days to completion. State the method by which the offeror shall track schedules and assure that the established product delivery dates are met. The offeror must state the total number of calendar days proposed from receipt of initial notice to proceed for design through completion for the entire project. Offerors shall base their schedule on the information provided in the following Sections of the RFP: Section 00800, SC-1, Commencement, Prosecution and Completion of Work; the Design Submittal Schedule requirements provided in Section 00810, paragraph 1.2 Phase I (Design) - Requirements; Limit the activities to those critical to timely overall completion of the project (no more than 80). Allow 21 calendar days each for Government review of 65% and 95% design submittals as described in SECTION 00810.

(c) The closeout plan shall identify system commissioning procedures, building turnover, operation and maintenance manual production, installation staff training, and warranty service.

**7.2.7.2 Evaluation Method:** The firm's planning and scheduling of the work (design, design reviews, construction, commissioning, O&M manual production, as-built drawing production and turnover) will be evaluated. Consideration will be given to the completeness, reasonableness, and realism of the proposed schedule, and identification of critical elements of design and construction that can delay the entire project. Consideration will also be given to the degree the offeror's plans assure the project will be designed and constructed to meet or exceed RFP requirements.

## **7.2.8 Criterion 8 Extent of Small Business Participation**

**7.2.8.1 Minimum Submittal Requirements for Criterion 8:** No submittal is required for this criterion. The Government will utilize performance evaluations contained in the CCAS System to evaluate this criterion.

**7.2.8.2 Evaluation Method:** Firms will be evaluated for the success and extent of their small business participation in their subcontracting with small and disadvantaged business concerns. Firms will be evaluated based on the ratings received for item entitled "Implementation of Subcontracting Plan" on their past performance evaluations retrieved from the CCAS System. Firms without any evaluations in CCASS, or for which this item was not evaluated (i.e., N/A), will be assigned a neutral rating of satisfactory. Firms that receive a rating below satisfactory for this item in one or more CCASS evaluations will receive a rating of marginal for this criterion.

## **8. TECHNICAL PROPOSAL FORMAT:**

**8.1 WRITTEN TECHNICAL PROPOSAL.** As a minimum, each copy of the technical proposal should contain the following general format for the volumes specified in the following table. Pages should be numbered consecutively throughout the technical proposal.

**Technical Proposal (original and 10 copies required):**

Technical Proposal Cover Letter  
Table of Contents (List all sections of the technical proposal)  
Building Function  
Sustainability Considerations  
Building Aesthetics, Functionality And Maintainability  
Building Systems  
Site Design  
Site Engineering  
Management Plans And Schedules  
Extent of Small Business Participation

**8.2 ORAL PRESENTATIONS.**

**8.2.1 Schedule of Presentations.** After receipt and evaluation of technical proposals, but before establishing the competitive range, each of the pre-qualified firms will be required to give an oral presentation to the Government Technical Evaluation Team (TET).

8.2.1.1 Presentations will be held at Federal Center South, 4735 East Marginal Way South, Seattle, WA in the Fairmont Room on the second floor at the south end of the building.

8.2.1.2 The oral presentations will be conducted during the period **To be announced in a later amendment.**

8.2.1.3 Each firm will be provided with the date and time of their presentation via written **and** telephonic notice before the due date for receipt of proposals. Requests from offerors to reschedule their presentations will not be allowed unless it is determined to be necessary by the Government to resolve problems encountered in the presentation process. The order of presentation will be determined by the Government.

**8.2.2 Description of the Presentation Site.**

8.2.2.1 The Fairmont Room is a large (double-room size) room with windows along the outer wall at the ceiling. The room is bright enough for the filming of a VHS videotape presentation, yet can be dimmed for presentations. To minimize presentation costs, multi-media presentations are not desired. The offerors are responsible for bringing the equipment they need to make their presentation. Offerors may inspect the presentation site prior to the presentation date by coordinating with Sherrye Schmahl.

**8.2.3 Time Allowed for Presentations and Clarification of Oral Presentation**

**Points.** Offerors shall make their oral presentations in person to the TET and authorized Government representatives. Each firm shall have a maximum of 45 minutes in which to make its presentation. The 45-minute time limit will begin with the Contract's Specialist's (or Contracting Officer's) direction to begin. Immediately

after completion of each oral presentation, TET members or authorized Government representatives may ask for clarification of any of the points addressed that were unclear and may ask for elaboration of points that were not adequately supported in the presentation. Any such interchange between the TET and presenters will be for clarification only and will not constitute discussions within the meaning of FAR 15.306(a). Offerors will not be allowed to revise their written technical proposals after the oral presentation, unless the Government sends an official letter opening discussions. The clarification session will not exceed 45 minutes.

**8.2.4 Offeror's Presentation Team.** Only key personnel responsible for contract performance should present the briefing; not marketing staff or professional proposal presenters. Key personnel for the presentation team may include, but are not limited to, the Construction Project Manager, Project Superintendent, and Design Project Manager.

**8.2.5 Submittal Requirements for the Oral Presentation.** Offerors are to submit oral presentation materials in writing after their technical proposals so that they are received at Seattle District Contracting Division no later than 2:00 p.m., Pacific Time, on **To be announced in a later amendment.** Each presentation will be videotaped by a Government representative. The videotape will become part of the official record of this solicitation. Offerors wishing to have a copy of their briefing, should provide a video tape and a self-addressed package to Sherrye Schmahl on the day of their presentation. No postage is necessary.

#### **8.2.6 Purpose and Content of Oral Presentations.**

The sustainability aspect of this work is critical to the success of this project. Therefore, it is important for the TET to obtain as much assurance as possible that the selected firm thoroughly understands the project's special requirements and can perform all functions necessary to make this a successful project. Oral presentations are considered a way to augment the written proposal in communicating each firm's depth of understanding and further conveying the firm's sustainable design considerations with regards to this project. Therefore, the offeror shall use the oral presentation to address, in detail, its understanding of the elements of technical evaluation Criterion 2, Sustainability. At the beginning of the presentation, the name, position, and company's affiliation of each presenter should be stated. **The presentation will not encompass pricing information.**

#### **8.2.7 Evaluation of the Oral Presentations.**

The oral presentation will not be evaluated as a separate factor. The oral presentation will be used as part of the evaluation of technical evaluation Criterion 2, Sustainability. The Government may use the information and insights gained from the oral presentations and responses to questions concerning the oral presentations to reassess the offeror's strengths and weaknesses associated with the offeror's project

management. The oral presentation may result in a higher or lower overall rating of Criteria 2.

## **9. PRICE PROPOSAL FORMAT:**

9.1 The price proposal shall be submitted in ORIGINAL only, and must be signed by an official authorized to bind your organization. Note that the Standard Form 1442, Block 13D states the minimum number of calendar days after the date offers are due for Government acceptance of the offer. All amendments must be acknowledged on Standard Form 1442 BACK by date and number in Block 19 or by telegram. Provide the name, point of contact, phone number, and address for bank and bonding company of firm signing SF 1442.

9.2 **Bid Bonds** must be accompanied by a **Power of Attorney containing an original signature from the surety**, which must be affixed to the Power of Attorney after the Power of Attorney has been generated. Computer generated and signed Powers of Attorney will only be accepted if accompanied by an original certification from a current officer of the surety attesting to its authenticity and continuing validity. Performance and payment bonds have the same requirement.

9.3 **Small Business Subcontracting. Large businesses are required to submit a subcontracting plan** (See FAR Clause 52.219-9 Alt II, Small Business Subcontracting Plan, Jan 2002) with initial price proposals. Award will not be made under this solicitation without an approved subcontracting plan. See the "Notice to Large Business Firms" located in the front of this solicitation.

9.4 **Joint Ventures.** No contract may be awarded to a joint venture that is not registered in the Central Contractor Register (CCR). Joint ventures may register in the following way:

(a) The firm that will be the recipient of payments should be registered in the CCR and have a DUNS number. This firm is considered in the CCR to be the "mother firm." If no money is to go to any other firm in the joint venture, the mother firm may make the other firm in the joint venture a "child." This child will be assigned the mother firm's CCR number with an additional four (4) numbers attached. Since the child firm is not receiving any payments, they do not need to get a DUNS number. HOWEVER, in order to cover all possibilities, it might be advisable to have each firm registered in the CCR.

(b) Call the CCR at 1-888-227-2423, choose option "0" to get the mother-child relationship set up. DUN & Bradstreet phone number is 1-800-333-0505.

(c) If the joint venture has a newly created name, then it must have its own DUNS number and register as such in the CCR.

9.4.1 In the cover letter of your proposal, provide the complete names, addresses, and phone and fax numbers of the two firms in the joint venture.

9.4.2 Signature requirements: SF 1442, SOLICITATION, OFFER, AND AWARD (pages 00010-1 and 00010-2), Block 20 requires that the name and title of the person authorized to sign the offer for the joint venture be provided.

9.4.3 Corporate certificate: Ensure that joint-venture portion is completed by both firms.

9.4.4 In the case of a joint venture, the following is required: A contract with joint venturers may involve any combination of individuals, partnerships, or corporations. The contract shall be signed by each participant in the joint venture in the manner prescribed below for each type of participant. When a corporation is participating, the Contracting Officer shall verify that the corporation is authorized to participate in the joint venture.

**(a) Individuals. A contract with an individual shall be signed by that individual. A contract with an individual doing business as a firm shall be signed by that individual, and the signature shall be followed by the individual's types, stamped, or printed name and the words "an individual doing business as ....." [insert name of firm].**

(b) Partnerships. A contract with a partnership shall be signed in the partnership name. Before signing for the Government, the Contracting Officer shall obtain a list of all partners and ensure that the individual(s) signing for the partnership have authority to bind the partnership.

(c) Corporations. A contract with a corporation shall be signed in the corporate name, followed by the word "by" and the signature and title of the person authorized to sign. The Contracting Officer shall ensure that the person signing for the corporation has authority to bind the corporation.

9.4.5 In addition to the requirements stated above, and to assure a single point of contact for resolution of contractual matters and payments, the Contracting Officer shall obtain a certificate signed by each participant in the joint venture as follows: In the proposal include the following statement:

"The parties hereto expressly understand and agree as follows:

a. **(name, title, and company)** is the principal representative of the joint venture. As such, all communications regarding the administration of the contract and the performance of the work thereunder may be directed to him or her. In the absence of **(same name, title, and company), (enter name, title, and company of alternate)** is the alternate principal representative of the joint venture.

b. Direction, approvals, required notices, and all other communications from the Government to the joint venture, including transmittal of payments by the Government,

shall be directed to **(enter name, title, and company of principal)**, principal representative of the joint venture.”

9.4.6 The bid bond form, Block “Principal” requires that the name and title of the person authorized to sign for the joint venture be included.

9.4.7 After award, the performance and payment bonds, and the insurance certificate(s) provided shall be in the name of the joint venture.

**10. DESIGN TO BUILD.** The estimated design to build price for this project is \$43.25M.

**11. FUNDING.** The total amount of funds available for the design and construction of this project is specified in the Schedule. Offerors should design and construct to this funding limit.

## **12. EVALUATION AND AWARD PROCEDURES**

### **12.1 TECHNICAL EVALUATION:**

**12.1.1 :** Technical proposals will be evaluated by a Technical Evaluation Team (TET) comprised of representatives of the Corps of Engineers and the Using Agency. Pricing data will not be considered during this evaluation. Criteria for the technical evaluation are set forth elsewhere in the solicitation and will be the sole basis for determining the technical merit of proposals.

**12.1.2** The TET shall utilize the relative importance definitions and technical merit ratings described earlier in this section of the solicitation to perform their technical evaluation.

**12.1.3** To be considered for award, proposals must conform to the terms and conditions contained in the RFP. No proposal will be accepted that does not address all criteria specified in this solicitation or which includes stipulations or qualifying conditions unacceptable to the Government.

### **12.2 PRICE EVALUATION:**

Price is of secondary importance to the technical criteria. Pricing will be independently evaluated to determine reasonableness and to aid in the determination of the firm’s understanding of the work and ability to perform the contract. Financial capacity and bonding ability will be verified.

### **12.3 SELECTION AND AWARD:**

**12.3.1** Subject to provisions contained herein, award of a firm-fixed price contract shall be made to a single firm. The Government will select the best value offer based on technical merit and price.

**12.3.2 Best Value Analysis.** The Government is more concerned with obtaining superior technical features than with making award at the lowest overall cost to the Government. In determining the best value to the Government, the tradeoff process of evaluation will be utilized. The tradeoff process permits tradeoffs among price and technical criterion, and allows the Government to consider award to other than the lowest priced offeror or other than the highest technically rated offeror. You are advised that greater consideration will be given to the evaluation of technical proposals rather than price. It is pointed out, however, that should technical competence between offerors be considered approximately the same, the cost or price could become more important in determining award.

**12.3.3 Selection And Award Without Discussions: It is the intent of the Government to make award based upon initial offers, without further discussions or additional information.** Therefore, initial proposals should be submitted based on the most favorable terms from a price and technical standpoint. Do not assume there will be an opportunity to clarify, discuss or revise proposals. If award is not made on initial offers, discussions will be conducted as described below.

**12.3.4 Competitive Range:** If it is not in the Government's best interest to make award on initial offers, the Contracting Officer will establish a competitive range of one or more offers and conduct discussions with those firms. When determining the competitive range, the Contracting Officer will consider the technical ratings and prices offered.

**12.3.5 Discussions:** Discussions are usually conducted in writing, but may also be by telephone or in person. Discussions are tailored to each offeror's proposal and are only conducted with offeror(s) in the competitive range. The primary objective of discussions is to maximize the Government's ability to obtain the best value, based on the requirement and the evaluation criteria set forth in this solicitation. If a firm's proposal is eliminated or otherwise removed from consideration for award during discussions, no further revisions to that firm's proposal will be accepted or considered. Discussions will culminate in a request for Final Proposal Revision the date and time of which will be common to all remaining firms.

**12.3.6 After Discussions:** Revisions to the proposals submitted during discussions, if any, will be evaluated by the TET and, if warranted, an adjustment made to the rating previously assigned. The Contracting Officer will then perform a best value analysis based on the final prices and technical proposals. Selection will be made on the basis of the responsive, responsible firm whose proposal conforms to the RFP and represents the most advantageous offer to the Government, subject to availability of funds.

**12.3.7 Debriefings:** Upon written request, unsuccessful firms will be debriefed and furnished the basis for the selection decision and contract award in accordance with FAR 15.505 and FAR 15.506.

**12.3.8 Proposal Expenses And Precontract Costs:** This solicitation does not commit the Government to pay costs incurred in preparation and submission of initial and subsequent proposals or for other costs incurred prior to award of a formal contract.

**12.3.9 Release Of Information:** After receipt of proposals and until contract award, source selection information will not be furnished to any firm.

END OF INTRODUCTORY TEXT TO SECTION 00100