



US Army Corps
of Engineers
Savannah District

Fort Stewart Georgia

Solicitation Number
DACA21-02-R-0022
Soldier Service Center
FY-02, Line Item 51968
February 2002

PHASE ONE OF TWO PHASE DESIGN/BUILD SUBMITTAL PROCEDURE

**THIS SOLICITATION IS UNRESTRICTED PURSUANT TO THE
"BUSINESS OPPORTUNITY DEVELOPMENT REFORM ACT OF 1988"
(PUBLIC LAW 100-656)**

**U.S. ARMY ENGINEER DISTRICT, SAVANNAH
CORPS OF ENGINEERS
100 WEST OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3640**



DEPARTMENT OF THE ARMY

SAVANNAH DISTRICT, CORPS OF ENGINEERS

P.O. BOX 889

SAVANNAH, GEORGIA 31402-0889

February 19, 2002

ATTENTION OF

Contracting Division

SUBJECT: DACA21-02-R-0022, Phase One, Soldier Service Center, Fort Stewart, Georgia

Sir/Madam:

This letter constitutes the Government's Request for Proposals (RFP) for Phase One of the subject project. The project is being procured using the Two-Phase Design-Build process described in the Federal Acquisition Regulation (FAR) Subpart 36.3.

Attached to this letter are:

- a. Standard Form (SF) 1442, Solicitation Offer and Award, for Phase One.
- b. FAR Clause 52.215-1, Instructions to Offerors-Competitive Acquisition (Feb 2000).
- c. Section 0600 of the RFP, Representations and Certifications.
- d. Phase One of the Two Phase Design-Build Submittal Procedure. Offerors should read and follow the instructions in this section for submitting Phase One proposals. This section also includes, for information only, submittal requirements for Phase Two.
- e. A brief Statement of Work for the project.

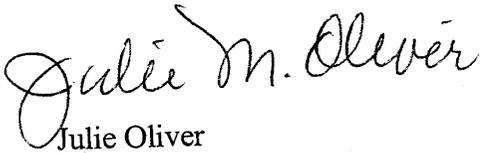
Offerors are required to submit proposals to the address in Block 7 of the SF 1442 no later than the date and time specified in Block 13A of the form. A complete proposal will include a properly executed SF 1442, properly executed Certifications and Representations, and the information requested, in the format required. Failure to submit all the required documents or failure to follow instructions for Phase One submittals, may result in rejection of an offer.

In accordance with the guidance at FAR 36.3, the Government intends to select five or fewer offerors to participate in Phase Two of this procurement. All offerors will be notified of their selection or non-selection to participate in Phase Two. The names of the offerors selected for participation in Phase Two will be published at the Government Point of Entry (GPE).

SUBJECT: DACA21-02-R-0022, Phase One, Soldier Service Center, Fort Stewart, Georgia

Questions regarding this Request for Proposal or the procurement process may be directed to Donna Knight at donna.s.knight@sas02.usace.army.mil or telephone number (912) 652-5504.

Encl: as


Julie Oliver
Contracting Officer

SOLICITATION, OFFER, AND AWARD <i>(Construction, Alteration, or Repair)</i>		1. SOLICITATION NO. DACA21-02-R-0022	2. TYPE OF SOLICITATION <input type="checkbox"/> SEALED BID (IFB) <input checked="" type="checkbox"/> NEGOTIATED (RFP)	3. DATE ISSUED 19-Feb-2002	PAGE OF PAGES 1 OF 111
IMPORTANT - The "offer" section on the reverse must be fully completed by offeror.					
4. CONTRACT NO.		5. REQUISITION/PURCHASE REQUEST NO.		6. PROJECT NO.	
7. ISSUED BY U.S. ARMY ENGINEER DISTRICT, SAVANNAH 100 WEST OGLETHORPE AVENUE P. O. BOX 889 SAVANNAH GA 31402-0889		CODE DACA21	8. ADDRESS OFFER TO <i>(If Other Than Item 7)</i> See Item 7		
TEL:		FAX:		TEL:	
FAX:		FAX:		FAX:	
9. FOR INFORMATION CALL:	A. NAME DONNA S KNIGHT		B. TELEPHONE NO. <i>(Include area code) (NO COLLECT CALLS)</i> (912)652-5504		
SOLICITATION					
NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder".					
10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS <i>(Title, identifying no., date):</i>					
<p>Contract Specialist: Donna Knight, Phone: (912) 652-5504 E-Mail: donna.s.knight@sas02.usace.army.mil</p> <p>Contracting Officer: Julie Oliver, Phone: (912) 652-5899 E-Mail: julie.m.oliver@sas02.usace.army.mil</p> <p style="text-align: center;">SOLDIER SERVICE CENTER FORT STEWART, GEORGIA PHASE I</p> <p style="text-align: center;">FY 02, LINE ITEM 50907</p> <p>Performance documents are hereby incorporated and attached</p>					
11. The Contractor shall begin performance within <u>5</u> calendar days and complete it within <u>600</u> calendar days after receiving <input type="checkbox"/> award, <input checked="" type="checkbox"/> notice to proceed. This performance period is <input checked="" type="checkbox"/> mandatory, <input type="checkbox"/> negotiable. (See _____.)					
12 A. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? <i>(If "YES," indicate within how many calendar days after award in Item 12B.)</i>				12B. CALENDAR DAYS	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				7	
13. ADDITIONAL SOLICITATION REQUIREMENTS:					
A. Sealed offers in original and <u>6</u> copies to perform the work required are due at the place specified in Item 8 by <u>16:00:00</u> (hour) local time <u>3/21/02</u> (date). If this is a sealed bid solicitation, offers must be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.					
B. An offer guarantee <input type="checkbox"/> is, <input checked="" type="checkbox"/> is not required.					
C. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.					
D. Offers providing less than <u>90</u> calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.					

SOLICITATION, OFFER, AND AWARD (Continued)

(Construction, Alteration, or Repair)

OFFER (Must be fully completed by offeror)

14. NAME AND ADDRESS OF OFFEROR *(Include ZIP Code)*

15. TELEPHONE NO. *(Include area code)*

16. REMITTANCE ADDRESS *(Include only if different than Item 14)*
See Item 14

CODE

FACILITY CODE

17. The offeror agrees to perform the work required at the prices specified below in strict accordance with the terms of this solicitation, if this offer is accepted by the Government in writing within _ calendar days after the date offers are due. *(Insert any number equal to or greater than the minimum requirements stated in Item 13D. Failure to insert any number means the offeror accepts the minimum in Item 13D.)*

AMOUNTS

SEE SCHEDULE OF PRICES

18. The offeror agrees to furnish any required performance and payment bonds.

19. ACKNOWLEDGMENT OF AMENDMENTS

(The offeror acknowledges receipt of amendments to the solicitation -- give number and date of each)

AMENDMENT NO.										
DATE										

20A. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER *(Type or print)*

20B. SIGNATURE

20C. OFFER DATE

AWARD (To be completed by Government)

21. ITEMS ACCEPTED:
SEE SCHEDULE

22. AMOUNT

23. ACCOUNTING AND APPROPRIATION DATA

24. SUBMIT INVOICES TO ADDRESS SHOWN IN *(4 copies unless otherwise specified)*

ITEM

25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO
 10 U.S.C. 2304(c) 41 U.S.C. 253(c)

26. ADMINISTERED BY CODE

27. PAYMENT WILL BE MADE BY CODE

CONTRACTING OFFICER WILL COMPLETE ITEM 28 OR 29 AS APPLICABLE

28. NEGOTIATED AGREEMENT *(Contractor is required to sign this document and return _____ copies to issuing office.)* Contractor agrees to furnish and deliver all items or perform all work, requisitions identified on this form and any continuation sheets for the consideration stated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications or incorporated by reference in or attached to this contract.

29. AWARD *(Contractor is not required to sign this document.)*
Your offer on this solicitation, is hereby accepted as to the items listed. This award consummates the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.

30A. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN *(Type or print)*

31A. NAME OF CONTRACTING OFFICER *(Type or print)*

30B. SIGNATURE

30C. DATE

31B. UNITED STATES OF AMERICA BY

31C. AWARD DATE

SECTION 00100 Bidding Schedule/Instructions to Bidders

CLAUSES INCORPORATED BY FULL TEXT

52.215-1 INSTRUCTIONS TO OFFERORS--COMPETITIVE ACQUISITION (MAY 2001)

(a) Definitions. As used in this provision--

“Discussions” are negotiations that occur after establishment of the competitive range that may, at the Contracting Officer's discretion, result in the offeror being allowed to revise its proposal.

In writing, writing, or written means any worded or numbered expression that can be read, reproduced, and later communicated, and includes electronically transmitted and stored information.

“Proposal modification” is a change made to a proposal before the solicitation's closing date and time, or made in response to an amendment, or made to correct a mistake at any time before award.

“Proposal revision” is a change to a proposal made after the solicitation closing date, at the request of or as allowed by a Contracting Officer as the result of negotiations.

“Time”, if stated as a number of days, is calculated using calendar days, unless otherwise specified, and will include Saturdays, Sundays, and legal holidays. However, if the last day falls on a Saturday, Sunday, or legal holiday, then the period shall include the next working day.

(b) Amendments to solicitations. If this solicitation is amended, all terms and conditions that are not amended remain unchanged. Offerors shall acknowledge receipt of any amendment to this solicitation by the date and time specified in the amendment(s).

(c) Submission, modification, revision, and withdrawal of proposals. (1) Unless other methods (e.g., electronic commerce or facsimile) are permitted in the solicitation, proposals and modifications to proposals shall be submitted in paper media in sealed envelopes or packages (i) addressed to the office specified in the solicitation, and (ii) showing the time and date specified for receipt, the solicitation number, and the name and address of the offeror. Offerors using commercial carriers should ensure that the proposal is marked on the outermost wrapper with the information in paragraphs (c)(1)(i) and (c)(1)(ii) of this provision.

(2) The first page of the proposal must show--

(i) The solicitation number;

(ii) The name, address, and telephone and facsimile numbers of the offeror (and electronic address if available);

(iii) A statement specifying the extent of agreement with all terms, conditions, and provisions included in the solicitation and agreement to furnish any or all items upon which prices are offered at the price set opposite each item;

(iv) Names, titles, and telephone and facsimile numbers (and electronic addresses if available) of persons authorized to negotiate on the offeror's behalf with the Government in connection with this solicitation; and

(v) Name, title, and signature of person authorized to sign the proposal. Proposals signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the issuing office.

(3) Submission, modification, or revision, of proposals.

(i) Offerors are responsible for submitting proposals, and any modifications, or revisions, so as to reach the Government office designated in the solicitation by the time specified in the solicitation. If no time is specified in the solicitation, the time for receipt is 4:30 p.m., local time, for the designated Government office on the date that proposal or revision is due.

(ii)(A) Any proposal, modification, or revision received at the Government office designated in the solicitation after the exact time specified for receipt of offers is "late" and will not be considered unless it is received before award is made, the Contracting Officer determines that accepting the late offer would not unduly delay the acquisition; and--

(1) If it was transmitted through an electronic commerce method authorized by the solicitation, it was received at the initial point of entry to the Government infrastructure not later than 5:00 p.m. one working day prior to the date specified for receipt of proposals; or

(2) There is acceptable evidence to establish that it was received at the Government installation designated for receipt of offers and was under the Government's control prior to the time set for receipt of offers; or

(3) It is the only proposal received.

(B) However, a late modification of an otherwise successful proposal that makes its terms more favorable to the Government, will be considered at any time it is received and may be accepted.

(iii) Acceptable evidence to establish the time of receipt at the Government installation includes the time/date stamp of that installation on the proposal wrapper, other documentary evidence of receipt maintained by the installation, or oral testimony or statements of Government personnel.

(iv) If an emergency or unanticipated event interrupts normal Government processes so that proposals cannot be received at the office designated for receipt of proposals by the exact time specified in the solicitation, and urgent Government requirements preclude amendment of the solicitation, the time specified for receipt of proposals will be deemed to be extended to the same time of day specified in the solicitation on the first work day on which normal Government processes resume.

(v) Proposals may be withdrawn by written notice received at any time before award. Oral proposals in response to oral solicitations may be withdrawn orally. If the solicitation authorizes facsimile proposals, proposals may be withdrawn via facsimile received at any time before award, subject to the conditions specified in the provision at 52.215-5, Facsimile Proposals. Proposals may be withdrawn in person by an offeror or an authorized representative, if the identity of the person requesting withdrawal is established and the person signs a receipt for the proposal before award.

(4) Unless otherwise specified in the solicitation, the offeror may propose to provide any item or combination of items.

(5) Offerors shall submit proposals in response to this solicitation in English, unless otherwise permitted by the solicitation, and in U.S. dollars, unless the provision at FAR 52.225-17, Evaluation of Foreign Currency Offers, is included in the solicitation.

(6) Offerors may submit modifications to their proposals at any time before the solicitation closing date and time, and may submit modifications in response to an amendment, or to correct a mistake at any time before award.

(7) Offerors may submit revised proposals only if requested or allowed by the Contracting Officer.

(8) Proposals may be withdrawn at any time before award. Withdrawals are effective upon receipt of notice by the

Contracting Officer.

(d) Offer expiration date. Proposals in response to this solicitation will be valid for the number of days specified on the solicitation cover sheet (unless a different period is proposed by the offeror).

(e) Restriction on disclosure and use of data. Offerors that include in their proposals data that they do not want disclosed to the public for any purpose, or used by the Government except for evaluation purposes, shall--

(1) Mark the title page with the following legend: This proposal includes data that shall not be disclosed outside the Government and shall not be duplicated, used, or disclosed--in whole or in part--for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offeror as a result of--or in connection with-- the submission of this data, the Government shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the Government's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets [insert numbers or other identification of sheets]; and

(2) Mark each sheet of data it wishes to restrict with the following legend: Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this proposal.

(f) Contract award. (1) The Government intends to award a contract or contracts resulting from this solicitation to the responsible offeror(s) whose proposal(s) represents the best value after evaluation in accordance with the factors and subfactors in the solicitation.

(2) The Government may reject any or all proposals if such action is in the Government's interest.

(3) The Government may waive informalities and minor irregularities in proposals received.

(4) The Government intends to evaluate proposals and award a contract without discussions with offerors (except clarifications as described in FAR 15.306(a)). Therefore, the offeror's initial proposal should contain the offeror's best terms from a cost or price and technical standpoint. The Government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary. If the Contracting Officer determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Contracting Officer may limit the number of proposals in the competitive range to the greatest number that will permit an efficient competition among the most highly rated proposals.

(5) The Government reserves the right to make an award on any item for a quantity less than the quantity offered, at the unit cost or prices offered, unless the offeror specifies otherwise in the proposal.

(6) The Government reserves the right to make multiple awards if, after considering the additional administrative costs, it is in the Government's best interest to do so.

(7) Exchanges with offerors after receipt of a proposal do not constitute a rejection or counteroffer by the Government.

(8) The Government may determine that a proposal is unacceptable if the prices proposed are materially unbalanced between line items or subline items. Unbalanced pricing exists when, despite an acceptable total evaluated price, the price of one or more contract line items is significantly overstated or understated as indicated by the application of cost or price analysis techniques. A proposal may be rejected if the Contracting Officer determines that the lack of balance poses an unacceptable risk to the Government.

(9) If a cost realism analysis is performed, cost realism may be considered by the source selection authority in evaluating performance or schedule risk.

(10) A written award or acceptance of proposal mailed or otherwise furnished to the successful offeror within the time specified in the proposal shall result in a binding contract without further action by either party.

(11) The Government may disclose the following information in postaward debriefings to other offerors:

(i) The overall evaluated cost or price and technical rating of the successful offeror;

(ii) The overall ranking of all offerors, when any ranking was developed by the agency during source selection;

(iii) A summary of the rationale for award; and

(iv) For acquisitions of commercial items, the make and model of the item to be delivered by the successful offeror.

(End of provision)

52.232-4001 COST LIMITATION – JUNE 1999

The contract award for design and construction shall not exceed \$ 8,874,000.00 for this project. Offerors are under no obligation to approach this amount.

(End of Clause)

SECTION 00110 Proposal Submission, Requirements and Instructions

Section 00110**PROPOSAL SUBMISSION REQUIREMENTS AND INSTRUCTIONS****1. PROPOSAL OVERVIEW.**

1.1 General. Inasmuch as the proposal will describe the capability of the offeror to perform any resultant contract, as well as describe its understanding of the requirements of the Statement of Work, it should be specific and complete in every detail. The proposal should be prepared simply and economically, providing straight-forward, concise delineation of capabilities to satisfactorily perform the contract being sought. The proposal should therefore be practical, legible, clear and coherent.

1.2 Proposal Submissions and the Two (2) Phase Design-Build Process. This process requires potential contractors to submit their performance and capability information initially for review and consideration by the Government. Following the review, evaluation, and rating of these proposals, the Government will select up to five of the highest rated contractors to receive the technical requirements package and provide a technical and cost proposal for consideration by the Government. The technical and cost proposals of the selected contractors will be reviewed by the Government. The technical information contained in this Phase 2 proposal will be reviewed and evaluated by the Government in accordance with the evaluation criteria set out in Section 00120 : PHASE 1 EVALUATION MANUAL. The final evaluation rating used for comparison, selection, and award will reflect both the rating received in Phase 1 and the evaluation rating received in Phase 2. Cost information will not be rated in either phase but will be evaluated in response to the funding limitations set out in Section 00010 – PRICE PROPOSAL SCHEDULE and other offeror's price proposals. The proposal process for this two (2) phase procurement consists of the following individual pieces:

PHASE 1 PROPOSAL

- Pro Forma Information
- Offeror Past Performance Information (Completed Projects Customer Surveys)
- Technical Approach Narrative
- Offeror Relevant Experience (Example Projects)
- Other Information (Any additional information – background provided by the proposer)

PHASE 2 PROPOSAL

- Pro Forma Information
- Completed Price Proposal Information
- Technical Proposal Information
- Project Management Plans and Schedules
- Other Information (Any additional information – background provided by the proposer)

NOTE: FOR ALL THOSE CONTRACTORS WHO COMPETE IN BOTH PHASE 1 AND PHASE 2, THE CONTRACTOR'S PROPOSAL SHALL BE DEFINED AS ALL INFORMATION WHICH WAS SUBMITTED IN RESPONSE TO THE REQUIREMENTS OF BOTH PHASES OF THE SOLICITATION.

2. PHASE 1 PROPOSAL SUBMISSION INSTRUCTIONS

2.1 Who May Submit.

2.1.1 Proposals may be submitted by firms formally organized as design/build entities, or by design firms and construction contractors that have associated specifically for this project. In the latter case, a single design firm or construction contractor may offer more than one proposal by entering into more than one such association. For the purpose of this solicitation, no distinction is made between formally organized design/build entities and project-specific design/build associations. Both are referred to as the design/build offeror, (or simply "offeror"), or the design/build contractor, (or simply "Contractor"), after award of a contract.

2.1.2 Any legally organized offeror may submit a proposal.

2.1.3 All designs must be accomplished under the direct supervision of licensed professionals registered in the appropriate technical disciplines, and meeting other certification and licensing requirements specified in the request for proposal.

2.2 Where to Submit. Offerors shall submit their proposal packages to the Savannah District at the address shown in Block 7 of Standard Form 1442.

2.3 Submission Deadline. Proposals shall be received by the Savannah District no later than the time and date specified in Block 13 of Standard Form 1442.

2.4 General Requirements.

2.4.1 In order to effectively and equitably evaluate all proposals, the Contracting Officer must receive information sufficiently detailed to allow review and evaluation by the Government.

2.4.2 Proposals must contain background information regarding the offerors' qualifications, example projects, and any required representations and certifications. Specific requirements are described below.

2.4.3 Size of Printed Matter Submissions.

2.4.3.1 Written materials shall be on 8-1/2" x 11" paper.

2.4.3.2 The proposals shall contain a detailed table of contents. If more than one binder is used, the complete table of contents shall be included in each. Any materials submitted but not required by this solicitation, (such as company brochures), shall be relegated to appendices.

2.5 Proposal Requirements and Submission Format. The proposals sought by this solicitation shall contain the categories of submittal information as follows:

2.5.1 Pro Forma Information. (i.e., SF1442, Section 0600). This information shall be in a separately marked envelope, labeled as Pro Forma Information, with the proposal.

2.5.2 Complete Attachment No. 4, Proposal Data Sheet.

2.5.3 FACTOR 1-1 Offeror Past Performance Information. A sample Past Performance Evaluation Questionnaire is included at the end of this paragraph is included the. The offeror shall identify the three in-progress or completed projects to be used for reference and evaluation purposes and provide a questionnaire to the Point of Contact for each project listed for completion. When completed, these forms shall be mailed to the Savannah District Contract Specialist identified in the sample transmittal letter provided. Failure of a reference verification to arrive at the Savannah District within the identified time period shall adversely affect the overall rating received in Phase 1 of this project. It is the contractor's responsibility to ensure that the reference documentation is provided. The Government will not make additional requests for past performance information or references. Copies of the evaluation form shall be provided to the Savannah District directly from the reference. Projects from which questionnaires are received shall have been completed within three years of the date of the solicitation.

2.5.5 FACTOR 1-2 Technical Approach Narrative. Describe in general terms how the offeror will approach the design and construction of these facilities. The narrative should include considerations of "Fast Track" construction whereby preliminary site construction activities can begin prior to 100% completion of the design documents. The roles and responsibilities of the various sub-contractors for both design and construction shall also be addressed. Include in the narrative the offeror's proposed processes for handling field problems and assuring Designer of Record involvement throughout the construction period. Technical Approach Narrative shall be limited to a maximum of five (5) typewritten pages, 12 pitch, and double spaced.

2.5.6 FACTOR 1-3 Offeror Relative Experience. Provide examples (at least three) of projects for which the offeror has been responsible. The examples should be as similar as possible to this solicitation in project type and scope. Provide references (with contract names and telephone numbers) for all examples cited. Each example shall indicate the general character, scope, location, cost, and date of completion of the project. If the offeror represents the combining of two or more companies for the purpose of this RFP, each company shall list project examples. Example projects must have been completed not later than three years prior to the date of the solicitation.

2.5.7 No cost information shall be included in the Phase 1 proposal package.

PROPOSAL DATA SHEET – PHASE 1

SOLDIER SERVICE CENTER
FORT STEWART, GA

NOTE TO OFFERORS

This OFFEROR PERFORMANCE CAPABILITY PROPOSAL DATA SHEET must be completed and attached as the first page of the body of your proposal. The information required by this data sheet may be completed directly on this form or attached to the form as supplemental data sheets.

1. NAME OF OFFEROR.

Name of Offeror(s):

If a joint venture or contractor-subcontractor association of firms, list the individual firms and briefly describe the nature of the association.

Firm 1:

Firm 2:

Firm 3:

Firm 4:

Nature of Association:

2. AUTHORIZED NEGOTIATORS. FAR 52.215-11

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

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

Name of Person Authorized to Negotiate:

Negotiator's Address:

Negotiator's Telephone:

PROPOSAL DATA SHEET – PHASE 1
(Continued)

3. FACTOR 1-1: PAST PERFORMANCE INFORMATION.

3.1 On an attached sheet, provide information for three completed projects (or substantially complete), similar design or features, that are being or have been constructed by the offeror to be used for reference and evaluation purposes. These should be the same projects for which questionnaires have been provided to the Procurement Point of Contact.

NOTE: If the offeror is made up of separate design and construction companies that have combined for this project, then this item must be completed twice (once for each company), for a total of six projects.

For each project provide the following information:

Project Title:

Location:

Contract number:

Procuring activity:

Procurement point of contact and telephone number:

List date of construction completion or percent completion if construction is underway:

Address of building(s):

Address and telephone number of owner:

Indicate type of project (private sector, Government, planned unit development, etc.):

General character:

Total cost:

Total cost of all modifications:

3.2 On an attached sheet, list any projects within the last three years that have been assessed liquidated damages. Provide an explanation.

3.3 On an attached sheet, list any projects within the last three years that have been terminated. Provide an explanation.

3.4 On an attached sheet, list all contracts with the Government within the last three years. Indicate Government contract number and contracting agency (with contact names and telephone numbers). (Not mandatory)

3.5 On an attached sheet, describe your office capabilities for using CADD (Computer Aided Design and Drafting) and other forms of automation on this project. This information shall be limited to two 8 ½ by 11 sheet of paper, double spaced, 12 pitch font.

3.6 You may provide additional information on your capabilities, but please be brief.

4. FACTOR 1-2: TECHNICAL APPROACH NARRATIVE. Submit on separate pages, no longer than 5 pages in length, how the Offeror will approach the design and construction of these facilities.

5. FACTOR 1-3: RELEVANT EXPERIENCE.

5.1 On an attached sheet, provide information for completed (or substantially complete) projects that are similar in terms of cost, complexity, design or features, that have been done by the offeror to be used for reference and evaluation purposes. For each project provide the following information:

Project Title:

Location:

Contract number:

Nature of involvement in this project, i.e. General Contractor, subcontractor, designer:

Procuring activity:

Procurement point of contact and telephone number:

List date of construction completion or percent completion if construction is underway:

Address of building(s):

Address and telephone number of owner:

Indicate type of project (private sector, Government, planned unit development, etc.):

General character:

Total cost:

**SAMPLE TRANSMITTAL LETTER
AND
PAST PERFORMANCE EVALUATION QUESTIONNAIRE**

Date: _____

To: _____

We have listed your firm as a reference for work we have performed for you as listed below. Our firm has submitted a proposal under a project advertised by the U.S. Army Corps of Engineers, Savannah District. In accordance with Federal Acquisition Regulations (FAR), an evaluation of our firm's past performance will be completed by the Corps of Engineers. Your candid response to the attached questionnaire will assist the evaluation team in this process.

We understand that you have a busy schedule and your participation in this evaluation is greatly appreciated. Please complete the enclosed questionnaire as thoroughly as possible. Space is provided for comments. Understand that while the responses to this questionnaire may be released to the offeror, FAR 15.306 (e)(4) prohibits the release of the names of the persons providing the responses. Complete confidentiality will be maintained. Furthermore, a questionnaire has also been sent to _____ of your organization. Only one response from each office is required. If at all possible, we suggest that you individually answer this questionnaire and then coordinate your responses with that of _____, to forge a consensus on one overall response from your organization.

Please send your completed questionnaire to the following address to arrive NOT LATER THAN the date and time set for receipt of Phase I proposals to:

U.S. Army Engineer District, Savannah
ATTN: Ms. Donna S. Knight
DACA21-02-R-0022
100 W. Oglethorpe Ave.
Savannah, Georgia 31402-0889

The questionnaires can also be faxed to the Savannah District Contract Specialist at 912-652-5828. If you have questions regarding the attached questionnaire, or require assistance, please contact Ms. Donna Knight at 912-652-5504. Thank you for your assistance.

PAST PERFORMANCE EVALUATION QUESTIONNAIRE

Upon completion of this form, please send directly to the U.S. Army Corps of Engineers in the enclosed addressed envelope or fax to 912-652-5828, ATTN: Ms. Donna Knight. Do not return this form to our offices. Thank you.

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

2. Type of Contract: Fixed Price _____ Cost Reimbursement _____
Other (Specify) _____

3. Title of Project/Contract Number:

4. Description of Work: (Attach additional pages as necessary)

5. Complexity of Work: High _____ Mid _____ Routine _____

6. Location of Work: _____

7. Date of Award: _____

8. Status: Active _____ (provide percent complete)

Complete _____ (provide completion date)

9. Name, address and telephone number of Contracting Officer's Technical Representative:

10. QUALITY OF CONSTRUCTION:

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

Excellent Quality	
Above Average Quality	
Average Quality	
Below Average Quality	
Unsuccessful or Experienced Significant Quality Problems	

Remarks:

11. TIMELINESS OF PERFORMANCE:

To what extent did the contractor meet the contract and/or individual task order schedules if the contract was an indefinite delivery type contract?

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

Remarks:

12. DOCUMENTATION

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

Excellent Quality	
Above Average Quality	
Average Quality	
Below Average Quality	
Unsuccessful or Experienced Significant Quality Problems	

Remarks: _____

13. CUSTOMER SATISFACTION:

To what extent were the end users satisfied with:

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

Remarks: _____

14. SUBCONTRACTOR MANAGEMENT

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

Excellent	
Above Average	
Average	
Below Average	
Unsuccessful	

Remarks:

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

Yes _____ No _____ Not Sure _____

Remarks:

16. OTHER REMARKS:

Use the space below to provide other information related to the contractor's performance. This may include the contractor's selection and management of

subcontractors, flexibility in dealing with contract challenges, their overall concern for the Government's interest (if applicable), project awards received, etc.

3. PHASE 2 PROPOSAL SUBMISSION INSTRUCTIONS

3.1 Who May Submit. Proposals may be submitted by the offerors who receive written notification from the Savannah District Contracting Officer that their firm has been selected to participate in Phase 2 of this solicitation. No more than five offerors will compete in Phase 2. The Government intends to announce the names of offerors selected for Phase 2 in the Government Point of Entry (GPE) unless an offeror provides written notification and explanation for not wanting this information released.

3.2 Where to Submit. Offerors shall submit their proposals to the U.S. Army Corps of Engineers, Savannah District, 100 West Ogelthorpe Street, Savannah, Georgia 31402 or U.S. Army Corps of Engineers, Savannah District, P.O. Box 889, Savannah, Georgia 31402.

3.3 Submission Deadline. Proposals shall be received by the Savannah District no later than the time and date specified.

3.4 General Requirements.

3.4.1 In order to effectively and equitably evaluate all proposals, the Contracting Officer must receive information sufficiently detailed to clearly indicate the materials, equipment, methods, functions, and schedules proposed.

3.4.2 In addition to the design documents addressed below, proposals must contain financial terms, management information, schedules for design and construction, and the representations and certifications. Specific requirements are described below.

3.4.3 Title Page, including the title of the solicitation, solicitation number, offeror name, and date of the submittal.

3.4.4 The proposals shall contain a detailed table of contents. If more than one binder is used, the complete table of contents shall be included in each. Any materials submitted but not required by this solicitation, (such as company brochures), shall be relegated to appendices.

3.4.5 Size of Printed Matter Submissions.

3.4.5.1 Written materials: 8-1/2" x 11" format.

3.4.5.2 Drawing sheets: Use Size A1 approximately 24" x 36" for full size drawings which are not intended for reduction to half-size sets. Half size sheets size A2 approximately 16" x 23" are also acceptable.

3.4.6 Compliance Statement: The offeror is required to certify that all items submitted in its technical proposal comply with the RFP requirements and any differences, deviations or exceptions have been identified and explained. Offerors are required to complete the statement and submit it with their technical proposal. Even if there are no differences, deviations or exceptions, the offeror must submit the Compliance Statement and state that none exist.

Statement of Compliance

Insert name of the offeror hereby certifies that all items submitted in this proposal and final design documents (after contract award) comply with the solicitation requirements. The criteria specified in Request for Proposal No. DACA21-02-R-0022 are binding contract criteria and in case of any conflict after award, between DACA21-02-R-0022 and the contractor's proposal, the Request for Proposal criteria shall govern unless there is a written and signed agreement between the contractor and the Government waiving a specific requirement. Should this proposal result in the award of a contract, this statement will be included on each sheet of drawings and on the cover of the specifications.

3.5 Exceptions. Exceptions to the contractual terms and conditions of the solicitation (e.g., standard company terms and conditions) must not be included in the proposal.

3.6 Price Information. The technical proposal shall not include any cost information. The technical and price proposals shall be submitted as two separate documents.

3.7 Proposal Requirements and Submission Format. The proposals sought by this solicitation shall contain the categories of submittal information as follows:

3.7.1 Pro Forma requirements. This information should be submitted in an envelope labeled "Pro Forma Requirements." This category consists of representations and certifications, subcontracting plan, proposal bonds, and completed Standard Form 1442. Provide original and one (1) copy.

3.7.2 Price Proposal Information. Offerors shall complete all portions of the Price Proposal Schedule and furnish it in a separate envelope in original and one copy.

3.7.3 Proposal Submission for Technical Data Requirements. This information shall be submitted in separate three-ring binders labeled "Design-Technical Information." This category consists of design documents, drawings, sketches, outline

specifications, design analysis, catalog cuts, and other information. Provide an original and five copies of the drawings (size A1); an original and five copies of half size drawings (size A2) with a minimum of one full size set; 1 set of color boards; and an original and five copies of catalog cuts and other technical data. The drawings shall be bound.

3.7.3.1 The following factors will be evaluated based on the material provided to meet the technical data requirements:

FACTOR 2-1: BUILDING FUNCTION AND AESTHETICS

FACTOR 2-2: BUILDING SYSTEMS

FACTOR 2-3: SITE DESIGN

FACTOR 2-4: SUSTAINABLE DESIGN CONSIDERATIONS

3.7.3.2 The following technical data shall be submitted as part of the formal proposal. Proposals shall include graphic description of the design included in the basic proposal clearly indicated as such. All alternate designs shall be graphically described on separate drawings from the basic proposal. Offerors are advised that the required data listed below will be utilized for technical review and evaluation and used for determination of a "Quality Rating" by a Technical Evaluation Team. Materials indicated in the design/construction criteria, but not indicated in the offeror's specifications, will be assumed to be included and a part of the proposal.

TECHNICAL REQUIREMENTS

1. SITE DEVELOPMENT DESIGN SUBMITTAL REQUIREMENTS. The site development portion of the proposal must outline the proposed site demolition, layout, grading, storm drainage, and erosion control practices of design and construction. Improvements to the RFP site plan are encouraged. A topographic survey will be provided at Phase II to the proposers in English units. The design shall include the following:

1.1 General Site Development Description of the Project. State the purpose, functional layout of all major structures in relation to parking and access drives, the extent of grading and drainage system, as well as erosion control measures in sufficient detail to delineate and characterize functional features and the desired image or visual appearance of this project. The narrative shall reflect setbacks requirements as indicated in Section 01020, paragraph 12.3.2 as well as the visual characteristics of the surrounding topography. Include a statement addressing Force Protection Compliance, as well as a statement addressing Storm Water Management such that post development runoff does not exceed pre development runoff flows. Also include a statement of any requirements for traffic control signals and signage plans. Provide a brief statement of the exterior construction materials to be used in the project.

1.2 Design Calculations. Submit calculations for the following:

1.2.1 Storm drainage pipe design calculations shall not be required for the proposal submittal. Storm drainage pipe design calculations for the final design submittal shall show that the pipes are adequately sized using the Rational Method in accordance with technical instructions.

1.2.2 Storm water detention pond calculation shall show that the pond is adequately sized such that post development runoff does not exceed pre-development runoff in accordance with Fort Stewart IDG requirements. Storm water detention can be designed as an underground system.

1.1.1.3 Outline Specifications. Provide a list of titles of specifications proposed for use in the design, if the section is not provided in this RFP.

1.2 Site Development Drawings. Drawings shall be shown at 1 in = 30ft scale (or 1:400 in metric units). All drawings shall have a Legend, North Arrow, and a graphic bar scales. Drawings shall be provided in sufficient detail and annotated so that Government may visualize how the designer has interpreted the user's functional and operational requirements in his proposal for final design. Drawings shall include, the following:

1.2.1 Demolition Plan and Tree Removal Plan. The demolition plan shall also show the limits of tree removal.

1.2.2 Layout Plan. This plan should show the building layout in relation to parking areas, access drives, and pedestrian walkways. This plan should show overall dimensions of parking lots, minimum building setbacks (in compliance with Force Protection), minimum setback from Streets or Roads, utility pad locations (this includes dumpster, electrical and mechanical equipment pads). The Layout Plan will also show location of sidewalks, access drives, retaining walls, fencing, site steps, service vehicle drives, pedestrian bridges, sports fields, handicap parking spaces, and curb and gutter. The use of patterning shall be required to distinguish between concrete pavement and bituminous asphalt pavement. The submitted layout plan shall also show dimensions of major items such as building, parking lot rather than coordinates of corner points.

1.2.3 Grading and Drainage Plan. This Plan should show contour elevations at 1-foot (250mm) minimum interval and critical spot elevations, as well as finish floor elevations. This plan should also show the locations of storm inlets, curb inlets, manholes, storm drainage pipes, culverts, headwalls, storm water control structure, detention pond area, and drainage ditches. Drainage ditches shall be kept to a minimum due to the highly erodable soil. Curb cuts for drainage of parking lots and access drives are prohibited.

1.2.4 Erosion Control Plan. Provide a narrative on what erosion control measures will be used in this project.

1.3 Landscape Design Narrative. The landscape design narrative shall include an analysis of existing site conditions, including an indication of existing trees and plant materials that are to be saved and remain on the project site. The narrative shall indicate specific site problems related to proposed development and the rationale for proposed plant selection and locations. The narrative shall also include a list of suggested types and sizes of plant materials to be used (use native plants as much as possible). It shall also discuss type of irrigation to be provided, type, quantity and location of site furniture, per Ft. Stewart Installation Design Guide's (IDG). The narrative shall discuss what materials are being included in the project that comes from recycled materials and renewable resources.

1.3.1 Outline Specifications. Provide a list of titles of specifications proposed to be used in this design, if the section is not provided in this RFP.

1.4 Landscape Design Plan. This plan shall include existing trees and under story to be saved, new trees to be planted, screens, buffers, lawns, and mulched area for the project. Both large shade trees and small under story and ornamental trees shall be shown. Plant labels shall be provided for the plans. Also to be provided is a drawing at a larger scale of the building entrance of the project site to indicate the Landscape Architect's ideas or intent for a more detailed planting plan as used in foundation plantings including plant labels.

1.5 Environmental Engineering Design.

1.5.1 Design Narrative shall include general utility layout with connection points, valve fittings and requirements for pneumatic ejector, sewage pumps and sump pumps.

1.5.1.1 Outline Specifications: Provide a list of titles of specifications proposes for use in the design, if the section is not provided in this RFP.

1.5.2 Exterior Utility Layout: The proposal shall include a utility layout, which depicts the relative placement of water and sanitary sewer systems. The layout plans should take into account the ease of maintenance and utility corridors.

2. STRUCTURAL DESIGN SUBMITTAL REQUIREMENTS. The structural portion of the proposal must outline the proposed methods and materials of design and construction. The design shall include the following:

2.1 Structural Narrative.

2.1.1 General. Provide a general description of the scope of the project and all of the major structures. Give overall building dimensions and a description of the principal features such as wall and roof construction proposed. If the building is irregularly shaped, explain where seismic joints will be placed to create regular shapes or provide a statement that a dynamic analysis of the building will be performed.

2.1.2 Framing System.

2.1.2.1 Provide a description of the framing system chosen.

2.1.2.2 Provide a description of the lateral load resisting system and how these loads will be transmitted to the foundations.

2.1.2.3 Foundation. Give a description of the anticipated foundations based on information provided in the RFP.

2.1.2.4 List special design features.

2.1.2.5 Fire Resistance Statement. State the required fire resistance criteria for all portions of the structural system and the proposed method of meeting these requirements.

2.2 Design Analysis. The following specific items shall be included.

2.2.1 Load Assumptions. State the live loads for which the facility is to be designed. Include roof and floor loads. Provide the wind loads, lateral earth pressure loads, seismic loads, etc. as applicable. Complete analysis is not necessary, only tabulation of loads is required.

2.3 Outline Specifications. The proposer shall provide a list of titles of specifications he proposes to use in the design, if sections are not provided in this RFP.

3. ARCHITECTURAL DESIGN SUBMITTAL REQUIREMENTS.

3.1 Architectural Narrative. State the proposed image or design theme of this proposal. Describe interior design theme. Describe any special features or finishes that contribute to the proposed design theme. Describe construction of typical interior partitions. List all architectural betterments and deviations included in the proposal.

3.1.1 Certifications. Provide signed and dated certification that the final design shall meet "U" values required in the RFP for each exterior wall assembly and roof assemblies. Provide signed and dated certification that the mechanical room is of sufficient size to accommodate and serve all mechanical equipment shown and specified by the mechanical design. Include with architectural narrative.

3.1.2 List of Specifications. Provide a list of titles of specifications proposed to use in the design. It is not necessary to include sections required in this RFP.

3.2 Architectural Drawings. Drawings shall be provided in sufficient detail for reviewers to visualize how the designer has interpreted the RFP functional and operational requirements in his proposal. Drawings shall include, but not be limited to, the following:

3.2.1 Floor Plan(s). Floor plans for each floor shall be drawn accurately to scale and shall be shown at 1/8" = 1'-0" scale. Show gross floor area tabulations on lower portion of plate. Label all spaces. Indicate net area of all spaces. Show all doors, windows, plumbing fixtures, toilet partitions and built-in casework. Show required workstations as dashed-line blocks to demonstrate that the spaces accommodate the required workstations. Show overall building dimensions. If the floor plan(s) must be drawn in segments in order to comply with the requirements on the proper scale, provide a separate 1/16" = 1'-0" scale composite floor plan showing exterior walls, interior partitions, circulation elements and cross referencing for enlarged floor plans.

3.2.2 Building Elevations. Exterior elevations shall be drawn to 1/8" = 1'-0" scale for all four major building elevations. Elevations shall show all windows, doors, canopies, and platforms. All building exterior materials and roof pitches shall be noted clearly.

3.2.3 Typical Wall Section. Provide one exterior wall section indicating the predominant exterior wall and wall/roof intersection condition. Show overall wall thickness and eave height. Note all materials. Wall section shall be unbroken where practical and drawn at 3/4" = 1'-0" scale.

3.2.4 Room Finish Schedule. Provide a room finish schedule indicating the following for all spaces: floor, wall base, wainscot, wall and ceiling finishes; wainscot height, wall base height and ceiling height.

4. MECHANICAL DESIGN SUBMITTAL REQUIREMENTS.

4.1 Heating, Ventilating, and Air Conditioning. Narrative of design analysis will contain the following:

4.1.1 Criteria listings - manuals, pamphlets, technical books, etc.

4.1.2 Design conditions used in calculations - inside and outside temperatures, personnel load, outside air or ventilation requirements, U-factors, and other special conditions.

4.1.3 Block loads for heating and cooling shall be calculated using ASHRAE-based methods. Where passive solar applications prove feasible and cost effective, the proposer shall employ a load calculation method that can incorporate all applicable passive solar factors. All load calculation software must be traditionally used by the industry.

4.1.4 Brief description of various items of equipment, including catalog cuts. Indicate operating temperatures and capacities.

4.1.5 Description of piping systems including type of pipe, insulation requirements, and whether concealed or exposed, including catalog cuts.

4.2 Plumbing. Narrative of design analysis will contain the following:

4.2.1 Criteria listing - manuals, codes, etc.

4.2.2 Plumbing analysis to determine number of fixture units, cold and hot water capacity requirements, and equipment or capacities of miscellaneous and special systems.

4.2.3 Fixture determination listing quantity and type of fixtures for both men's and women's toilets, and other fixtures such as drinking water fountains, service sinks, etc.

4.2.4 Description of domestic water heating and storage equipment, including capacity, type (gas, electric, boiler, water), materials, and insulation.

4.2.5 Piping types and location (concealed or exposed), together with material proposed and insulation requirements.

4.2.6 Brief description of miscellaneous systems such as compressed air (capacity, pressure, piping, location of air outlets, etc.), roof drainage, natural gas (pressure, quantity, and equipment to be served), and other special systems.

4.3 Outside Utilities. Narrative of design analysis will contain the following:

4.3.1 Criteria listings - manuals, pamphlets, codes, etc.

4.3.2 Preliminary pipe size calculations in tabular form.

4.3.3 Description of the utility systems chosen.

4.4 Mechanical Drawings. Provide plan view showing the following:

4.4.1 Heating, Ventilating, and Air Conditioning. Heating, ventilating, and air conditioning equipment layout - chillers or refrigeration compressors, boilers, pumps, condensers or cooling tower, air handling units, fans, hoods, and other items of major equipment required for the facility.

4.4.2 Plumbing. Plumbing fixture layout, floor and area drains, and plumbing equipment layout (hot water generator, storage tank, air compressors, etc.).

4.4.3 Outside Utilities. Indicate locations of outside utilities where required to support the project. Show same scale as other site work drawings.

4.4.4 Mechanical Room(s). Provide a 1/4 inch = 1 foot scale (1:50) plan showing equipment layout of major components in mechanical rooms. The Engineer/ Architect of record will be required to certify that adequate space has been provided for safe operation of equipment and maintenance capability. Mechanical equipment layouts shall comply with Section 01020.

4.5 Outline Specifications. The proposer shall provide a list of titles of specifications he proposes to use in the design, if section not provided in this RFP.

5. ELECTRICAL POWER, LIGHTING, GROUNDING, AND COMMUNICATIONS DESIGN SUBMITTAL REQUIREMENTS.

5.1 Interior Electrical System Design Narrative. The interior electrical design shall be a narrative presentation and shall include the following data:

5.1.1 Provide a brief description of the lighting system(s) to be used for major areas. Include a concept lighting schedule showing room name and/or number, lighting intensity, type of fixture by manufacturer's name, voltage, and basis of design such as I.E.S. criteria, definitive, etc. Only a single catalog cut sheet is required for each fixture type. This cut sheet will establish the physical, functional and visual characteristics of the fixture and establish a level of quality.

5.1.2 State the type of wiring system, such as, rigid conduit, non metallic tubing, intermediate conduit, electrical metallic tubing, nonmetallic sheathed cable, etc. proposed and where it is intended to be used.

5.1.3 Provide a paragraph describing any special items of design, such as, specialized equipment, special receptacles, handicapped and seismic requirements, etc.

5.1.4 Describe how the 5-ohm grounding system will be achieved.

5.1.5 Describe the basic characteristics of the panel boards, protective devices, switchboard, motor control centers or other major equipment to be provided. Provide the name of the manufacturer(s) and catalog cuts that will be used.

5.1.6 Specifications: Provide a list of titles of specifications proposed for use in the design, if the section is not provided in the RFP.

5.1.7 Describe the telephone system requirements proposed for the building.

5.2 Exterior Electrical Distribution System Design Narrative. The exterior electrical design shall be a narrative presentation and shall include the following data:

5.2.1 Indicate the electrical characteristics (phase, voltage and number of wires) of the electrical system proposed for each building.

5.2.2 Provide conclusions in the design analysis as related to the total connected load and resulting kVA demand load. Indicate type, number, kVA capacity of transformer installation proposed. State the primary and secondary connections of transformers (i.e., 12,470 to 480Y/277 volts, Delta-wye) in accordance with ANSI C57.12.00.

5.2.3 State the basis for the selection of the secondary distribution voltage, i.e., 480Y/277 vs. 208Y/120. Include any analysis or reasoning used in making this selection.

5.2.4 Provide a statement describing street lighting, security, parking lot lighting, or sidewalk lighting requirements. Types of fixtures, pole heights, and proposed intensities are to be included. Only a single catalog cut sheet is required for each fixture type. This cut sheet will establish the physical, functional and visual characteristics of the fixture and establish a level of quality.

5.2.5 Provide a statement describing the extent of any exterior work such as modifications to the existing telephone vault, the telephone duct banks, television (TV) distribution system, etc.

5.3 Energy Conservation Design Narrative. Energy conservation measures shall be indicated. The narrative shall describe measures and techniques that are proposed in the electrical design that will conserve energy.

5.4 Drawings. Provide drawings of the exterior electrical system.

5.4.1 Provide a separate electrical site plan indicating all existing and proposed support utility lines and equipment required to serve the project including electrical power lines, telephone and other communication lines. The plan shall also show all roads and driveways, parking areas, and any other items necessary for functional and operating adequacy.

5.4.2 Provide electrical characteristics (voltage, phase, number, and size of conductors) for the primary and secondary lines at the point of delivery and/or any extensions. Indicate characteristics and standards of design for overhead or underground line.

5.4.3 Indicate the number, location, kVA capacity, type, primary and secondary voltages of the transformer (i.e., three-phase, pad-mounted, 150kVA, delta-wye, 12,470-480Y/277 volts) installation proposed.

5.4.4 Identify any existing and new communications service connections, both overhead and underground. Indicate characteristics and standards of design for overhead or underground communication line.

6. FIRE PROTECTION DESIGN SUBMITTAL REQUIREMENTS.

6.1. A narrative will be provided addressing the following items for each building type in this project:

6.1.2 Provide certification by the fire protection engineer that the building design shall comply with the life safety/fire protection provisions of the applicable criteria indicated in Section 01020.

6.1.3 Automatic fire extinguishing systems and hose standpipe systems: Identification of all areas provided with sprinkler protection and the type of sprinkler system provided, sprinkler hazard classification for these areas, areas protected by other automatic suppression systems and the type system provided, and buildings provided with hose standpipe systems and the type of standpipe system provided.

6.1.4 Fire alarm and detection systems: Type of alarm and detection system, location of the fire alarm and detection equipment including fire alarm control panel, and catalog data sheets of major components

6.2 Credentials of Fire Protection Engineer. The design of the fire protection features shall be by a Registered Professional Engineer or Registered Architect who is a full member in good standing of the Society of Fire Protection Engineers (SFPE) whose principle duties are fire prevention engineering or by a Registered Fire Protection Engineer whose principle duties are fire prevention engineering. A copy of the Fire Protection Engineer's credentials shall be included in each submittal.

7. ENERGY ANALYSES, ECONOMIC ANALYSES, CONTROL SYSTEMS, SUBMITTAL REQUIREMENTS.

7.1 The following items shall be submitted with the proposal:

7.1.1 A description of all HVAC systems to be considered in a life cycle cost analysis (LCCA). The LCCA, using the program LCCID, is to be submitted by the successful contractor, verifying the system is within the energy budget. For additional requirements, see Section 01020, paragraph 6.1.2.

7.1.2 List of specifications to be used.

7.1.3 A description of the proposed Direct Digital Controls System to be used.

7.2 Provide certification that the design will comply with Energy Budget requirements of specification Section 01020.

8. SUSTAINABLE DESIGN SUBMITTAL REQUIREMENTS.

8.1 The following items shall be submitted with the proposal:

8.1.1 SPIRIT Summary Table. Submit Appendix D of Section 01020 DESIGN REQUIREMENTS, "SPIRIT Requirements and Summary Table" with the "Proposal Points" column filled in to reflect the points contained in your proposal, including the total. NOTE: the points indicated on this summary will be considered contract requirements upon award. Do not modify any of the spaces in this column that were filled in on the solicitation.

8.1.2 Sustainable Design Narrative. Organize the narrative in the same order as SPIRIT summary table with one paragraph devoted to each proposed item on the chart. Briefly describe the activities and/or features proposed to earn each point indicated on your proposal. For mandatory points and requirements the narrative may be limited to repeating the statement found in the "Remarks" column of the SPIRIT summary table.

9. DRAWINGS FILES

9.1 Drawings for the proposal can be done with any CAD software available to the Proposer but the drawings for 60% and final submittal will be done and submitted in Microstation format only. Conversions from AutoCAD are discouraged because of file incompatibility and all the added work necessary for the conversion. Start the work in Microstation and submit Microstation drawings.

9.2 No drawing FILES are required to be submitted at the proposal stage.

END OF TECHNICAL REQUIREMENTS

3.7.4 FACTOR 2-5 Management Plans and Schedules. The offeror shall provide a Management Plan. This is an overall plan showing how the offeror will control the job. The term "management plan" is defined as a plan that includes the following subplans:

3.7.4.1 Project Key Personnel. Provide the names, resumes, and levels of responsibility of the principal managers and technical personnel who will be directly responsible for the day-to-day design and construction activities. Include, as a minimum, the project manager; the project architect; the engineers responsible for civil, electrical, mechanical and structural design; the quality control manager; and the construction manager. Indicate whether each individual has had a significant part in any of the project examples cited. If reassignment of personnel is considered possible, provide the names and resumes of the alternative professionals in each assignment. Project key personnel shall include the key construction subcontractors and the extent of their role with respect to the design phases of this project. Key subcontractors shall include, but are not limited to: Structural Ironworkers, Masonry Works, Electrical, Mechanical, and Site Development subcontractors.

3.7.4.2 Schedule.

3.7.4.2.1 Integrated Design and Construction Schedule with all "Fast Tracking" areas clearly identified. The schedule for design and construction shall be task oriented, indicating dates by which milestones are to be achieved. The offeror may use a critical path or other method of his/her choice; however, the schedules shall be graphically represented.

3.7.4.2.2 The offeror shall also submit a rationale explaining how the schedules will be achieved.

3.7.4.3 Quality Control Plan: The Quality Control Plan is part of the Management Plan. The alliance of the project designer and builder on a project such as this naturally removes one commonly used method of quality control; that is, the usual reliance on the owner or the design consultant for monitoring construction quality. Although the Government will provide an on-site representative during construction, offerors are expected to develop a formal program of monitoring to ensure a high level of construction quality. Offerors shall submit Quality Control Plans that respond to the minimum requirements of Technical Specifications Section 01451 (furnished with this RFP package) entitled "Contractor Quality Control Design/Build." The offeror's program shall include the following characteristics:

3.7.4.3.1 A clear identification of the personnel responsible for quality control and a clear policy establishing their authority. The quality control group shall be separate and apart from (not the same) the people that are doing the construction. This quality

control group shall report to the Contractor's management at a level no lower than a vice president of the company.

3.7.4.3.2 A specific description of the tasks and functions of the quality control personnel.

3.7.4.3.3 A specific policy establishing schedules for the performance of quality control tasks.

3.7.4.3.4 A policy for reporting quality control findings to the Contracting Officer.

3.7.4.3.5 A procedure whereby the Contracting Officer may resolve disputes that have not received satisfactory responses from the first levels of quality control personnel.

3.7.4.3.6 The names of testing laboratories to be used and the procedures for test data reporting.

3.7.4.3.7 A plan for material storage and protection.

3.7.4.3.8 The plan for review, evaluation, and Offeror Quality Control of the Design Submittals prior to Government receipt.

3.7.4.3.9 The plan for review of submittals and extensions of design. Of particular interest is the role of the Designer of Record in all design and construction progress.

3.7.4.3.10 Procedures for involving Key Subcontractors in the design development.

3.7.4.3.11 Procedures for successful integration of the Offeror's Quality Control Program with the Government's Quality Assurance Program.

3.7.4.4 Subcontracting Plan: All large businesses are required to submit a subcontracting plan with their Phase 2 proposal. For guidance in preparing an acceptable plan refer to the Army's Subcontracting Plan Evaluation Guide (Army Federal Acquisition Regulation Supplement [Appendix CC](#)) at <http://acqnet.sarda.army.mil/afar/apcc.htm>.

4.0 RESTRICTIONS. Incomplete proposals. Failure to submit all the data indicated in this section may be cause for determining a proposal incomplete and, therefore, not considered for technical evaluation in Phase 2, or for subsequent award.

Section 00120 – PART 1

PHASE 1 EVALUATION MANUAL

1. GENERAL

The purpose of this document is to establish a uniform evaluation procedure for Phase 1 of the solicitation based on contractually defined criteria. The Evaluation Team will evaluate each proposal individually using the qualitative procedures which follow. Each proposal will be reviewed and rated by each of the evaluators. Following the completion of the individual evaluations, a consensus evaluation will be derived. The results of this consensus evaluation will be documented and presented to the Contracting Officer/Source Selection Authority for determination of which proposals proceed into Phase 2 of the solicitation process.

2. PROPOSAL REQUIREMENTS

2.1 Section 00110, Proposal Submission Requirements and Instructions identifies all the necessary submittal information to be included in the proposals. Proposals which reach the evaluation stage have passed an initial Contracting Division review to assure that they are complete and responsive. All proposals which are provided to the evaluation team will be evaluated and rated.

2.2 Past Performance Questionnaires. Each Offeror has been requested to have questionnaires from previous projects completed and forwarded to the Savannah District to assist the evaluation team in past performance evaluation and risk analysis. If more than three questionnaires are returned, the evaluation team shall evaluate all questionnaires. If less than three questionnaires are returned, the proposal shall receive a rating commensurate with the contractor's performance risk as determined by the evaluation team. The Government may contact the points of contact indicated for additional information and to assure validity of the received questionnaires. The evaluation team may contact any additional sources to determine past performance risk.

3. INDIVIDUAL PROPOSAL RATING WORKSHEETS

3.1 Worksheets are provided on the following pages that the evaluators will use to review and rate the individual proposals.

3.2 During the consensus evaluation, a single “consensus rating” worksheet shall be completed for each proposal and signed by all the evaluators. It is imperative that all comments and supporting rationale for the rating assigned be included on this consensus sheet.

3.3 Comments are required to support all ratings.

4. RATING METHODOLOGY

4.1 Proposals will be evaluated in each Evaluation Factor based on the following rating scheme:

RATING	EXPLANATION
Outstanding/Very Low Performance Risk	Based on the Offeror’s performance record, no doubt exists that the Offeror will successfully perform the required effort.
Above Average/Low Performance Risk	Based on the Offeror’s performance record, little doubt exists that the Offeror will successfully perform the required effort.
Satisfactory/Moderate Performance Risk	Based on the Offeror’s performance record, some doubt exists that the Offeror will successfully perform the required effort. Normal contractor emphasis should preclude any problems.
Marginal/High Performance Risk	Based on the Offeror’s performance record, substantial doubt exists that the Offeror will successfully perform the required effort.
Unsatisfactory/Very High Performance Risk	Based on the Offeror’s performance record, extreme doubt exists that the Offeror will successfully perform the required effort.

4.2 **Yes - No Ratings.** Where the specific evaluation sheets indicate a YES – NO Rating these items shall be treated as information items. They are included in the evaluation worksheets to assure a similar focus among the evaluators and to ensure that individual evaluators do not overlook proposal information provided.

5. EVALUATION FACTORS

5.1 **Weighting of Factors.** Relative Importance Definitions: For the purpose of this evaluation, the following terms will be used to establish the relative importance of the factors and subfactors:

- ❑ **Significantly More Important:** The criterion is at least two times greater in value than another criterion.
- ❑ **More Important:** The criterion is greater in value than another criterion but less than two times greater.
- ❑ **Equal:** The criterion is of the same value or nearly the same as another criterion.

5.2 The following factors will be evaluated and rated for each proposal:

FACTOR 1-1: OFFEROR PAST PERFORMANCE: This factor is significantly more important than Factors 1-2 and 1-3 in the evaluation of Phase 1 proposals.

FACTOR 1-2: TECHNICAL APPROACH NARRATIVE: This factor is equal in importance to Factor 1-3.

FACTOR 1-3: OFFEROR RELEVANT EXPERIENCE: This factor is equal in importance to Factor 1-2.

5.3 FACTOR 1-1: OFFEROR PAST PERFORMANCE. The Government will evaluate the satisfaction of the customers in the example projects identified by the Offeror and from which Past Performance Evaluation Questionnaires have been received. The Government may contact the points of contact indicated for additional information and to assure validity of the received questionnaires. The Government may contact sources other than those provided by the Offeror for information with respect to past performance. These other sources may include ACASS (Architect-Engineer Contract Administration Support System), CCASS (Construction Contractor Appraisal Support System), telephone interviews, and Government personnel with personal knowledge of the Offeror's performance capability. Offerors may be provided an opportunity to address any negative past performance information about which the Offeror has not previously had an opportunity to respond. The following Sub-factors will be evaluated from all sources of past performance information and an overall rating provided:

5.3.1 Subfactor 1-1 a. Quality of Construction. Based on information provided in the questionnaire and other information, the Government will assess the quality of the actual construction undertaken and the standards of workmanship exhibited by the Offeror's team.

5.3.2 Subfactor 1-1 b. Timeliness of Performance. The Government will evaluate all information available with respect to the Offeror completing past projects within the scheduled completion times.

5.3.3 Subfactor 1-1 c. Documentation. The Government will evaluate all information available with respect to the Offeror's level of meeting customer satisfaction on

timeliness and quality of the documentation, reports, and other written materials completed by the Offeror on past projects.

5.3.4 Subfactor 1-1 d. Customer Satisfaction. The Government will evaluate all information available with respect to the Offeror's past customer satisfaction, cooperation with customers, and interaction on past projects.

5.3.5 Subfactor 1-1 e. Subcontractor Management. The Government will evaluate all information available with respect to the Offeror's management of subcontractors on past projects.

5.4 FACTOR 1-2: TECHNICAL APPROACH NARRATIVE. The Government will evaluate the overall understanding of the design-build process as well as the Offeror's implementation plans to utilize "fast track" procedures on this project. Particular attention will be paid to the inclusion of the major construction subcontractors during the design process as well as the definition of the roles and responsibilities of the various subcontractors. Offerors are cautioned that this narrative shall not exceed five (5) pages and that the Government review staff will review and evaluate only the information contained on the first five pages in this section.

5.4.1 UNDERSTANDING OF THE DESIGN-BUILD PROCESS. Evaluate the Offeror's described understanding the two phase Design/Build process being used in this solicitation. Does the Offeror demonstrate a suitable understanding of the process to enable it to adequately address and anticipate the risks associated with Design/Build processes?

5.4.2 UNDERSTANDING OF FAST-TRACK. Evaluate the Offeror's described understanding of "fast track" design construction procedures.

5.4.3 INTEGRATION OF KEY SUBCONTRACTORS. Evaluate the Offerors described understanding of the integration of key subcontractors into the Design/Build process. Does the Offeror illustrate a clearly defined role and responsibility for each of its key subcontractors?

5.5 FACTOR 1-3: OFFEROR RELEVANT EXPERIENCE. The Government will evaluate the example projects provided by the Offeror to evaluate and rate the recent experience of the Offeror in similar construction and/or design-build projects. The example projects which most closely resemble the project identified in this solicitation will receive the highest consideration.

6. OVERALL PROPOSAL RATING

6.1 The Government evaluation team will consider all information provided in the Phase 1 proposal individually. Once these individual analyses are completed, the team will meet and determine a rating for each of the evaluation factors for Phase 1 by consensus decision.

6.2 Following completion of the consensus rating, each proposal will be assigned a single overall adjectival rating. This final overall rating, along with ratings on individual factors, will be provided to the Contracting Officer/Source Selection Authority and used in making the determination of which offerors will proceed to Phase 2 of the solicitation. In no case will more than five (5) proposals be included in the Phase 2 process.

6.3 No proposals which receive an overall rating of Unsatisfactory will be forwarded to Phase 2 regardless of the total number of proposals received.

6.4 It is the responsibility of the evaluation team to provide and document sufficient strengths, weaknesses, and omissions to support the assigned rating for each factor as well as the overall Phase 1 rating. Documentation/comments are required for all ratings.

Offeror: _____

Evaluator: _____

**PROPOSAL RATING WORKSHEET
FACTOR 1-1
OFFEROR PAST PERFORMANCE
(Continued)**

OVERALL RATING. Select an appropriate overall rating for the evaluation information available:

/__/ Outstanding

/__/ Above Average

/__/ Satisfactory

/__/ Marginal

/__/ Unsatisfactory

Comments to support the OVERALL RATING:

3. Relevant Evaluator Personal Knowledge: Has this evaluator had personal experiences with the offeror or the prime subcontractors? If so, describe below:

Offeror: _____

Evaluator: _____

**PROPOSAL RATING WORKSHEET
FACTOR 1-1
OFFEROR PAST PERFORMANCE
(Continued)**

4. Subfactor 1-1a. Quality of Construction: Evaluators shall carefully review the information provided in the completed questionnaires to ascertain a level of customer satisfaction with the quality of the past projects. Based on that review, provide a rating for the Quality of the Past Completed Projects below. Include a listing of any apparent weaknesses or strengths of the offeror and the proposed project team.

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

4.1 Strengths: Include a listing of any identified or obvious strengths of the offeror with respect to final product quality.

4b. Weaknesses: Include a listing of any identified or obvious weaknesses of the offeror with respect to final product quality.

4c. Other: Include any other comments/rationale to support the overall rating provided for this offeror.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 1-1
OFFEROR PAST PERFORMANCE
(Continued)

5. Subfactor 1-1b. Timeliness of Performance: Evaluators shall carefully review the information provided in the completed questionnaires to ascertain customer satisfaction with the timeliness of the past projects. Based on that review, provide a rating for the Timeliness of the Past Completed Projects below. Include a listing of any apparent weaknesses or strengths of the offeror and the proposed project team.

/ __ / Outstanding

/ __ / Above Average

/ __ / Satisfactory

/ __ / Marginal

/ __ / Unsatisfactory

5.1 Strengths: Include a listing of any identified or obvious strengths of the offeror with respect to timeliness.

5.2 Weaknesses: Include a listing of any identified or obvious weaknesses of the offeror with respect to timeliness.

5.3 Other: Include any other comments/rationale to support the overall rating provided for this offeror.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 1-1
OFFEROR PAST PERFORMANCE
(Continued)

6. Subfactor 1-1c. Offeror Documentation: Evaluators shall carefully review the information provided in the completed questionnaires to ascertain a level of customer satisfaction with the documentation, reports, and other written materials completed by the Offeror on the past projects. Based on that review, provide a rating for the Offeror Documentation Skills of the Past Completed Projects below. Include a listing of any apparent weaknesses or strengths of the Offeror and the proposed project team.

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

6.1 Strengths: Include a listing of any identified or obvious strengths of the offeror with respect to Offeror Documentation and production of written materials.

6.2 Weaknesses: Include a listing of any identified or obvious weaknesses of the offeror with respect to Offeror Documentation and production of written materials.

6.3 Other: Include any other comments/rationale to support the overall rating provided for this offeror.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 1-1
OFFEROR PAST PERFORMANCE
(Continued)

7. Subfactor 1-1d. Offeror Customer Satisfaction: Evaluators shall carefully review the information provided in the completed questionnaires to ascertain a level of customer satisfaction with the offeror cooperation and interactions on the past projects. Based on that review, provide a rating for the Offeror's cooperation on the Past Completed Projects below. Include a listing of any apparent weaknesses or strengths of the offeror the and proposed project team.

/___/ Outstanding

/___/ Above Average

/___/ Satisfactory

/___/ Marginal

/___/ Unsatisfactory

7.1 Strengths: Include a listing of any identified or obvious strengths of the offeror with respect to Customer/Client Cooperation.

7.2 Weaknesses: Include a listing of any identified or obvious weaknesses of the offeror with respect to Customer/Client Cooperation.

7.3 Other: Include any other comments/rationale to support the overall rating provided for this offeror.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 1-1
OFFEROR PAST PERFORMANCE
(Continued)

8. Subfactor 1-1e. Offeror Subcontractor Management: Evaluators shall carefully review the information provided in the completed questionnaires to ascertain a level of customer satisfaction with the Offeror Management of Subcontractors on the past projects. Based on that review, provide a rating for the Offeror Subcontractor Management Skills on the Past Completed Projects below. Include a listing of any apparent weaknesses or strengths of the Offeror and the proposed project team.

/___/ Outstanding

/___/ Above Average

/___/ Satisfactory

/___/ Marginal

/___/ Unsatisfactory

Offeror: _____

Evaluator: _____

8.1 Strengths: Include a listing of any identified or obvious strengths of the offeror with respect to Offeror Subcontractor Management.

8.2 Weaknesses: Include a listing of any identified or obvious weaknesses of the offeror with respect to Offeror Subcontractor Management.

8.3 Other: Include any other comments/rationale to support the overall rating provided for this offeror.

Offeror: _____

Evaluator: _____

Factor 1-1 Summary and Overall Rating

FACTOR 1-1 SUMMARY RATING CHART			
Item No.	Description	Rating*	Comments
1.	Questionnaire Receipt	YES NO	
2.	ACASS/CCASS Rating		
3.	Personal Experience	N/A	No rating permitted here
4.	Subfactor 1-1a. Quality of Construction		
5.	Subfactor 1-1b. Timeliness of Performance		
6.	Subfactor 1-1c. Documentation		
7.	Subfactor 1-1d. Customer Satisfaction		
8.	Subfactor 1-1e. Subcontractor Management		
OVERALL FACTOR 1-1 RATING**			
<p>* Ratings may be either: Outstanding – Above Average – Satisfactory – Marginal – Unsatisfactory</p> <p>** Evaluators shall consider the ratings in the various items shown to determine a suitable overall rating.</p>			

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET**FACTOR 1-2****OFFEROR TECHNICAL APPROACH NARRATIVE**

1. General: Evaluators will use this item to document receipt of a technical approach narrative with the Proposal Information.

Does the Proposal Include a Technical Approach Narrative? YES NO

2. UNDERSTANDING OF THE DESIGN-BUILD PROCESS. Evaluate the Offeror's described understanding the two phase Design/Build process being used in this solicitation. Does the Offeror demonstrate a suitable understanding of the process to enable it to adequately address and anticipate the risks associated with Design/Build processes?

Outstanding

Above Average

Satisfactory

Marginal

Unsatisfactory

2.1 Strengths: Include a listing of any identified or obvious strengths of the Offeror with respect to the Offeror's understanding the two phase Design/Build process.

2.2 Weaknesses: Include a listing of any identified or obvious weaknesses of the Offeror with respect to the Offeror's understanding the two phase Design/Build process.

2.3 Other: Include any other comments/rationale to support the overall rating provided for this Offeror.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 1-2
OFFEROR TECHNICAL APPROACH NARRATIVE
(Continued)

3. UNDERSTANDING OF FAST-TRACK . Evaluate the Offeror's described understanding of "fast track" design construction procedures.

/__/ Outstanding

/__/ Above Average

/__/ Satisfactory

/__/ Marginal

/__/ Unsatisfactory

3.1 Strengths: Include a listing of any identified or obvious strengths of the Offeror with respect to the Offeror's understanding the two phase Design/Build process.

3.2 Weaknesses: Include a listing of any identified or obvious weaknesses of the Offeror with respect to the Offeror's understanding the two phase Design/Build process.

3.3 Other: Include any other comments/rational to support the overall rating provided for this Offeror.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 1-2
OFFEROR TECHNICAL APPROACH NARRATIVE
(Continued)

4. INTEGRATION OF KEY SUBCONTRACTORS. Evaluate the Offerors described understanding of the integration of key subcontractors into the Design/Build process. Does the Offeror illustrate a clearly defined role and responsibility for each of its key subcontractors?

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

4.1 Strengths: Include a listing of any identified or obvious strengths the offeror demonstrated in the Integration of Key Subcontractors.

4.2 Weaknesses: Include a listing of any identified or obvious weaknesses the offeror demonstrated in the Integration of Key Subcontractors.

4.3 Other: Include any other comments with respect to the Integration of Key Subcontractors.

Offeror: _____

Evaluator: _____

Factor 1-2 Summary and Overall Rating

FACTOR 1-2 SUMMARY RATING CHART			
Item No.	Description	Rating*	Comments
1.	Technical Approach Narrative Included in Proposal?	YES – NO	
2.	Understanding of the Design/Build Process		
3.	Use of "Fast Track" Design/Build Process		
4.	Integration of Key Subcontractors		
OVERALL FACTOR 1-2 RATING**			
<p>* Ratings may be either: Outstanding – Above Average – Satisfactory – Marginal – Unsatisfactory</p> <p>** Evaluators shall consider the ratings in the various items shown to determine a suitable overall rating.</p>			

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET

FACTOR 1-3

OFFEROR RELEVANT EXPERIENCE

1. General: Evaluators will use this item to document receipt of example project listings with the Proposal Information.

Does the Proposal Include an Example Project Listing with Suitable Explanation? ____ YES ____ NO

2. Evaluate the Offerors provided example projects. Are these projects similar in size (cost) and complexity with this solicitation requirements? Was the Offeror in charge of the example projects? Was it a key subcontractor?

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

3. Strengths: Include a listing of any identified or obvious strengths the offeror demonstrated in the example projects included in the proposal.

4. Weaknesses: Include a listing of any identified or obvious weaknesses the offeror demonstrated in the example projects included in the proposal.

5. Other: Include any other comments with respect to the example projects included in the proposal.

Offeror: _____

Evaluator: _____

Factor 1-3 Summary and Overall Rating

OFFEROR RELEVANT EXPERIENCE

FACTOR 1-3 SUMMARY RATING CHART			
Item No.	Description	Rating*	Comments
1.	Does the Proposal Include an Example Project Listing with Suitable Explanation?	YES – NO	
2.	Offeror's Relative Experience		
OVERALL FACTOR 1-4 RATING**			
<p>* Ratings may be either: Outstanding – Above Average – Satisfactory – Marginal – Unsatisfactory</p> <p>** Evaluators shall consider the ratings in the various items shown to determine a suitable overall rating.</p>			

Offeror: _____

Evaluator: _____

Phase 1 Summary and Overall Rating

PHASE 1 SUMMARY RATING CHART			
Item No.	Description	Rating*	Comments
1.	Factor 1-1 Offeror Past Performance		This Factor is significantly more important than Factors 1-2 and 1-3.
2.	Factor 1-2 Technical Approach Narrative		This Factor is equal in importance to Factor 1-3.
3.	Factor 1-3 Offeror Relevant Experience		This Factor is equal in importance to Factor 1-2.
OVERALL PHASE 1 RATING**			
<p>* Ratings may be either: Outstanding – Above Average – Satisfactory – Marginal – Unsatisfactory</p> <p>** Evaluators shall consider the ratings in the various items shown to determine a suitable overall rating. The overall rating cannot be an average, mode, or median of the ratings of the four factors. A final rating must be reached based on discussions and a consensus among the evaluators</p> <p>Attach additional sheets to this rating summary to provide supporting rationale for assignment of ratings.</p>			

Board Member

Offeror: _____

Evaluator: _____

PHASE 1 SUMMARY RATING

FACTOR 1-1 OFFEROR PAST PERFORMANCE

STRENGTHS:

WEAKNESSES:

FACTOR 1-2 OFFEROR TECHNICAL APPROACH NARRATIVE

STRENGTHS:

WEAKNESSES:

Offeror: _____

Evaluator: _____

**PHASE 1 SUMMARY RATING
(Continued)**

FACTOR 1-3 OFFEROR RELEVANT EXPERIENCE

STRENGTHS:

WEAKNESSES:

Offeror: _____

Evaluator: _____

PHASE 1 CONSENSUS SUMMARY RATING CHART							
FACTOR No.	Description	Board Member 1	Board Member 2	Board Member 3	Board Member 4	CONSENSUS	Comments
1-1	Offeror Past Performance						This Factor is significantly more important than Factors 1-2 and 1-3.
1-2	Technical Approach Narrative						This Factor is equal in importance to Factor 1-3.
1-3	Offeror Relevant Experience						This Factor is equal in importance to Factor 1-2.
OVERALL PHASE 1 RATING**							
<p>* Ratings may be either: Outstanding – Above Average – Satisfactory – Marginal – Unsatisfactory</p> <p>** Evaluators shall consider the ratings in the various items shown to determine a suitable overall rating. The overall rating cannot be an average, mode, or median of the ratings of the four factors. A final rating must be reached based on discussions and a consensus among the evaluators</p> <p>Attach additional sheets to this rating summary to provide supporting rationale for assignment of ratings.</p>							

Board Member 1

Board Member 2

Board Member 3

Board Member 4

Board Chairperson

Offeror: _____

PHASE 1 CONSENSUS SUMMARY RATING

FACTOR 1-1 OFFEROR PAST PERFORMANCE

STRENGTHS:

WEAKNESSES:

FACTOR 1-2 OFFEROR TECHNICAL APPROACH NARRATIVE

STRENGTHS:

WEAKNESSES:

Offeror: _____

**PHASE 1 CONSENSUS SUMMARY RATING
(Continued)**

FACTOR 1-3 OFFEROR RELEVANT EXPERIENCE

STRENGTHS:

WEAKNESSES:

Section 00120 – PART 2 PHASE 2 EVALUATION MANUAL

1. GENERAL

The purpose of this document is to establish a uniform evaluation procedure for Phase 2 of the solicitation based on contractually defined criteria. This process will be an extension of the Phase 1 evaluation process. The Evaluation Team will evaluate each proposal individually using the qualitative/quantitative procedures that follow. Each proposal will be reviewed and rated by each of the evaluators. During this process, discrepancies between evaluations will be discussed and resolved within the team. Following the completion of the individual evaluations, a consensus evaluation will be derived. The results of this consensus evaluation will be used to set the competitive range for the purposes of discussions and as the basis for the best value decision by the Contracting Officer/ Source Selection Authority.

2. PROPOSAL REQUIREMENTS. Section 00110, Proposal Submission Requirements and Instructions identifies all the necessary submittal information to be included in the proposals. Proposals that reach the evaluation stage have passed an initial Contracting Division review to assure that they are complete and responsive. All proposals that are provided to the evaluation team will be evaluated and rated.

3. INDIVIDUAL PROPOSAL RATING WORKSHEETS

3.1 Worksheets are provided on the following pages that the evaluators will use to review and rate the individual proposals.

3.2 During the consensus evaluation, a single “consensus rating” worksheet shall be completed for each proposal and signed by all the evaluators. It is imperative that all comments and supporting rationale for the rating assigned be included on this consensus sheet.

3.3 Comments are required to support all ratings.

4. RATING METHODOLOGY

4.1 General. The proposals from the Offerors who reach Phase 2 will be evaluated by a team to determine compliance with this solicitation (as a minimum), and to evaluate the quality of the proposed materials, methods, and procedures. Each of the evaluation Factors for Phase 2 will be evaluated by the Government and a final overall rating for the proposals will be determined by consensus of the Government evaluation team. The rating scheme for Phase 2 of the process is as shown below:

Outstanding: The offeror greatly exceeds the scope of the solicitation requirements in all aspects of the particular factor or sub-factor. The offeror also provides significant advantage(s) and exceeds the solicitation requirements in performance or capability in an advantageous way and has no apparent or significant weaknesses or omissions.

Above Average: The offeror exceeds the scope of the solicitation in most aspects of the particular factor or sub-factor. The offeror provides an advantage in key areas or exceeds performance or capability requirements, but has some areas of improvement remaining.

Satisfactory: The offeror matches the scope of the solicitation in most aspects of the particular factor or sub-factor. The offeror meets the performance or capability requirements of the element but not in a way advantageous to the Government. There is room for improvement in this element.

Marginal: The offeror meets some but not the entire minimum scope of this factor or sub-factor. The offeror does not include any advantages in any areas and does not meet the minimum performance or capability requirement for the particular factor or sub-factor. The offer has many apparent weaknesses and improvements are necessary.

Unsatisfactory: The offeror fails to meet the scope of the solicitation in all aspects of the factor or sub-factor or has not submitted any information to address this evaluated item. The offeror does not include any advantages in any areas of the element and does not meet the minimum performance or capability requirements of this factor or sub-factor. The proposal includes large apparent weaknesses and the proposal will require extensive modifications to come into compliance with the minimum requirements of the solicitation.

4.2 **YES – NO Ratings.** Where the specific evaluation sheets indicate a YES – NO Rating these items shall be treated as information items. They are included in the evaluation worksheets to assure a similar focus among the evaluators and to ensure that individual evaluators do not overlook proposal information provided.

5. EVALUATION FACTORS and WEIGHTS

5.1 **Relative Importance Definitions:** For the purpose of this evaluation, the following terms will be used to establish the relative importance of the factors and subfactors:

- **Significantly More Important:** The criterion is at least two times greater in value than another criterion.

- **More Important:** The criterion is greater in value than another criterion but less than two times greater.

- **Equal:** The criterion is of the same value or nearly the same as another criterion.

5.2 The following factors will be evaluated and rated for each proposal:

5.2.1 Price is equal in importance to all Technical Factors combined.

5.2.2 Weight among technical factors.

FACTOR 1-1: OFFEROR PAST PERFORMANCE: This factor is significantly more important than Factors 1-2 and 1-3 in the evaluation of Phase 1 proposals.

FACTOR 1-2: TECHNICAL APPROACH NARRATIVE: This factor is equal in importance to Factor 1-3.

FACTOR 1-3: OFFEROR RELEVANT EXPERIENCE: This factor is equal in importance to Factor 1-2.

Factors 1-1, 1-2, and 1-3 combined are equal in weight to Factors 2-2 and 2-3.

FACTOR 2-1: BUILDING FUNCTION AND AESTHETICS: This factor is significantly more important than Factors 2-2 and 2-3.

FACTOR 2-2: BUILDING SYSTEMS: This factor is equal in importance to Factors 2-3 and more important than Factor 2-4 and 2-5.

FACTOR 2-3: SITE DESIGN: This factor is equal in importance to Factor 2-2 and more important than Factor 2-4 and 2-5 .

FACTOR 2-4: SUSTAINABLE DESIGN: This Factor is equal in importance to Factor 2-5.

FACTOR 2-5: MANAGEMENT PLANS AND SCHEDULES: This Factor is equal in importance to Factor 2-4.

6. OVERALL PROPOSAL RATING

6.1 The intent of the evaluation worksheets that follow is to focus the evaluators on the key issues and concerns with respect to construction, operation, and function of the facilities. These worksheets are meant to stimulate thought and analysis and provide a framework in which to document concerns, strengths, weaknesses, and omissions. Evaluators are encouraged to

document all observations and analyses when analyzing the individual proposals, and to share that analysis with the team during the consensus discussions.

6.2 It is the responsibility of the evaluation team to provide and document strengths, weaknesses, and omissions to support the assigned rating in each Factor as well as the overall Phase 1 rating. Documentation/comments are required for all ratings.

6.3 The Chairperson shall provide a copy of the Phase 1 ratings for each Offeror. The evaluation team, will then weigh the assigned ratings from Phase 1 and Phase 2, take into account the assembled strengths and weaknesses, and provide an overall proposal rating for each Offeror. This final combined rating shall be used for comparison and in the trade off process as applicable. For the purposes of this final proposal adjectival rating, the Phase 2 rating shall be more important than the Phase 1 rating.

6.4 Following the completion of the consensus discussions and rating assignments, the individual rating worksheets from each of the evaluators will be collected by the Chairperson and provided to the Contracting Officer. Each evaluator shall sign the final consensus rating assignment sheet.

7. BASIS OF AWARD

7.1 In order to determine which proposal represents the best overall value, the Government will compare proposals to one another. The Government will award a firm fixed-price contract to that responsible Offeror whose submittal and price proposal contain the combination of those criteria described in this document offering the best overall value to the Government. Best value will be determined by a comparative assessment of proposals against all source selection criteria in this RFP.

7.2 The Government is concerned with striking the most advantageous balance between technical features and cost to the Government.

7.3 As technical ratings and relative advantages and disadvantages become less distinct, differences in price between proposals are of increased importance in determining the most advantageous proposal. Conversely, as differences in price become less distinct, differences in rating and relative advantages and disadvantages between proposals are of increased importance to the determination.

7.4 The Government reserves the right to accept other than the lowest priced offer. The right is also reserved to reject any and all offers. The basis of award will be a conforming offer, the price or cost of which may or may not be the lowest. If other than the lowest offer, it must be sufficiently more advantageous than the lowest offer to justify the payment of additional amounts.

7.5 Offerors are reminded to include their best technical and price terms in their initial

offer and not to automatically assume that they will have an opportunity to participate in discussions or be asked to submit a revised offer. The Government may make award of a conforming proposal without discussions, if deemed to be within the best interests of the Government.

EVALUATION CRITERIA
FACTOR 2-1: BUILDING FUNCTION AND ASTHETICS

This factor considers the overall functional layout and interaction of the spaces in the facilities as well as the “appeal” of the facility considering interior as well as exterior considerations. The subfactors 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 Soldier Service Center Facility. Closely associated with the functional layout of the spaces and facilities, this factor considers the aesthetics of the interior areas as well as the exterior finishes and design of the facilities, up to and including pedestrian ways and the overall environment created by the design proposed. The subfactors described below will be evaluated in the following order of importance:

Subfactors a and b are “GO/NO GO” factors and will be rated as pass/fail without an adjectival component.

Subfactor c is significantly more important than subfactor d.

SUBFACTOR 2-1 a. APPROPRIATE FACILITIES

From an overall perspective, does the proposal include all the required facilities as described in the Statement of Work?

SUBFACTOR 2-1 b. MINIMUM SPACE AND FACILITY SIZE

Does the proposal include all the mandatory spaces in response to the requirements set forth in the Statement of Work? For each of the spaces with a minimum or maximum size limitation, does the proposal comply with these requirements? Insufficient information contained in the proposal to evaluate this item will be considered a “NO GO” and will represent a “FAIL” rating.

EVALUATION CRITERIA
FACTOR 2-1: BUILDING FUNCTION AND ASTHETICS
(Continued)

SUBFACTOR 2-1 c. FUNCTIONAL ARRANGEMENT The following items will be considered in the evaluation of the functional arrangement of the various facilities:

(1A) Soldier Service Center

(a) Does the building floor plan provide space arrangement well suited to the mission of the facility?

(b) Does the building floor plan provide acceptable life safety and fire safety measures? Is the Life Safety Analysis for the facility acceptable and in conformance with the Statement of Work requirements?

(c) Evaluate the Offeror's floor plan with respect to the functional and spatial relationship requirements established in the Statement of Work.

(d) Does the Offeror's floor plan demonstrate compliance with the mandatory requirements for furnishings while allowing suitable space for circulation and other requirements?

(e) Does the Offeror's floor plan allow for suitable work flow and access necessary to successfully operate this facility in accordance with its mission.

SUBFACTOR 2-1 d. Building Aesthetics. The following items will be considered:

(1) Exterior Considerations:

- Facades, roof lines, and delineation of entrances.
- Proportions of fenestration in relation to elevations.
- Shadow effects, materials, and textures.
- Proportion and scale within the structure.
- (e) Compliance with Installation Design Guide Recommendations
 - Conformance to adjacent structures architectural styles

EVALUATION CRITERIA
FACTOR 2-1: BUILDING FUNCTION AND ASTHETICS
(Continued)

□ Exterior color schemes proposed.

(h) Other aesthetic considerations.

(2) Interior Considerations:

□ Are the proposed colors and details conducive to the mission of the facility?

□ Do the proposed materials and finishes represent a positive working environment?

(c) Do the ceiling heights, hallway widths, and other space sizes and configurations provided develop a workable solution to the facility mission?

(d) Does the interior design package provide for an interesting, attractive environment?

(e) Is the interior system and finishes proposed suitable for use in a facility where the primary occupants are soldiers? Are these systems suitable for a heavy usage environment?

EVALUATION CRITERIA

FACTOR 2-2: BUILDING SYSTEMS

This factor considers the materials, layout, maintainability, quality, durability, maintenance considerations, and any aspects of the proposed building systems and materials. Additional consideration will be given to all proposed systems or materials which include betterments or which exceed the minimum requirements of the Statement of Work. Offerors are encouraged to present energy, maintenance, and life cycle cost improvements which will lead to the overall improvement in the final facilities constructed. The following subfactors shall be considered in evaluating this factor. The levels of importance are as follows:

Subfactor b is significantly more important than subfactor c.

Subfactor c is more important than subfactor a.

SUBFACTOR 2-2 a. Building Structural Systems. This subfactor evaluates the structural systems and sub-systems proposed for installation in the facilities. While no detail drawings or calculations are required or desired, this subfactor will evaluate the narrative descriptions of the structural systems proposed. Consideration will be given to overall life cycle maintenance of the systems and also to considerations of materials selected with respect to the expected use by soldiers. Additional considerations will be given to proposed systems with a long expected life (greater than 25 years) vs. a system requiring greater cyclical replacement.

SUBFACTOR 2-2 b. Building Heating, Ventilating, and Air Conditioning Systems. This subfactor evaluates the heating, air conditioning, and ventilating systems proposed for installation. Evaluation will concentrate on the proposed schematic drawing information presented, the design approach narratives, and the equipment and material catalog information included in the proposals. The systems proposed must meet the minimum requirements set out in the Statement of Work and shall represent systems which are fully integrated into the building structure and are fully capable of environmental control of the spaces. Within this subfactor, the automatic temperature controls will also be considered. Where addressed in the Statement of Work, the proposed automatic temperature controls systems proposed shall be 100% compatible and integratable into the existing Installation Wide UMCS without translators or third party interface devices. Additional considerations will be given to proposals which incorporate energy recovery systems, high efficiency systems, energy conservation considerations, thermal storage systems, and other systems and features designed to enhance the overall performance of the facility while reducing the operating and maintenance costs expected.

EVALUATION CRITERIA
FACTOR 2-2: BUILDING SYSTEMS
(Continued)

SUBFACTOR 2-2 c. Building Interior Electrical Systems. This subfactor evaluates the electrical power and lighting systems proposed for installation. Evaluation will concentrate on the proposed schematic drawing information presented, the design approach narratives, 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 which are fully integrated into the building structure. Additional consideration will be given to proposals which incorporate energy saving materials or materials which represent a lower life cycle cost to the Base.

EVALUATION CRITERIA

FACTOR 2-3: SITE DESIGN CONSIDERATIONS

This factor considers the layout and planning of the site which comprise a good site development plan. All elements of site design will be considered in this factor, with the exception of the design and materials utilized for utility systems which will be evaluated under a different factor. The following subfactors shall be considered in evaluation of this factor. The levels of importance are as follows:

Subfactor a is more important than subfactors b, c, and d.

Subfactors a, b, and c are equal in importance.

SUBFACTOR 2-3 a. Area Development Plan. This subfactor evaluates 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 which reflect the design intent and direction as outlined in the Statement of Work will receive the most consideration during the evaluation process.

SUBFACTOR 2-3 b. Site Utilities. This factor evaluates the technical performance of the proposed utility and exterior distribution systems. The quality of the proposed design as well as the materials selected will be considered in this item. Emphasis will be placed on durability, corrosion resistance, ease of maintenance, and life cycle cost of materials selected. Consideration will be given to the suitability of the chosen materials for the soil conditions present. Site engineering will consider all aspects of the proposal beyond the 5-ft (1500-mm) line from all new facilities.

SUBFACTOR 2-3 c. Force Protection Considerations. This subfactor evaluates the inclusion of the site restraints imposed by the Force Protection requirements in the Statement of Work into the Offeror's proposal. The proposal must address this subfactor specifically. If a proposal is rated "unsatisfactory" in this subfactor the proposal may be eliminated from further consideration.

SUBFACTOR 2-3 d. Site Amenities. This subfactor evaluates the provision of site amenities to enhance the outdoor livability of the Education Center, 3rd MP Headquarters, and Main Entry Gate. The requirements shown in the Statement of Work are considered minimums. Offerors are encouraged to include additional items or considerations to enhance the nature of the Education Center, 3rd MP Headquarters, and Main Entry Gate and foster the development of the areas as "campus like" environments.

EVALUATION CRITERIA

FACTOR 2-4: SUSTAINABLE DESIGN CONSIDERATIONS

Offerors shall include a preliminary ranking of the sustainable design considerations included in the proposal. This ranking shall be either a LEED (Leadership in Energy and Environmental Design, by the U.S. Green Building Council) or a SPiRiT (Sustainable Project Rating Tool, by the U.S. Army Corps of Engineers) ranking. The successful proposal shall be required to complete a detailed analysis on the final design which meets or exceeds the preliminary ranking established at proposal level. Proposals must score at least a Bronze SPiRiT Level or a Certified LEED Level. The evaluation of this factor shall be as follows:

FACTOR RATING	SpiRiT Level	LEED Level
Average	Bronze	Certified Bronze
High Average	Silver	Certified Silver
Above Average	Gold	Certified Gold
Excellent	Platinum	Certified Platinum

EVALUATION CRITERIA

FACTOR 2-5: MANAGEMENT PLANS AND SCHEDULES

This factor evaluates the Offeror's Project Management as well as the proposed schedule for completion of the entire design-build project. Each of the subfactors below is equal in importance.

SUBFACTOR 2-5 a. Project Key Personnel. The Government will evaluate and rate the Key Personnel identified in the proposal package. The resumes and levels of responsibility of the principal managers and technical personnel who will be directly responsible for the day-to-day design and construction activities will be evaluated. Data should indicate whether each individual has had a significant part in any of the project examples cited. If reassignment of personnel is considered possible, the names and resumes of the alternative professionals for each assignment will be evaluated. Additional consideration will be given to individuals who have past experience with Corps of Engineers construction project operations and who have completed the Corps sponsored Quality Control Class.

SUBFACTOR 2-5 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 must 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 which improves on the Government supplied maximum duration will be considered more favorably during the evaluation.

SUBFACTOR 2-5 c. Quality Control Plan. The Offeror's sample quality control plan 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. The Offeror's plan must 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.

SUBFACTOR 2-5 d. Sub-Contracting Plan. The Offeror's proposed subcontracting plan will be evaluated in terms of achieving the required special emphasis group participations and the completeness and rationale for the plan proposed. Offerors who are not required to submit a subcontracting plan (i.e., Small Business concerns) will be assigned a rating equal to the highest evaluation of any subcontracting plan submitted in response to this solicitation.

Offeror: _____

Evaluator: _____

MINIMUM REQUIREMENTS CHECKLIST

PRO FORMA

- Certification of Compliance with the RFP
- Representations and Certifications
- Proposal Bonds
- Completed SF 1442 (including DUNS Number)
- Price Proposal – Original and One Copy
- Are there any identifying marks on the Technical Proposals and drawings other than the Proposer's identification number
- 6 copies of drawing sets
- 6 copies of bound Technical Proposal
- 6 copies of bound Management Plan

Offeror: _____

Evaluator: _____

**MINIMUM REQUIREMENTS CHECKLIST
(Continued)**

DRAWINGS

- Area Site Development Plan
- Demolition and Phasing Plan
- Site Plan
- Utility Plan
- Floor Plans
- Typical Exterior Elevations
- Typical Interior Elevations
- Transverse and Longitudinal Sections
- Typical Wall Sections
- Details
- Finish Schedules
- Mechanical Floor Plan
- Electrical Floor Plan

Offeror: _____

Evaluator: _____

**MINIMUM REQUIREMENTS CHECKLIST
(Continued)**

SPECIFICATIONS

- Outline Specifications

EQUIPMENT SCHEDULE

- Equipment Schedule
- Manufacturers Data / Catalog Cuts

COLOR BOARDS

- Interior Color Board
- Exterior Color Board

LIFE SAFETY ANALYSIS

- Life Safety Analysis

MANAGEMENT PLANS

- Integrated Design and Construction Schedule
- Subcontracting Plan

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET**FACTOR 2-1****BUILDING FUNCTION AND AESTHETICS**

1. General: In this most basic area the subfactors are concerned with the “appeal” of the facility as well as its functionality in space arrangement and work/living space circulation patterns. This subfactor will also consider the aesthetics of the interior and exterior of the proposed facilities. The first two subfactors are GO/NO GO items. If either of these items is a “NO GO” rating, the entire factor (2-1) shall be rated as “UNACCEPTABLE”.

2. Each individual subfactor will be rated separately with a combined rating made for all of Factor 2-1 at the completion of the rating for each subfactor.

3. Subfactor Evaluations.

a. Subfactor 2-1 a Appropriate Facilities. Has the offeror provided the facilities as required by the Statement of Work? This subfactor is to be evaluated on the “gross scale” of buildings and types of building provided. The actual evaluation of the technical quality of those facilities will be done in other factors and subfactors.

/__ / GO /__ / NO GO

b. Subfactor 2-1 b Minimum Space and Facility Size. Does the proposal include all the spaces required by the statement of work and do those spaces comply with the minimum size or dimension requirements of the statement of work? Insufficient or incomplete information in the proposal will be scored as a “NO GO”.

/__ / GO /__ / NO GO

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 2-1
(Continued)

c. Subfactor 2-1 c Functional Arrangement. Consider the proposed layout of the facilities with respect to circulation space, adjacencies, life safety concerns, and privacy considerations. Do the floor plans and arrangements offered comply with the minimum stated requirements from the statement of work? Has the offeror demonstrated knowledge of the expected facility operations in the offered plans? If multiple facility types are included in a single project, the evaluator shall make an overall assessment with respect to all facility types.

/ __ / Outstanding

/ __ / Above Average

/ __ / Satisfactory

/ __ / Marginal

/ __ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the area of Functional Arrangement. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses in the area of Functional Arrangement. Comments are required for all ratings.

Other Comments. Include any other comments with respect to Functional Arrangement here.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 2-1
(Continued)

d. Subfactor 2-1 d Building Aesthetics. Evaluators shall review and assess the appeal of the proposed facility. This assessment shall include interior and exterior considerations which enhance the interior spaces and increase the exterior presence of the facility. Attention shall be paid to compliance with the Installation Design Guide and in particular with the overall architectural themes desired for the new facilities. If multiple facility types are included in a single project, the evaluator shall make an overall assessment with respect to all facility types.

For exteriors consider: facades, roof lines, colors, entrance delineation, fenestration in relation to elevations, textures, proportion and scale.

For interiors consider: interior finishes, durability of interior finishes and materials, ceiling heights and hallway widths, color schemes, durability, cleaning requirements.

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the area of Building Aesthetics. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses in the area of Building Aesthetics. Comments are required for all ratings.

Other Comments. Include any other comments with respect to Building Aesthetics here.

Offeror: _____

Evaluator: _____

FACTOR 2-1 Summary Rating

FACTOR 2-1 SUMMARY RATING CHART			
Item No.	Description	Rating*	Comments
1.	Subfactor 2-1 a Appropriate Facilities		GO/NO GO
2.	Subfactor 2-1 b Minimum Space and Facility Size		GO/NO GO
3.	Subfactor 2-1 c Functional Arrangement		Subfactor c is significantly more important than subfactor d.
4.	Subfactor 2-1 d Building Aesthetics		
FACTOR 2-1 RATING**			
<p>* Ratings may be either:</p> <p style="text-align: center;">Outstanding – Above Average – Satisfactory – Marginal – Unsatisfactory</p> <p>** Evaluators shall consider the ratings in the various items shown to determine a suitable overall rating. The overall rating cannot be an average, mode, or median of the ratings of the subfactors. A final rating must be reached based on discussions and a consensus among the evaluators</p>			

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET**FACTOR 2-2****BUILDING SYSTEMS**

1. General: In analyzing the various subfactors the evaluators must rate these items with respect to material quality, durability, life cycle cost considerations, and on-going maintenance required. Proposals which exceed the minimum requirements of the solicitation in these areas should be rated above "SATISFACTORY". Particular attention should be paid to energy conservation, maintenance considerations, and durability.

2. Subfactor Evaluations.

a. **Subfactor 2-2 a Building Structural Systems.** Evaluators must key on the expected life cycle of the proposed structural system in the environment where the facility is located and its use by soldiers. Narrative information must include considerations and explanations of these implications to receive higher than a "Satisfactory" rating.

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the area of Building Structural Systems. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses in the area of Building Structural Systems. Comments are required for all ratings.

Other Comments. Include any other comments with respect to Building Structural Systems here.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 2-2 BUILDING SYSTEMS
(Continued)

b. Subfactor 2-2 b Building Heating, Ventilating, and Air Conditioning Systems. Building HVAC systems are prime consumers of energy and represent a key opportunity to reduce the overall energy usage of the facilities. Through a careful review of the proposal information the evaluators must keep energy conservation considerations foremost in their analysis. Proposed systems which meet the minimum requirements of the statement of work should not be rated above "Satisfactory". Proposed materials and systems should be evaluated to determine their compliance with the solicitation requirements. Proposal narrative and information provided concerning the HVAC systems should address energy conservation as well as control of the various components.

Other Considerations: Access to equipment for maintenance, noise considerations from central equipment, provision of individual space control, durability of materials proposed, suitability of materials exposed to troop areas, integration into the facility wide control system where applicable, outside air (ventilation) considerations, outside equipment locations quality of equipment proposed.

/___ / Outstanding

/___ / Above Average

/___ / Satisfactory

/___ / Marginal

/___ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the area of HVAC Systems. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses in the area of HVAC Systems. Comments are required for all ratings.

Other Comments. Include any other comments with respect to HVAC Systems here.

Offeror: _____

Evaluator: _____

**PROPOSAL RATING WORKSHEET
FACTOR 2-2 BUILDING SYSTEMS
(Continued)**

c. Subfactor 2-2 c Building Interior Electrical Systems. This subfactor evaluates the electrical power and lighting systems within the facility. As with HVAC systems, there are a significant number of methods to reduce the electrical usage of the facilities. Proposals which comply with the minimum requirements of the statement of work shall be rated as "SATISFACTORY". Proposals which include energy saving materials and methods should receive a higher evaluation. In addressing the potential energy savings from energy conservation systems the evaluators must also consider the possible impacts to maintenance and replacement costs for highly specialized or unusual systems proposed. Consideration of future maintenance and replacement costs must be included in evaluating this subfactor.

Other Considerations: Placement of panels, fixtures, receptacles, etc; capacity for future loads, logic and simplicity of power feeds and systems, quality of materials proposed,

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the area of Electrical Power and Lighting Systems. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses in the area of Electrical Power and Lighting Systems. Comments are required for all ratings.

Other Comments. Include any other comments with respect to Electrical Power and Lighting Systems here.

Offeror: _____

Evaluator: _____

FACTOR 2-2 Summary Rating

FACTOR 2-2 SUMMARY RATING CHART			
Item No.	Description	Rating*	Comments
1.	Subfactor 2-2 a Building Structural Systems		
2.	Subfactor 2-2 b Building HVAC Systems		Subfactor b is significantly more important than subfactor c.
3.	Subfactor 2-2 c Building Interior Electrical Systems		Subfactor c is more important than subfactor a.
FACTOR 2-2 RATING**			
<p>* Ratings may be either: Outstanding – Above Average – Satisfactory – Marginal – Unsatisfactory</p> <p>** Evaluators shall consider the ratings in the various items shown to determine a suitable overall rating. The overall rating cannot be an average, mode, or median of the ratings of the subfactors. A final rating must be reached based on discussions and a consensus among the evaluators</p>			

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET**FACTOR 2-3****SITE DESIGN CONSIDERATIONS**

1. General: In analyzing the various subfactors the evaluators must rate these items with respect to material quality, durability, life cycle cost considerations, and on-going maintenance required. Proposals which exceed the minimum requirements of the solicitation in these areas should be rated above "Satisfactory". Particular attention should be paid to the development of livable communities for the soldiers and to the inclusion of Force Protection considerations.

2. Subfactor Evaluations.

a. **Subfactor 2-3 a Area Development Plan.** The overall site development must compliment the requirements of the Installation Design Guide as well as provide for a safe, organized, well thought out solution to the siting of the facilities and amenities. Original innovative site designs which capitalize on the existing site possibilities shall be evaluated highly.

Other Considerations: Placement of parking areas, placement of pedestrian parkways, orientation of the facilities, site lighting,

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the area of Area Development. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses in the area of Area Development. Comments are required for all ratings.

Other Comments. Include any other comments with respect to Area Development Plans.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 2-3 SITE DESIGN CONSIDERATIONS
(Continued)

b. **Subfactor 2-3 b Site Utilities.** This subfactor evaluates the technical performance of the proposed site utility and exterior utility distribution systems. The quality of the proposed design as well as the materials selected will be considered in this item. Emphasis will be placed on durability, corrosion resistance, ease of maintenance, 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 5-ft (1500 mm) line from all new facilities.

Other Considerations: Integration and/or tie-in with existing utilities systems.

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the area of Site Utilities. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses in the area of Site Utilities. Comments are required for all ratings.

Other Comments. Include any other comments with respect to Site Utilities here.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 2-3 SITE DESIGN CONSIDERATIONS
(Continued)

b. **Subfactor 2-3 c Force Protection.** This subfactor evaluates the inclusion of the site restraints imposed by the Force Protection requirements in the Statement of Work into the Offeror's proposal. The proposal must address this subfactor specifically. If a proposal is rated "unsatisfactory" in this subfactor the proposal may be eliminated from further consideration.

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the area of Force Protection. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses in the area of Force Protection. Comments are required for all ratings.

Other Comments. Include any other comments with respect to Force Protection here.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 2-3 SITE DESIGN CONSIDERATIONS
(Continued)

b. **Subfactor 2-3 d Site Amenities.** This subfactor evaluates the provision of site amenities to enhance the outdoor livability of the Education Center, 3rd MP Headquarters, and Main Entry Gate. The requirements shown in the Statement of Work are considered minimums. Offerors are encouraged to include additional items or considerations to enhance the nature of the Education Center, 3rd MP Headquarters, and Main Entry Gate and foster the development of the areas as “campus like” environments.

/ __ / Outstanding

/ __ / Above Average

/ __ / Satisfactory

/ __ / Marginal

/ __ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the area of Site Amenities. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses in the area of Site Amenities. Comments are required for all ratings.

Other Comments. Include any other comments with respect to Site Amenities here.

Offeror: _____

Evaluator: _____

FACTOR 2-3 Summary Rating

FACTOR 2-3 SUMMARY RATING CHART			
Item No.	Description	Rating*	Comments
1.	Subfactor 2-3 a Area Development Plan		Subfactor a is more important than subfactor b, c, and d.
2.	Subfactor 2-3 b Site Utilities		Subfactor b is equal to subfactor c and d.
3.	Subfactor 2-3 c Force Protection		Subfactor c is equal to subfactor b and d.
4.	Subfactor 2-3 d Site Amenities		Subfactor d is equal to subfactor b and c.
FACTOR 2-3 RATING**			
<p>* Ratings may be either:</p> <p style="text-align: center;">Outstanding – Above Average – Satisfactory – Marginal – Unsatisfactory</p> <p>** Evaluators shall consider the ratings in the various items shown to determine a suitable overall rating. The overall rating cannot be an average, mode, or median of the ratings of the subfactors. A final rating must be reached based on discussions and a consensus among the evaluators</p>			

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET

**FACTOR 2-4
SUSTAINABLE DESIGN CONSIDERATIONS**

1. General: Evaluators shall utilize the Offeror provided analysis to enter the chart below to determine the rating for this factor.

SUSTAINABILITY RATINGS		
<i>Offeror Prepared Sustainability Level</i>	<i>Associated Factor Rating</i>	<i>Comments</i>
SPIRIT POINTS		
75 to 100	Outstanding	
61 to 74	Above Average	
50 to 60	Satisfactory	
35 to 49	Marginal	
< 35	Unsatisfactory	

Factor Rating: _____

Proposal Strengths. Include narrative comments with respect to proposal strengths in the Offeror’s Sustainable Design. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses of the Offeror’s Sustainable Design. Comments are required for all ratings.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET**FACTOR 2-5****MANAGEMENT PLANS AND SCHEDULES**

1. General: The information provided in response to this factor completes the Offeror Performance Information which was received, reviewed, and evaluated in Phase 1 of this solicitation. Through this factor the evaluators will review and evaluate the Offeror's demonstrated understanding of the design/build process as required in this solicitation.

Subfactor 2-5 a. Key Personnel:

Does the Proposal Include Identifications of the Key Personnel? YES NO

Review and evaluate the proposed Offeror personnel to be included on this project team. Have these individuals worked Design/Build projects together previously? Do the key construction staff (CQC, Project Manager) have experience with "fast-track" design/build projects? Are the designers of record registered professional engineers? Are the designers suitably experienced in their field to provide them a suitable level of design expertise? Based on that review, provide a rating for the Offeror proposed project team below. Include a listing of any apparent weaknesses or strengths of the offeror and the proposed project team.

/___/ Outstanding

/___/ Above Average

/___/ Satisfactory

/___/ Marginal

/___/ Unsatisfactory

/___/ Unknown

Strengths: Include a listing of any identified or obvious strengths of the offeror with respect to Offeror Key Personnel.

Weaknesses: Include a listing of any identified or obvious weaknesses of the offeror with respect to Offeror Key Personnel.

Other: Include any other comments/rational to support the overall rating provided for this offeror.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 2-5 MANAGEMENT PLANS AND SCHEDULES
(Continued)

SUBFACTOR 2-5 b. Schedule Information. Evaluators shall review and evaluate the Offeror's proposed schedule information to determine the extent of "fast tracking" included. The schedule must reflect a single task oriented structure for both design and construction operations. Evaluators shall review and assess completeness, inclusion of required milestones, and realism. Proposed schedules which indicate project completion prior to the Government indicated maximum duration should receive favorable consideration.

Other Considerations:

Integrated Design and Construction Schedule with all "Fast Tracking" areas clearly identified. The schedule for design and construction shall be task oriented, indicating dates by which milestones are to be achieved. The offeror may use a critical path or other method of his/her choice; however, the schedules shall be graphically represented.

The offeror shall also submit a rationale explaining how the schedules will be achieved.

/___ / Outstanding

/___ / Above Average

/___ / Satisfactory

/___ / Marginal

/___ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the Offeror's proposed Project Schedule. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses of the Offeror's proposed Project Schedule. Comments are required for all ratings.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 2-5 MANAGEMENT PLANS AND SCHEDULES
(Continued)

SUBFACTOR 2-5 c. Quality Control Plan. Evaluators shall review and evaluate the Offeror's quality control procedures planned for application to this project. The quality control plan and procedures must address design as well as construction phases of the project. The proposed quality control program must include and address the Corps three phase quality control system and acknowledge experience and familiarity with the Corps Quality Assurance program. If personnel identified by the Offeror have changed, the alternate personnel shall be reviewed to assure a similar level of quality.

Other Considerations:

Offerors shall submit Quality Control Plans that respond to the minimum requirements of Technical Specifications Section 01451 entitled "Contractor Quality Control Design/Build." The Offeror's program shall include the following characteristics:

A clear identification of the personnel responsible for quality control and a clear policy establishing their authority. The quality control group shall be separate and apart from (not the same) the people that are doing the construction. This quality control group shall report to the Contractor's management at a level no lower than a Vice President of the company.

A specific description of the tasks and functions of the quality control personnel.

A specific policy establishing schedules for the performance of quality control tasks.

A policy for reporting quality control findings to the Contracting Officer.

A procedure whereby the Contracting Officer may resolve disputes that have not received satisfactory responses from the first levels of quality control personnel.

The names of testing laboratories to be used and the procedures for test data reporting.

A plan for material storage and protection.

The plan for review, evaluation, and Offeror Quality Control of the Design Submittals prior to Government receipt.

The plan for review of submittals and extensions of design. Of particular interest is the role of the Designer of Record in all design and construction progress.

Procedures for involving Key Subcontractors in the design development.

Procedures for successful integration of the Offeror's Quality Control Program with the Government's Quality Assurance Program.

Offeror: _____

Evaluator: _____

**PROPOSAL RATING WORKSHEET
FACTOR 2-5 MANAGEMENT PLANS AND SCHEDULES
(Continued)**

SUBFACTOR 2-5 c. Quality Control Plan. Overall rating.

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the Offeror's proposed Quality Control Plan. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses of the Offeror's proposed Quality Control Plan. Comments are required for all ratings.

Other comments.

Offeror: _____

Evaluator: _____

PROPOSAL RATING WORKSHEET
FACTOR 2-5 MANAGEMENT PLANS AND SCHEDULES
(Continued)

SUBFACTOR 2-5 d. Sub-Contracting Plan. Evaluators shall review and evaluate the Offeror's proposed subcontracting plan in terms of achieving the required special emphasis group participations and the completeness and rationale for the plan proposed. All large businesses are required to submit a subcontracting plan with their Phase 2 proposal. For guidance in preparing an acceptable plan refer to the Army's Subcontracting Plan Evaluation Guide (Army Federal Acquisition Regulation Supplement Appendix CC) at <http://acqnet.sarda.army.mil/afar/apcc.htm>.

Small Business is inclusive of small business, veteran-owned small business, HUBZone small business, small disadvantaged business, and woman-owned small business concerns.

Offerors who are not required to submit a subcontracting plan (ie Small Business concerns) will be assigned a neutral rating.

Considerations:

8. Does the subcontracting plan give the prime contract amount? (Bid amount for sealed bid, proposed amount for RFP, basic value of contract for IDIQ)
 9. Does the subcontracting plan address a separate goal for all small business concerns? And options, if applicable? See sample format. FAR Clause 52.219-9(d)(1)&(2)
 10. Are the goals addressed in paragraph #2 expressed in terms of percentages and dollars of the total planned subcontracted dollars? See sample format. FAR Clause 52.219-9(d)(1)&(2)
 11. Does the subcontracting plan state a goal, or address subcontracting, for Historically Black Colleges & Universities/Minority Institutions (HBCU)? DFAR 219.704(a)(1)
 12. Does the subcontracting plan state how much of the total planned subcontracted dollars will be subcontracted to large business?
6. Does the subcontracting plan demonstrate efforts to broaden the small business vendor base by the following (FAR Clause 52.219-9(d)(3)&(e)):
1. Describe the supplies and services to be subcontracted, or give the key project elements to be subcontracted?
 2. Identify specific small business concerns for each subcontracted item?
 3. Target specific small business concerns to determine their competence, ability, experience?
7. Does the subcontracting plan give a description of the method used to develop the subcontracting plan goals? FAR Clause 52.219-9(d)(4)
8. Does the subcontracting plan describe the method used to identify potential sources? FAR Clause 52.219-9(d)(5)

Offeror: _____

Evaluator: _____

**PROPOSAL RATING WORKSHEET
FACTOR 2-5 MANAGEMENT PLANS AND SCHEDULES
(Continued)**

SUBFACTOR 2-5 c. Sub-Contracting Plan (Continued).

9. Does the subcontracting plan give a statement as to whether or not the plan includes indirect costs in establishing subcontracting goals, and for administering the subcontracting plan? If the subcontracting plan includes indirect costs, a description must be given to show the method used to determine the proportionate share of indirect costs. FAR Clause 52.219-9(d)(6)
Only those companies such as General Electric, Westinghouse, and BBC typically include these costs.
10. Does the subcontracting plan name the company employee responsible for administration of the subcontracting program and the employee's duties in regards to the subcontracting program? FAR Clause 52.219-9(d)(7),
11. Does the subcontracting plan give a description of the efforts to ensure that small businesses have an equitable opportunity to participate in the acquisition? FAR Clause 52.219-9(d)(8)
12. Does the subcontracting plan give a statement affirming intent to comply with subcontracting "flowdown" provisions? FAR Clause 52.219-9(d)(9)
13. Does the subcontracting plan give a statement affirming willingness to cooperate in studies and to provide reports, and to submit the SF294/295 timely? FAR Clause 52.219-9(d)(10)
14. Does the subcontracting plan give a description of the types of records that will be maintained to demonstrate procedures adopted to comply with the requirements and goals in the plan? FAR Clause 52.219-9(d)(11).
15. Does the subcontracting plan demonstrate an outreach program of on-going and planned actions? FAR Clause 52.219-9(d)&(e)
16. Does the subcontracting plan have a policy statement or evidence of internal guidance recognizing commitment to the pertinent Public Laws which demonstrates definitive corporate and management commitment?
17. PAST PERFORMANCE OF THE PRIME CONTRACTOR. Does the subcontracting plan discuss past performance relating to how the prime contractor has historically been successful in establishing realistic goals, and achieving those goals? FAR 19.705-4
18. Does the prime contractor participate in the DOD Mentor-Protégé program, or the SBA's 8(a) mentor-protégé program?

Offeror: _____

Evaluator: _____

**PROPOSAL RATING WORKSHEET
FACTOR 2-5 MANAGEMENT PLANS AND SCHEDULES
(Continued)**

SUBFACTOR 2-5 c. Sub-Contracting Plan (Continued).

/__ / Outstanding

/__ / Above Average

/__ / Satisfactory

/__ / Marginal

/__ / Unsatisfactory

Proposal Strengths. Include narrative comments with respect to proposal strengths in the Offeror's proposed Sub-Contracting Plan. Comments are required for all ratings.

Proposal Weaknesses. Include narrative comments with respect to proposal weaknesses of the Offeror's proposed Sub-Contracting Plan. Comments are required for all ratings.

Offeror: _____

Evaluator: _____

FACTOR 2-5 Summary Rating

FACTOR 2-5 SUMMARY RATING CHART			
Item No.	Description	Rating*	Comments
1.	Subfactor 2-5 a Key Personnel		All subfactors are equal.
2.	Subfactor 2-5 b Schedule Information		All subfactors are equal.
3.	Subfactor 2-5 c Quality Control Plan		All subfactors are equal.
4.	Subfactor 2-5 d Sub-Contracting Plan		All subfactors are equal.
FACTOR 2-5 RATING**			
<p>* Ratings may be either:</p> <p style="text-align: center;">Outstanding – Above Average – Satisfactory – Marginal – Unsatisfactory</p> <p>** Evaluators shall consider the ratings in the various items shown to determine a suitable overall rating. The overall rating cannot be an average, mode, or median of the ratings of the subfactors. A final rating must be reached based on discussions and a consensus among the evaluators</p>			

Offeror: _____

Phase 2 Summary and Overall Rating

PHASE 2 SUMMARY RATING CHART			
Item No.	Description	Rating*	Comments
1.	Factor 2-1 Building Function and Aesthetics		This factor is significantly more important than Factors 2-2 and 2-3.
2.	Factor 2-2 Building Systems		This factor is equal in importance to Factors 2-3 and more important than Factor 2-4 and 2-5.
3.	Factor 2-3 Site Design		This factor is equal in importance to Factor 2-2 and more important than Factor 2-4 and 2-5.
4.	Factor 2-4 Sustainable Design		This factor is equal to Factor 2-5.
5.	Factor 2-5 Management Plans and Schedules		This factor is equal to Factor 2-4.
OVERALL PHASE 2 RATING**			
<p>* Ratings may be either: Outstanding – Above Average – Satisfactory – Marginal – Unsatisfactory</p> <p>** Evaluators shall consider the ratings in the various items shown to determine a suitable overall rating. The overall rating cannot be an average, mode, or median of the ratings of the four factors. A final rating must be reached based on discussions and a consensus among the evaluators</p> <p>Attach additional sheets to this rating summary to provide supporting rational for assignment of ratings.</p>			

Board Member 1

Board Member 2

Board Member 3

Board Member 4

Board Chairperson

SECTION 00600 Representations & Certifications

CLAUSES INCORPORATED BY FULL TEXT

52.203-2 CERTIFICATE OF INDEPENDENT PRICE DETERMINATION (APR 1985)

(a) The offeror certifies that --

(1) The prices in this offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other offeror or competitor relating to --

(i) Those prices,

(ii) The intention to submit an offer, or

(iii) The methods of factors used to calculate the prices offered:

(2) The prices in this offer have not been and will not be knowingly disclosed by the offeror, directly or indirectly, to any other offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the offeror to induce any other concern to submit or not to submit an offer for the purpose of restricting competition.

(b) Each signature on the offer is considered to be a certification by the signatory that the signatory --

(1) Is the person in the offeror's organization responsible for determining the prices offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) of this provision; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) of this provision _____ (insert full name of person(s) in the offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the offeror's organization);

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) of this provision.

(c) If the offeror deletes or modifies subparagraph (a)(2) of this provision, the offeror must furnish with its offer a signed statement setting forth in detail the circumstances of the disclosure.

(End of provision)

52.203-11 CERTIFICATION AND DISCLOSURE REGARDING PAYMENTS TO INFLUENCE CERTAIN FEDERAL TRANSACTIONS (APR 1991)

(a) The definitions and prohibitions contained in the clause, at FAR 52.203-12, Limitation on Payments to Influence

Certain Federal Transactions, included in this solicitation, are hereby incorporated by reference in paragraph (b) of this Certification.

(b) The offeror, by signing its offer, hereby certifies to the best of his or her knowledge and belief that on or after December 23, 1989,--

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan, or cooperative agreement;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the offeror shall complete and submit, with its offer, OMB standard form LLL, Disclosure of Lobbying Activities, to the Contracting Officer; and

(3) He or she will include the language of this certification in all subcontract awards at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, Title 31, United States Code. Any person who makes an expenditure prohibited under this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

(End of provision)

52.204-5 WOMEN-OWNED BUSINESS (OTHER THAN SMALL BUSINESS) (MAY 1999)

(a) Definition. Women-owned business concern, as used in this provision, means a concern that is at least 51 percent owned by one or more women; or in the case of any publicly owned business, at least 51 percent of its stock is owned by one or more women; and whose management and daily business operations are controlled by one or more women.

(b) Representation. [Complete only if the offeror is a women-owned business concern and has not represented itself as a small business concern in paragraph (b)(1) of FAR 52.219-1, Small Business Program Representations, of this solicitation.] The offeror represents that it () is a women-owned business concern.

(End of provision)

52.204-4003 TAXPAYER IDENTIFICATION

Taxpayer Identification Number (TIN),” as used in this provision, means the number required by the Internal Revenue Service (IRS) to be used by the offeror in reporting income tax and other returns. The TIN may be either a Social Security Number or an Employer Identification Number.

(a) Taxpayer Identification Number (TIN).

___ TIN: _____

TIN has been applied for.

TIN is not required because:

Offeror is a nonresident alien, foreign corporation, or foreign partnership that does not have income effectively connected with the conduct of a trade or business in the United States and does not have an office or place of business or a fiscal paying agent in the United States;

Offeror is an agency or instrumentality of a foreign government;

Offeror is an agency or instrumentality of the Federal Government.

(b) Type of organization.

Sole proprietorship;

Partnership;

Corporate entity (not tax-exempt);

Corporate entity (tax-exempt);

Government entity (Federal, State, or local);

Foreign government;

International organization per 26 CFR 1.6049-4;

Other _____

(c) Common parent.

Offeror is not owned or controlled by a common parent

Name and TIN of common parent:

Name _____

TIN _____

(End of provision)

52.209-5 CERTIFICATION REGARDING DEBARMENT, SUSPENSION, PROPOSED DEBARMENT, AND OTHER RESPONSIBILITY MATTERS (DEC 2001)

(a)(1) The Offeror certifies, to the best of its knowledge and belief, that--

(i) The Offeror and/or any of its Principals--

(A) Are () are not () presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any Federal agency;

(B) Have () have not (), within a three-year period preceding this offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to

obtain, or performing a public (Federal, state, or local) contract or subcontract; violation of Federal or state antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property;

(C) Are () are not () presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in subdivision (a)(1)(i)(B) of this provision.

(ii) The Offeror has () has not (), within a three-year period preceding this offer, had one or more contracts terminated for default by any Federal agency.

(2) "Principals," for the purposes of this certification, means officers; directors; owners; partners; and, persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions).

THIS CERTIFICATION CONCERNS A MATTER WITHIN THE JURISDICTION OF AN AGENCY OF THE UNITED STATES AND THE MAKING OF A FALSE, FICTITIOUS, OR FRAUDULENT CERTIFICATION MAY RENDER THE MAKER SUBJECT TO PROSECUTION UNDER SECTION 1001, TITLE 18, UNITED STATES CODE.

(b) The Offeror shall provide immediate written notice to the Contracting Officer if, at any time prior to contract award, the Offeror learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

(c) A certification that any of the items in paragraph (a) of this provision exists will not necessarily result in withholding of an award under this solicitation. However, the certification will be considered in connection with a determination of the Offeror's responsibility. Failure of the Offeror to furnish a certification or provide such additional information as requested by the Contracting Officer may render the Offeror nonresponsible.

(d) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph (a) of this provision. The knowledge and information of an Offeror is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

(e) The certification in paragraph (a) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Offeror knowingly rendered an erroneous certification, in addition to other remedies available to the Government, the Contracting Officer may terminate the contract resulting from this solicitation for default.

(End of provision)

52.219-1 SMALL BUSINESS PROGRAM REPRESENTATIONS (MAY 2001) ALTERNATE I (OCT 2000) & ALTERNATE II (OCT 2000)

(a)(1) The North American Industry Classification System (NAICS) code for this acquisition is (insert NAICS code).

(2) The small business size standard is (insert size standard).

(3) The small business size standard for a concern which submits an offer in its own name, other than on a construction or service contract, but which proposes to furnish a product which it did not itself manufacture, is 500 employees.

(b) Representations. (1) The offeror represents as part of its offer that it () is, () is not a small business concern.

(2) (Complete only if the offeror represented itself as a small business concern in paragraph (b)(1) of this provision.) The offeror represents, for general statistical purposes, that it () is, () is not a small disadvantaged business concern as defined in 13 CFR 124.1002.

(3) (Complete only if the offeror represented itself as a small business concern in paragraph (b)(1) of this provision.) The offeror represents as part of its offer that it () is, () is not a women-owned small business concern.

(4) (Complete only if the offeror represented itself as a small business concern in paragraph (b)(1) of this provision.) The offeror represents as part of its offer that it () is, () is not a veteran-owned small business concern.

(5) (Complete only if the offeror represented itself as a veteran-owned small business concern in paragraph (b)(4) of this provision.) The offeror represents as part of its offer that it () is, () is not a service-disabled veteran-owned small business concern.

(6) (Complete only if offeror represented itself as small business concern in paragraph (b)(1) of this provision). The offeror represents, as part of its offer, that--

(i) It () is, () is not a HUBZone small business concern listed, on the date of this representation, on the List of Qualified HUBZone Small Business Concerns maintained by the Small Business Administration, and no material change in ownership and control, principal office, or HUBZone employee percentage has occurred since it was certified by the Small Business Administration in accordance with 13 CFR Part 126; and

(ii) It () is, () is not a joint venture that complies with the requirements of 13 CFR Part 126, and the representation in paragraph (b)(6)(i) of this provision is accurate for the HUBZone small business concern or concerns that are participating in the joint venture. (The offeror shall enter the name or names of the HUBZone small business concern or concerns that are participating in the joint venture: _____.) Each HUBZone small business concern participating in the joint venture shall submit a separate signed copy of the HUBZone representation.

(7) (Complete if offeror represented itself as disadvantaged in paragraph (b)(2) of this provision.) The offeror shall check the category in which its ownership falls:

() Black American.

() Hispanic American.

() Native American (American Indians, Eskimos, Aleuts, or Native Hawaiians).

() Asian-Pacific American (persons with origins from Burma, Thailand, Malaysia, Indonesia, Singapore, Brunei, Japan, China, Taiwan, Laos, Cambodia (Kampuchea), Vietnam, Korea, The Philippines, U.S. Trust Territory of the Pacific Islands (Republic of Palau), Republic of the Marshall Islands, Federated States of Micronesia, the Commonwealth of the Northern Mariana Islands, Guam, Samoa, Macao, Hong Kong, Fiji, Tonga, Kiribati, Tuvalu, or Nauru).

() Subcontinent Asian (Asian-Indian) American (persons with origins from India, Pakistan, Bangladesh, Sri Lanka, Bhutan, the Maldives Islands, or Nepal).

(c) Definitions. As used in this provision--

Service-disabled veteran-owned small business concern--

(1) Means a small business concern--

(i) Not less than 51 percent of which is owned by one or more service-disabled veterans or, in the case of any publicly owned business, not less than 51 percent of the stock of which is owned by one or more service-disabled veterans; and

(ii) The management and daily business operations of which are controlled by one or more service-disabled veterans or, in the case of a veteran with permanent and severe disability, the spouse or permanent caregiver of such veteran.

(2) Service-disabled veteran means a veteran, as defined in 38 U.S.C. 101(2), with a disability that is service-connected, as defined in 38 U.S.C. 101(16).

Small business concern means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding on Government contracts, and qualified as a small business under the criteria in 13 CFR Part 121 and the size standard in paragraph (a) of this provision.

Veteran-owned small business concern means a small business concern--

(1) Not less than 51 percent of which is owned by one or more veterans (as defined at 38 U.S.C. 101(2)) or, in the case of any publicly owned business, not less than 51 percent of the stock of which is owned by one or more veterans; and

(2) The management and daily business operations of which are controlled by one or more veterans.

Women-owned small business concern means a small business concern --

(1) That is at least 51 percent owned by one or more women; in the case of any publicly owned business, at least 51 percent of the stock of which is owned by one or more women; and

(2) Whose management and daily business operations are controlled by one or more women.

(d) Notice.

(1) If this solicitation is for supplies and has been set aside, in whole or in part, for small business concerns, then the clause in this solicitation providing notice of the set-aside contains restrictions on the source of the end items to be furnished.

(2) Under 15 U.S.C. 645(d), any person who misrepresents a firm's status as a small, HUBZone small, small disadvantaged, or women-owned small business concern in order to obtain a contract to be awarded under the preference programs established pursuant to section 8(a), 8(d), 9, or 15 of the Small Business Act or any other provision of Federal law that specifically references section 8(d) for a definition of program eligibility, shall--

(i) Be punished by imposition of fine, imprisonment, or both;

(ii) Be subject to administrative remedies, including suspension and debarment; and

(iii) Be ineligible for participation in programs conducted under the authority of the Act.

(End of provision)

52.219-19 SMALL BUSINESS CONCERN REPRESENTATION FOR THE SMALL BUSINESS COMPETITIVENESS DEMONSTRATION PROGRAM (OCT 2000)

(a) Definition.

"Emerging small business" as used in this solicitation, means a small business concern whose size is no greater than

50 percent of the numerical size standard applicable to the North American Industry Classification System (NAICS) code assigned to a contracting opportunity.

(b) [Complete only if the Offeror has represented itself under the provision at 52.219-1 as a small business concern under the size standards of this solicitation.] The Offeror [] is, [] is not an emerging small business.

(c) (Complete only if the Offeror is a small business or an emerging small business, indicating its size range.)

Offeror's number of employees for the past 12 months (check this column if size standard stated in solicitation is expressed in terms of number of employees) or Offeror's average annual gross revenue for the last 3 fiscal years (check this column if size standard stated in solicitation is expressed in terms of annual receipts). (Check one of the following.)

No. of Employees Avg. Annual Gross Revenues

50 or fewer \$1 million or less

51 - 100 \$1,000,001 - \$2 million

101 - 250 \$2,000,001 - \$3.5 million

251 - 500 \$3,500,001 - \$5 million

501 - 750 \$5,000,001 - \$10 million

751 - 1,000 \$10,000,001 - \$17 million

Over 1,000 Over \$17 million

(End of provision)

52.219-21 SMALL BUSINESS SIZE REPRESENTATION FOR TARGETED INDUSTRY CATEGORIES UNDER THE SMALL BUSINESS COMPETITIVENESS DEMONSTRATION PROGRAM (MAY 1999)

(Complete only if the Offeror has represented itself under the provision at 52.219-1 as a small business concern under the size standards of this solicitation.)

Offeror's number of employees for the past 12 months (check this column if size standard stated in solicitation is expressed in terms of number of employees) or Offeror's average annual gross revenue for the last 3 fiscal years (check this column if size standard stated in solicitation is expressed in terms of annual receipts). (Check one of the following.)

No. of Employees Avg. Annual Gross Revenues

50 or fewer \$1 million or less

51 - 100 \$1,000,001 - \$2 million

101 - 250 \$2,000,001 - \$3.5 million

251 - 500 \$3,500,001 - \$5 million

501 - 750 \$5,000,001 - \$10 million

___ 751 - 1,000 ___ \$10,000,001 - \$17 million

___ 17 million

(End of provision)

52.222-22 PREVIOUS CONTRACTS AND COMPLIANCE REPORTS (FEB 1999)

The offeror represents that --

(a) It has, has not participated in a previous contract or subcontract subject to the Equal Opportunity clause of this solicitation;

(b) It has, has not, filed all required compliance reports; and

(c) Representations indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained before subcontract awards.

(End of provision)

52.223-13 CERTIFICATION OF TOXIC CHEMICAL RELEASE REPORTING (OCT 2000)

(a) Submission of this certification is a prerequisite for making or entering into this contract imposed by Executive Order 12969, August 8, 1995.

(b) By signing this offer, the offeror certifies that--

(1) As the owner or operator of facilities that will be used in the performance of this contract that are subject to the filing and reporting requirements described in section 313 of the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) (42 U.S.C. 11023) and section 6607 of the Pollution Prevention Act of 1990 (PPA) (42 U.S.C. 13106), the offeror will file and continue to file for such facilities for the life of the contract the Toxic Chemical Release Inventory Form (Form R) as described in sections 313(a) and (g) of EPCRA and section 6607 of PPA; or

(2) None of its owned or operated facilities to be used in the performance of this contract is subject to the Form R filing and reporting requirements because each such facility is exempt for at least one of the following reasons: (Check each block that is applicable.)

(i) The facility does not manufacture, process or otherwise use any toxic chemicals listed under section 313(c) of EPCRA, 42 U.S.C. 11023(c);

(ii) The facility does not have 10 or more full-time employees as specified in section 313.(b)(1)(A) of EPCRA 42 U.S.C. 11023(b)(1)(A);

(iii) The facility does not meet the reporting thresholds of toxic chemicals established under section 313(f) of EPCRA, 42 U.S.C. 11023(f) (including the alternate thresholds at 40 CFR 372.27, provided an appropriate certification form has been filed with EPA);

(iv) The facility does not fall within Standard Industrial Classification Code (SIC) major groups 20 through 39 or their corresponding North American Industry Classification System (NAICS) sectors 31 through 33; or

(v) The facility is not located within any State of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the United States Virgin Islands, the Northern Mariana Islands, or any other territory or possession over which the United States has jurisdiction.

252.209-7001 DISCLOSURE OF OWNERSHIP OR CONTROL BY THE GOVERNMENT OF A TERRORIST COUNTRY (MAR 1998)

(a) "Definitions."

As used in this provision --

(a) "Government of a terrorist country" includes the state and the government of a terrorist country, as well as any political subdivision, agency, or instrumentality thereof.

(2) "Terrorist country" means a country determined by the Secretary of State, under section 6(j)(1)(A) of the Export Administration Act of 1979 (50 U.S.C. App. 2405(j)(i)(A)), to be a country the government of which has repeatedly provided support for such acts of international terrorism. As of the date of this provision, terrorist countries include: Cuba, Iran, Iraq, Libya, North Korea, Sudan, and Syria.

(3) "Significant interest" means --

(i) Ownership of or beneficial interest in 5 percent or more of the firm's or subsidiary's securities. Beneficial interest includes holding 5 percent or more of any class of the firm's securities in "nominee shares," "street names," or some other method of holding securities that does not disclose the beneficial owner;

(ii) Holding a management position in the firm, such as a director or officer;

(iii) Ability to control or influence the election, appointment, or tenure of directors or officers in the firm;

(iv) Ownership of 10 percent or more of the assets of a firm such as equipment, buildings, real estate, or other tangible assets of the firm; or

(v) Holding 50 percent or more of the indebtedness of a firm.

(b) "Prohibition on award."

In accordance with 10 U.S.C. 2327, no contract may be awarded to a firm or a subsidiary of a firm if the government of a terrorist country has a significant interest in the firm or subsidiary or, in the case of a subsidiary, the firm that owns the subsidiary, unless a waiver is granted by the Secretary of Defense.

(c) "Disclosure."

If the government of a terrorist country has a significant interest in the Offeror or a subsidiary of the Offeror, the Offeror shall disclose such interest in an attachment to its offer. If the Offeror is a subsidiary, it shall also disclose any significant interest the government of a terrorist country has in any firm that owns or controls the subsidiary. The disclosure shall include --

(1) Identification of each government holding a significant interest; and

(2) A description of the significant interest held by each government.

(End of provision)

252.209-7003 COMPLIANCE WITH VETERANS' EMPLOYMENT REPORTING REQUIREMENTS (MAR 1998)

By submission of its offer, the offeror represents that, if it is subject to the reporting requirements of 37 U.S.C. 4212(d) (i.e., the VETS-100 report required by Federal Acquisition Regulation clause 52.222-37, Employment Reports on Disabled Veterans and Veterans of the Vietnam Era), it has submitted the most recent report required by 38 U.S.C. 4212(d).

252.247-7022 REPRESENTATION OF EXTENT OF TRANSPORTATION BY SEA (AUG 1992)

(a) The Offeror shall indicate by checking the appropriate blank in paragraph (b) of this provision whether transportation of supplies by sea is anticipated under the resultant contract. The term supplies is defined in the Transportation of Supplies by Sea clause of this solicitation.

(b) Representation. The Offeror represents that it:

___ (1) Does anticipate that supplies will be transported by sea in the performance of any contract or subcontract resulting from this solicitation.

___ (2) Does not anticipate that supplies will be transported by sea in the performance of any contract or subcontract resulting from this solicitation.

(c) Any contract resulting from this solicitation will include the Transportation of Supplies by Sea clause. If the Offeror represents that it will not use ocean transportation, the resulting contract will also include the Defense FAR Supplement clause at 252.247-7024, Notification of Transportation of Supplies by Sea.

(End of provision)

SECTION 00700 Contract Clauses

SECTION 00800 Special Contract Requirements

STATEMENT OF WORK

For

SOLDIER SERVICE CENTER

L.I. 50907, FY-02, Fort Stewart, Georgia

A Two Phase Design-Build Solicitation

This solicitation is for the design, permitting, site preparation and construction of a Soldier Service Center to provide a one step processing facility for those agencies and activities involved with the personnel activities associated with in and out processing, retirement processing, transition processing, mobilization processing, and deployment of soldiers and their families. The facility is required to accommodate Army Community Services, Transportation, and Directorate of Human Resources, Public Affairs, Housing, and Veterans Affairs. The facility will have state of the art communications technology, fiber optic cable and the latest computer equipment capable of rapidly reporting data base strengths. Supporting facilities include utilities; electric service; exterior lighting; fire protection and alarm systems; paving, walks, curbs and gutters; parking; storm drainage; information systems; and site improvements. Access for the handicapped will be provided. Heating and cooling (150 tons) will be provided by self contained units. Five World War II buildings totaling 69,029 square feet will be demolished.