

building, parking, or lawn areas shall be removed in their entirety. Foundations were concrete with slab on grade. When units were demolished, the slabs were removed, but aggregate base for the slabs still exists and shall be removed to a depth of 0.3 meters. The Foundation walls and footings were abandoned on site. A trench was dug around the exterior perimeter of the footings and foundations, which was approximately 0.9 meters to 1.2 meters deep and 0.9 meters to 1.2 meters wide and the walls and footings were then tipped over on their sides into the trenches. Once tipped over, they were pushed down as flat as possible and backfilled and compacted over on top. It is reasonable to assume that the abandoned footings and foundations will be located outwardly adjacent to the previous building footprints."

- (4) **Section 01002, Page 12**, paragraph 1.8.2, second paragraph, line 1, delete "Pavement for the service drive/fire access road and all other roads" and substitute "Pavement for the service drive road and all other roads (excluding fire access road option)".
- (5) **Section 01003, Page 12**, delete last sentence of paragraph 1.7.2: "Therefore, the total roofing insulation thickness shall be a minimum 150 mm."
- (6) **Section 01003, Page 23**, paragraph 1.8.22, line, line 2, after "...in counter exhaust system," add " including supplemental exhaust fan (system),"
- (7) **Section 01005, Page 3**, Paragraph 1.1, line 1, delete "and two".
- (8) **Section 01006, Page 13**, paragraph 1.2.3, Item 9, last paragraph, which was entered by Am #0002, line 6, delete "(as noted on the Structural drawings)" and substitute "C". At the end of the paragraph add: "Seismic design shall include anti-terrorism criteria (see paragraph 1.2.3, Item 9)."
- (9) **Section 01006, Page 15**, paragraph 1.2.9, line 7, delete "bA" at the start of the sentence and substitute "A".
- (10) **Section 01006, Page 19**, paragraph 1.6., 6th line from top of page, after "...supply ducts shall be insulated" add "except those provided for heated only Gym"
- (11) **Section 01006, Page 24**, paragraph 1.7.20, add new paragraph

"c. **Boilers in lieu of hot-water heaters.** Design of boiler connections and auxiliary equipment shall conform to the requirements of ASME Boiler Code. Float-type safety water feeders with low water cutoffs shall be provided for the hot-water boilers. Provide crosses at right-angle turns on water column connections to boiler(s). The boiler(s) flue shall extend up through the roof of the building. The flue shall be provided with a rain cap fitting. The boilers and all associated fuel burning equipment shall be located in a mechanical room. The mechanical equipment room shall be

provided with combustion air louvers sized and located in accordance with NFPA 54. The combustion air louvers shall be provided without dampers and shall be ducted to within 12 inches (300 mm) of the mechanical room roof in order to minimize the potential for piping freeze-up in the mechanical room due to combustion air intake. Stacks shall be in accordance with NFPA 211. Generally all stacks will be of the prefabricated type with individual stack provided for each appliance. Stacks are generally used for forced draft applications. Combined stacks shall not be used for appliances with power burners or draft fans. Stacks and vents cannot be tied together. Height of stacks and vents shall be as required by NFPA 54 and shall be provided with a rain cap."

(12) **Section 01006, Page 28**, paragraph 1.10, line 2, delete "boilers" and substitute "boiler".

(13) **Section 01006, Page 28**, delete contents of paragraph 1.10.1 and substitute the following:

"The hot water supply shall be heated to (200°F) (93.3°C) and supplied by natural gas-fired, conventional type boiler rated for a pressure of 207 kPa. (NOTE: Boiler shall provide 100% of the total heating load). Boiler shall be provided with a forced-draft unless noted otherwise, two position (high-low) burner and shall be interlocked with the hot water pumps to provide a continuous flow of hot water to the facility at outdoor temperatures below (65°F) (18°C) (adjustable). The hot water system supply temperature to the space shall be automatically controlled by manufacturer's standard controls. The boiler shall be interlocked with the heating water circulating pumps, through the control system, such that the boiler's burner can not fire unless a pump is running. The boiler shall have a minimum efficiency of 80 percent and consideration shall be given to the use of a minimum efficiency 90 plus percent boiler(s). If a high efficiency (condensing type) boiler(s) is provided, to meet high efficiency requirements, the hot water shall be supplied at a lower temperature ie. (140°F) (60°C) supplied and returned at (120°F) (48.9°C). All heating coils, pumps, and hot water heating equipment shall be sized and selected for these temperatures to ensure all equipment is sized larger to take into account the lower return temperature upon which these boilers are normally selected. The use of a natural draft boiler shall be allowed if the minimum efficiency of 80 percent can be met at the site elevation and boiler is less than (1,000,000 Btuh) (3413 Kw). Boiler reset shall be (200°F) (93.3°C) @ (0°F) (-17.7°C) & (150°F) (65.5°C) @ (72°F) (22.2°C)"

(14) **Section 01006, Page 33**, paragraph 1.11.1 f. Item 3., add to the end of the paragraph:

"MAY COMBINE WITH AHU-3, AHU-4 & AHU-5 WITH HUMIDIFICATION DISCRIMINATOR CONTROL FOR EACH ROOM."

(15) **Section 01006, Page 34 & 35**, paragraph 1.11.2.2, subparagraph

a. (two) for both Basic and Option, add to the end of each paragraph:

"In lieu of exterior wall mounted ducted louver, the Contractor may provide intake air through an intake roof mounted penthouse"

(16) **Section 01006, Page 41**, paragraph 1.12.1, delete contents of subparagraphs b. and c. and substitute "Not Used" on both.

b. Specifications (New and/or Revised and Reissued). Delete and substitute or add specification pages as noted below. The substituted pages are revised and reissued with this amendment. **All portions of reissued specification pages apply whether or not changes have been identified within the brief synopsis below.**

In general, Section 00010-Proposal Schedule has eliminated the option for drycoolers and has added the providing of furniture as an option. Also, the ceramic tile option has been called out by room numbers. Sections 00110 (Para. 1.5 (new instructions), 1.6, 1.6.1, and 1.6.2.) and 00120 (Para. 2., 2.2) both amend proposal elements to similar climate and design build construction.

PAGES DELETED	PAGES SUBSTITUTED/ADDED
Section 00010, Pages 3,4	Section 00010, Pages 3,4,5
Section 00110	New Section 00110
Section 00120	New Section 00120

c. Drawings (Not Reissued). The following RFP drawings of drawing code AF 740-28-01 are revised as indicated below with latest revision date of 07 January 2002. These drawings are not reissued with this amendment.

- (1) **Sheet U3.01**, At drawing coordinate D1, leader note, after "...sewer line connects to manhole" add "(I.E. 6122.40)".
- (2) **Sheet A6.01**,
 - a) Room Material and Finish Schedule, for Room #110, North Wall under column for Gypsum Board, add type "2".
 - b) Room Material and Finish Schedule, for Room #117 Ceiling Material Type, delete "5" and substitute "3".
 - c) Room Material and Finish Schedule, delete entire row listing Room #143 Women's Toilet.
 - d) Room Material and Finish Schedule, Room #153 and #157 Ceiling Material Type, delete type "3" under Exposed Structure column and substitute a Type "1" under the Acoustical Tile Ceiling column for both rooms.

2. This amendment is a part of the proposing papers and its receipt shall be acknowledged on the Standard Form 1442. All other conditions and requirements of the request for proposal remain unchanged. If the proposals have been mailed prior to receiving this amendment, you will notify the office where proposals are received, in the specified manner, immediately of its receipt and of any changes in your proposal occasioned thereby.

a. Hand-Carried Proposals shall be delivered to the U.S. Army Corps of Engineers, Omaha District, Contracting Division (Room 301), 106 South 15th Street, Omaha, Nebraska 68102-1618.

b. Mailed Proposals shall be addressed as noted in Item 8 on Page 00010-1 of Standard Form 1442.

3. Offers will be received until 2:00 p.m., local time at place of receiving proposals, 10 JAN 2002.

U.S. Army Engineer District, Omaha
Corps of Engineers
106 South 15th Street
Omaha, Nebraska 68102-1618

07 January 2002
mrp/4413

PRICING SCHEDULE

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Amount</u>
<u>BASIC ITEMS</u>				
	Entire Work Complete for Physical Fitness Facility (construction cost only), Exclude Design Cost & Options listed below.	Job	L.S.	\$ _____
	Design Cost for Item No. 1.	Job	L.S.	\$ _____
<u>OPTION ITEMS</u>				
O-1	Additional cost to provide 165 stall asphalt parking lot w/ concrete curb and gutter as shown on dwg P3.02 in lieu of aggregate surfaced parking lot shown on P3.01. Include all associated landscaping and irrigation for Parking lot. See Notes on P3.02 and Section 01002 (Construction Cost)	Job	L.S.	\$ _____
	Additional Cost to Design Item O-1	Job	L.S.	\$ _____
O-2	Entire work complete for South Parking Lot. Include all associated landscaping and Irrigation for parking lot. See Notes on P3.02 and Section 01002. (Construction Cost)	Job	L.S.	\$ _____
	Design Cost for O-2	Job	L.S.	\$ _____
O-3	Additional cost to provide ceramic tile in room Nos. 101, 102, 103, 104, 105, 106, 113, 117, 118, 120, 121, 124, 140, 145, 146, 149, 152, 153, 157, 174 & 188 in lieu of colored concrete. (Construction Cost)	Job	L.S.	\$ _____
	Additional Cost to Design Item O-3	Job	L.S.	\$ _____
O-4	Entire work complete for Bleachers and Scoreboard (Construction Cost).	Job	L.S.	\$ _____
	Design Cost for Item O-4	Job	L.S.	\$ _____
O-5	Entire work complete for Air Conditioning of the gymnasium (Construction Cost)	Job	L.S.	\$ _____
	Design Cost for Item O-5	Job	L.S.	\$ _____
O-6	Entire work complete for Dormers on south roof. (Construction Cost)	Job	L.S.	\$ _____
	Design Cost for Item O-6	Job	L.S.	\$ _____

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O-7	Entire work complete for Interior Planters. (Construction Cost)	Job	L.S.	\$ _____
	Design Cost for Item O-7	Job	L.S.	\$ _____
O-8	Entire work complete for Fire Lane (North side of Bldg.) (Construction Cost)	Job	L.S.	\$ _____
	Design Cost for Item O-8	Job	L.S.	\$ _____
O-9	Entire work complete for Radon prevention and testing . (Construction Cost)	Job	L.S.	\$ _____
	Design Cost for Item O-9	Job	L.S.	\$ _____
O-10	Entire work complete for Telephone Distribution Wiring (Exterior, see 01007) (Construction Cost)	Job	L.S.	\$ _____
	Design Cost for Item O-10	Job	L.S.	\$ _____
O-11	Entire work complete for the Metropolitan Area Network (MAN) Wiring (Exterior, see 01007) (Construction Cost)	Job	L.S.	\$ _____
	Design Cost for Item O-11	Job	L.S.	\$ _____
O-12	Entire work complete for all remaining landscaping and irrigation work not included in Basic, Option 1 and Option 2 above. See Sheets P3.01 and P3.02 (Construction Cost)	Job	L.S.	\$ _____
	Design Cost for Item O-12	Job	L.S.	\$ _____
O-13	Entire work complete for providing all furniture (purchasing, shipping & installation) See Section 01004. (Note: CID Furniture Package Is Basic Bid).	Job	L.S.	\$ _____

GRAND TOTAL AMOUNT (BASIC + OPTIONS)
FOR PHYSICAL FITNESS FACILITY \$ _____

NOTES:

1. See Section 00100, INSTRUCTIONS, CONDITIONS AND NOTICES OFFERORS, paragraph EVALUATION OF OPTIONS for evaluation of bid items and options. The Government reserves the right to exercise the Options within 90 calendar days after Notice to Proceed (NTP). Evaluation of Options will not obligate the Government to exercise the option(s).
2. Prices must be entered for all line items on the Pricing Schedule. Grand total amount price submitted without prices for individual line items will not be evaluated. Additions will be subject to verification by the Government. In case of variation between the lump-sum prices and the grand total amount, the lump-sum prices will be considered the price.
3. A modification to the Pricing Schedule, which provides for a single adjustment to the grand total amount will not be accepted. Modification to Pricing Schedule items, basic or options, should state

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the application of the adjustment to each respective lump-sum price affected. If the modification is not so apportioned the Pricing Schedule item will not be evaluated.

SECTION 00110
PROPOSAL SUBMISSION REQUIREMENTS AND INSTRUCTIONS INDEX

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**SECTION 00110
PROPOSAL SUBMISSION REQUIREMENTS AND INSTRUCTIONS**

1 PROPOSAL SUBMISSION REQUIREMENTS AND INSTRUCTIONS

1.1 WHO MAY SUBMIT

1.1.1 PROPOSALS MAY BE SUBMITTED BY:

(a) Firms formally organized as design/build entities, or by design firms and construction contractors that have formed a team specifically for this project, or any other interested party. 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.

(b) Any legally organized offeror may submit a proposal, provided that the offeror, or offeror's subcontractor, have on its permanent staff professional architects and engineers registered in the appropriate technical disciplines and the requirements specified in the solicitation are met. All designs shall be under the direct supervision of appropriately licensed professionals.

1.2 GENERAL REQUIREMENTS

In order to effectively and equitably evaluate all proposals, the Contracting Officer must receive information sufficiently detailed to clearly indicate the proposal requirements. All proposals submitted will become upon receipt, the property of the U.S. Government and not be returned. If the offeror desires to withdraw its proposal, all copies except the original will be retained. The Original will be returned in accordance with the requirements stated in FAR 52.215-1, Paragraph 6 of Instructions, Conditions and Notices to Offerors, Section 00100.

1.3 SIZE OF PRINTED MATTER SUBMISSIONS

All written portions: 8-1/2" x 11" format.

1.4 WHERE TO SUBMIT

Offerors shall submit their proposal packages to the USACE Contracting Activity at the address shown in Block 8 of Standard Form 1442.

1.5 SUBMISSION DEADLINE

Due to heightened security at Government installations, those offerors who have their proposals hand-delivered shall contact Mel Vogt, Contract Specialist at (402) 221-4298 or (402) 221-4100 prior to delivering to the U.S. Army Corps of Engineer District, Omaha, 106 South 15th Street, Omaha, NE 68102-1618.

On the date specified and for thirty (30 minutes) prior to time specified on the Standard Form SF 1442, Page 00010-1, Item 13A, a Contracting Representative will be in the lobby to accept proposals. At the time specified on the Standard Form 1442, Page 00010-0, Item 13.A, it will be announced that receipt of proposals is closed. Official time will be established by the clock located in the area where proposals are received.

1.6 PROPOSAL REQUIREMENTS AND SUBMISSION FORMAT

Offerors shall submit the **original and five (5)** copies of their proposal, each consisting of a 3-ring binder with Tabs (dividers) separating the sections, as described herein:

TAB 1 – Design

- a. Design Experience
 - 1) Similar Facilities
 - 2) Design-Build
 - 3) Military Construction (MILCON) design
 - 4) Similar Climate
- b. Past Performance, Design
- c. Design Personnel

TAB 2 – Construction

- a. Construction Experience
 - 1) Similar Facilities
 - 2) Design-Build
 - 3) Military Construction
 - 4) Similar Climate Construction
- b. Past Performance, Construction
- c. Construction Personnel
 - 1) Project Superintendent
 - 2) Project Manager
 - 3) Contractor Quality Control (CQC) Manager

TAB 3 – Project Management

- a. Project Management Plan
- b. Schedule
- c. Affirmative Action Plan
- d. Health and Safety Record

TAB 4 – Utilization of Small Business Concerns

TAB 5 – Price

All proposals shall contain the evaluation requirements stated herein and every binder shall also contain:

Table of Contents, List of Tables (if required), List of Figures (if required), List of Appendixes, and Name/Address/Telephone Number of the Offeror. Proposal clarity, organization (as requested in this solicitation) and cross-referencing is mandatory. No material (information not part of proposal) shall be incorporated by reference. The offeror shall submit in the proposal the requested information specified below. **Note that all evaluation factors (TAB 1 through TAB 4) and associated sub-factors and items within sub-factors listed herein are shown in descending order of importance and when combined are approximately equal to price TAB 5.**

1.6.1 TAB 1 – DESIGN

Items below are listed in descending order of importance.

a. DESIGN EXPERIENCE

If you do not want the data submitted by your firm disclosed by the government, follow the procedure specified in Section 00100, Instructions, conditions and Notices to Offerors, paragraph 6(e) Restriction on Disclosure and Use of Data.

The Offeror will be rated on four separate areas listed in descending order of importance: 1) Experience on Similar Facilities, 2) Design-Build Experience, 3) Military Construction (MILCON) Design Experience and 4) Similar Climate Design Experience. The offer may submit up to four (4) project examples for each experience area constructed within the past five (5) years. Project examples that show more than one area of experience may be listed as a qualified project under each applicable area of

experience. The Offeror must clearly identify for which experience area(s) each project example pertains (e.g. Project A may qualify and be listed for similar facility, design-build, military construction (MILCON) and similar climate while Project B may qualify and be listed only for similar facility; etc.). An offeror may submit project examples from other Federal, State, Local Governments, or Private Sector project(s) for similar design experience as a substitute for paragraphs 1, 2, and 4 below.

1. Similar Facilities: Similar Facilities include fitness centers, gymnasiums, health and wellness centers, schools (with gymnasiums and athletic facilities) and auditoriums. Facilities project examples should have a dollar value greater than \$5 million and have been constructed within the past five (5) years. A proposal offering Similar Facility experience through project examples under the prescribed parameters of this solicitation may be evaluated more favorably than those which demonstrate the experience on other type project(s).

2. Design Build: Project examples should show experience on Design-Build Projects. A proposal offering Design-Build experience through project examples under the prescribed parameters of this solicitation may be evaluated more favorably than those which demonstrate the experience on other type project(s).

3. Military Construction (MILCON) Design: Project examples should indicate Military Construction (MILCON) design experience. Military Construction design experience is considered to be experience on those projects constructed on and for military installations. A proposal offering Military Construction (MILCON) design experience under the parameters of this solicitation may be evaluated more favorably than those which demonstrate the experience on other type project(s). An offeror may submit project examples from Federal, State, or Local Government projects of similar construction design experience as a substitute.

4. Similar Climate: Project examples should include Similar Climate design experience in specific locations sharing similar climatic conditions to those of F E Warren AFB, WY. A proposal offering Similar Climate experience under the parameters of this solicitation may be evaluated more favorably than those which demonstrate the experience on other type project(s).

Project examples given for each area of experience should consist of a one or two page narrative discussing the project and providing specifics as noted herein. Each example should include: a description of the project and the area or experience the project demonstrates; construction contract award amount (estimated or actual); final construction cost (if applicable); location; date when the project was started; original contract finish date and actual finish date (if finished). All examples should also contain the name, address, telephone and fax number of a representative of the customer (as well as one alternate individual affiliated with your firm) familiar with the offeror's experience on the project that can verify the experience cited.

b. PAST PERFORMANCE DESIGN

Submit past performance information to include ACASS or other Design Performance Rating System on prior Government work (DOD) or similar projects in a private sector rating system. Ratings should be provided for the skills shown during performance of the actual design work (known as Design Evaluation when construction follows or as Engineering Services when no construction is required). Also include ratings for the A-E Construction evaluation as addressed in ACASS or other Design Performance Rating System showing the ratings of the A-E's actual design as to its constructability, and quality of construction support services if applicable. References will be checked. If an offeror has no past performance rating in ACASS or other Design Performance Rating System, a neutral rating will be given.

c. DESIGN PERSONNEL

Resumes should be provided on lead and support design personnel

who will work on this project. Key personnel should have their respective professional registrations. Resumes should list projects, identified in sub-factor DESIGN EXPERIENCE above, that show previous design team working relationships among key personnel. The Design Team should include a Project Manager (registered Architect or Engineer); a registered Architect proficient with LEED Green Building Rating Systems and its building practices, technologies, policies and standards developed by the U.S. Green Building Council; a registered Structural Engineer with training related to the 1997 National Earthquake Hazard Reduction Program (NEHRP); a registered Mechanical Engineer; a registered Fire Protection Engineer (FPE); an Interior Designer who is certified by the National Council of Interior Designers Qualifications (NCIDQ) ; a registered Electrical Engineer; a registered Civil Engineer; a registered Landscape Architect and a licensed Corrosion Engineer (NACE). If, because of reasons beyond the control of the design team, the named individuals are not able to fulfill this obligation, replacement personnel with similar education and experience shall be presented to the Contracting Officer for acceptance.

1.6.2 TAB 2 - CONSTRUCTION

a. CONSTRUCTION EXPERIENCE

For Construction Experience, the Offeror will be rated on four separate areas, listed in descending order of importance: 1) Experience on Similar Facilities, 2) Design-Build construction experience, 3) Military Construction Experience and 4) Similar Climate Construction experience. The offer should submit up to four (4) project examples for each experience area constructed within the past five (5) years. Project examples that show more than one area of experience may be listed as a qualified project under each applicable area of experience. The Offeror must clearly identify for which experience area(s) each project example pertains (e.g. Project A may qualify and be listed for similar facility, design-build, military construction and similar climate while Project B may qualify and be listed only for similar facility; etc.). An offeror may submit project examples from other Federal, State, Local Governments, or Private Sector project(s) for similar design as a substitute for paragraphs 1, 2, and 4 below.

1. **Similar Facilities Construction:** Similar Facilities Construction

Include fitness centers, gymnasiums, health and wellness centers, schools (with gymnasiums and athletic facilities) and auditoriums, facilities should have a dollar value greater than \$5 million and have been constructed within the past five (5) years. A proposal offering Similar Facility experience through project examples under the prescribed parameters of this solicitation may be evaluated more favorably than those which demonstrate the experience on other type project(s).

2. Design-Build Construction: Project examples should show experience on Design-Build projects. A proposal offering Design Build experience under the parameters of this solicitation may be evaluated more favorably than those which demonstrate the experience on other type project(s).

3. Military Construction: Project examples should indicate Military Construction experience. Military Construction Experience is considered to be those projects constructed on and for military installations. A proposal offering Military construction experience under the parameters of this solicitation may be evaluated more favorably than those which demonstrate the experience on other type project(s). An Offeror may submit project examples from Federal, State, or Local Government project(s) of similar construction experience as a substitute.

4. Similar Climate Construction: Project examples should include Similar Climate construction experience performed in specific locations sharing similar climatic conditions to those of F E Warren AFB, WY. A proposal offering Similar Climate construction experience under the parameters of this solicitation may be evaluated more favorably than those which demonstrate the experience on other type project(s).

Project examples given for each area of experience should consist of a one or two page narrative discussing the project and providing specifics as noted herein. Each example should include: a description of the project and the area or experience the project demonstrates; construction contract award amount (estimated or actual); final construction cost (if applicable); location; date when the project was started; original contract finish date and actual finish date (if finished). All examples should also contain the name, address, telephone and fax number of a representative of the customer (as well as one alternate individual affiliated with your firm) familiar with the offeror's experience on the project that can verify the experience cited.

b. PAST PERFORMANCE-CONSTRUCTION

Submit past performance information to include CCASS or other Construction Performance Rating System on prior Government work (DOD) or similar projects in a private sector rated system. Information submitted should include ratings on Quality Control, Timely Performance, Effectiveness of Management, Compliance with Labor Standards, and Compliance with Safety Standards. References will be checked. If an offeror has no past performance ratings in CCASS or other Construction Performance Rating System, a neutral rating will be given.

c. CONSTRUCTION PERSONNEL

The Offeror should submit the names and resumes for key construction personnel that will be assigned to this project. In addition, the Offeror will provide a summary of the duties and responsibilities of these individuals, which clearly indicates separate duties and responsibilities for each of the individuals. As a minimum, this sub-factor should include data on the following personnel:

- Project Superintendent
- Project Manager
- Contractor Quality Control (CQC) System Manager

The proposal should clearly present the credentials of each person, and shall show that each meets the requirements listed below. Resumes should include examples of project experience and educational qualifications. Prior experience on military construction projects and/or completion of design build projects is preferred.

1) Project Superintendent: The Project Superintendent should be a graduate engineer or experienced construction person and have at least 5 years experience in related work on projects similar to this project.

2) Project Manager: The Project Manager should be a degreed or registered engineer, architect or graduate construction or engineering manager and have at least 5 years experience in related work on projects similar to this project.

3) CQC System Manager: The Contractor Quality Control (CQC) Manager should be a graduate engineer or experienced construction person with a minimum of 5 years experience as a CQC in related work on projects similar to the Physical Fitness Facility.

1.6.3 TAB 3 - PROJECT MANAGEMENT

TAB 3 will be divided into four sections: (a) Project Management Plan, (b) Schedule, (c) Affirmative Action Plan, and (d) Safety and Health Record.

(a) Project Management Plan (PMP): The offeror should provide a comprehensive PMP developed specifically for this project. The PMP should include an explanation of the management approach for the construction team. It should clearly show how the prime contractor will manage the construction of the project to insure a well-coordinated quality product, completed on time and with a

minimum amount of contract modifications. It should include: method of management of all sub-contractors, specific quality control procedures, schedule development and methods to be utilized to adhere to the schedule, and an organization chart showing the interrelationship of management and various team components, including the Corps of Engineers. The information in the PMP should make it clear that the offeror has the ability to deliver a quality product and effectively manage all subcontractors on the team, as well as the ability to coordinate all work throughout the construction phase.

(b) Schedule: The Offeror should provide a schedule for the design and construction of the facility. The Offeror should provide a written verification statement identifying the construction duration with its original or any amendment driven proposal, stating that the Offeror understands the contract requirements as they pertain to schedule. The verification statement should state that the contractor has read the scheduling requirements and state that the number of days proposed includes all design time, government review time, review conference time, and construction time necessary to complete the project.

(c) Affirmative Action Plan: Offeror should provide an Affirmative Action Plan to ensure compliance with the provisions and clauses of this solicitation to promote the full realization of equal employment opportunity for all persons regardless of race, color, religion, sex or national origin. The Plan should list any debarment from Government contracts (including extensions or modifications) for failure to carry out personnel and employment policies in compliance with EO 11246 and the regulations of the Secretary of Labor. The offeror should also list **any** referrals of any matter arising under EO 11246 to the Department of Justice (DOJ) or to the Equal Employment Opportunity Commission (EEOC) for inappropriate civil or criminal proceedings.

(a) Health and Safety Record: The offeror should submit OSHA Form 200 showing the incident rates (averaged over the past five years).

1.6.4 TAB 4 – UTILIZATION OF SMALL BUSINESS CONCERNS

For TAB 4, the Offeror should submit the required information listed below:

The Offeror, **(if a Large Business and is the apparent successful offeror)** should demonstrate, through submission of a Small Business Subcontracting Plan in accordance with FAR 52.219-9., how the firm plans to identify, commit and utilize Small Business **(SB)**, Small Disadvantaged Business **(SDB)**, HubZone Small Business, Women owned Small Business **(WOSB)** concerns, Historical Black Colleges and Minority Institutions **(HBCU/MI)**, and Service Disabled Veteran Owned Businesses concerns as team members, subcontractors and/or suppliers in the performance of the resultant contract of this solicitation. It is the policy of the U.S. Army Corps of Engineers, Omaha District (CENWO) that small business concerns have the maximum practicable opportunity to participate in performing contracts let by the Contracting Activity (CENWO-CT). It is further the policy of the CENWO that it's prospective prime contractors, **(Large Business Only)**, demonstrate the extent they plan to utilize small business concerns in

any resultant contract and provide assurance in its offer that small business concerns will have maximum subcontracting opportunities in its prime contracts.

(a) Definitions:

(1) Small Business Concerns. For the purpose of this section, small business concerns refer to Small Business, Small Disadvantaged Business, Women-owned Small Business, HubZone Small Business, Service Disabled Veteran Owned Small Businesses and Historically Black College and University and Minority Institutions.

(2) Prime Contractor. For the purpose of this section, a prime contractor refers to both large and small contractors.

(3) Offeror: For the purpose of this section, offeror refers to both large and small contractors.

(4) Floor: "Floor" is the term the U.S. Army Corps of Engineers use to replace goal. It represents the minimum level for small business performance.

(b) The Offeror's, **(if a large business)**, proposal should demonstrate the utilization and participation of small business concerns. The proposal should clearly state factors that demonstrate a strong commitment to use small business concerns. Enforceable commitments to use small business concerns will be weighed more heavily than non-enforceable ones. The evaluation of utilization and participation of small business concerns is separate and distinct from the requirement at Federal Acquisition Regulation (FAR) Clause 52.219-9, Small Business Subcontracting Plan.

(c) This tab, as a minimum, should include:

Subparagraphs are listed in descending order of importance for purposes of proposal evaluation.

(1) Development of percentage floors based on planned subcontracting which is challenging yet realistic. **(Applicable to Large Business Only)** The following floors are considered reasonable and obtainable for requirements awarded in Fiscal Year 2001.

(i) 61.4% of planned subcontracting dollars to be placed with all small business concerns.

(ii) 9.1% of planned subcontracting dollars to be placed with those small business concerns owned and controlled by socially and economically disadvantaged individuals.

(ii) 5% of planned subcontracting dollars to be placed with women-owned small business concerns.

(iii) 3% of planned subcontracting dollars to be placed with Service-Disabled Veteran owned small business.

(iv) 2.5% of planned subcontracting dollars to be placed with HubZones

(d) Past Performance in Meeting Small Business Floors. Demonstrate how floors for SB, SDB, WOSB, SDVOSB, and HubZone participation were satisfied on previous contracts. Extent to which the prime has historically been successful in establishing realistic yet challenging goals and evidences ability to achieve them. The Offeror should submit data on Past Performance in meeting small business goals which will demonstrate how goals for small business concerns participation on previous contracts was satisfied. The data to be provided should include: (1) Client/Customer (2) Contract/Identification Number (3) Project Description (4) Contract Amount (5) Reference or Point of Contract (to include address and telephone number).

(e) Demonstrate utilization and participation of small business concerns, clearly stated factors that demonstrate strong commitments to use SB, SDB, WOSB, SDVOSB, HubZone and HBCU/MI as team members, subcontractors, and/or suppliers.

(f) Description of supplies and services to be subcontracted and planned for subcontracting to SB's, SDB's, WOSB's, SDVOSB, HubZone and HBCU's/MI's.

(g) Assurances that the offeror **(if large business)** will include the clause at FAR 52.219-8, Utilization of Small Business Concerns in all subcontracts that offer further subcontracting opportunities, and that the offeror will require subcontractor (including small business concerns) that receive subcontracts

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in excess of \$500,000 (\$1,000,000 for construction) to adopt a small business participation program similar to the requirements of the resultant contract.

1.6.5 TAB 5 - PRICE

In Tab 5, the offeror should submit the following information:

(a) Section 00010, Solicitation/Contract Form and Pricing Schedule. The total cost for the construction will be considered for evaluation, including all options. The proposed prices for design and construction of the Physical Fitness Facility at F.E. Warren AFB, will be used in evaluation of a competitive range if one is established.

(b) Section 00600, Representations, Certifications and Other Statements of Offerors.

This item is not considered for evaluation, but is a required item to be reviewed by Contracting Personnel.

SECTION 00120
PROPOSAL EVALUATION AND CONTRACT AWARD
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**SECTION 00120
PROPOSAL EVALUATION AND CONTRACT AWARD**

1. EVALUATION OF PROPOSALS

(a) All proposals and documentation, which have been properly submitted, will be evaluated. Proposals received will be evaluated on the basis of the factors stated in the solicitation to select the responsible offeror whose proposal presents the best value and is most advantageous to the Government. Because of the number of proposals anticipated, uniformity of all proposals is essential to assure fair and accurate evaluation. All proposals must comply with the instructions in the solicitation.

(b) All responsible offerors whose proposal has a reasonable chance of being selected will be included in the competitive range.

(c) Discussions initiated by the Government with owners, contract administrators, or other points of contact, provided by the offeror may affect the evaluation rating given for the factors being evaluated by those discussions.

(d) Evaluations will be conducted in accordance with the Tradeoff Process, FAR 15.101-1. Tabs 1 through 4 will be rated using an adjectival methodology (colors) with a narrative assessment and Tab 5 (Price) will be evaluated for best value after consensus ratings of Tabs 1-4 have been completed. Proposal evaluation is an assessment of the proposal and the offeror's ability to perform the resultant contract successfully. Proposals will be evaluated to determine ratings supported by narratives, and to identify strengths, weaknesses, and deficiencies of the proposed approach in each proposal.

(e) Evaluation Definitions.

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

(2) Weakness. A flaw in the proposal that increases the risk of unsuccessful contract performance. A significant weakness in the proposal is a flaw that appreciably increases the risk of successful contract performance.

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

(4) Clarification. Clarifications are limited exchanges between the Government and offerors that may occur when award without discussions is contemplated. If award without discussions is anticipated, offerors may be given the opportunity to clarify certain aspects of their proposals or to resolve minor or clerical errors.

(5) Communications. Communications are exchanges between the Government and offerors after receipt of proposals, leading to establishment of the competitive range.

(6) Discussions. Discussions are negotiations conducted in a competitive acquisition and take place after establishment of the competitive range. Discussions are tailored to each offeror's proposal, and shall be conducted by the Contracting Officer with each offeror within the established competitive range.

(7) Rating. The application of a scale of colors, used in conjunction

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with narrative, to denote the degree to which the proposal has met the standard for a non-cost factor. For purposes of this solicitation, ratings will consist of colors used in conjunction with narratives. Ratings will be applied at the lower of the factor (tab) and/or sub-factor level. If at any level of indentation an Offeror's proposal is evaluated as not meeting a minimum requirement, this fact must be included in the rating and narrative assessment. The following ratings will be used to evaluate submission requirements in Tabs 1 through 4:

(i) Blue - Exceeds minimum requirements of the RFP in a beneficial way to the government and has no significant weakness.

(ii) Green - Meets minimum requirements of the RFP and any weaknesses are readily corrected.

(iii) Yellow - Fails to meet a minimum requirement of the RFP; however, any deficiencies are correctable without a major revision of the proposal.

(iv) Red - Fails to meet a minimum requirement of the RFP and the deficiency is uncorrectable without a major revision of the proposal.

(v) Neutral – No Performance Record Identified. Per Federal Acquisition Regulation (FAR) 15.305(a)(2)(iv), "In the case of an offeror without a record of relevant past performance or for whom information on past performance is not available, the offeror may not be evaluated either favorably or unfavorably on past performance."

2. EVALUATION FACTORS FOR AWARD

The areas to be evaluated include Evaluation Factors, which will be evaluated based on a color rating method of evaluation. The requirements specified in the solicitation are considered to be minimum requirements. A more favorable evaluation rating may be given for exceeding the minimum requirements.

EVALUATION FACTORS

TAB 1 – DESIGN

- (a) Design Experience
 - 1) Similar Facilities
 - 2) Design-Build
 - 3) Military Construction (MILCON) design
 - 4) Similar Climate
- (b) Past Performance, Design
- (c) Design Personnel

TAB 2 – CONSTRUCTION

- (a) Construction Experience
 - 1) Similar Facilities
 - 2) Design-Build
 - 3) Military Construction
 - 4) Similar Climate Construction
- (b) Past Performance, Construction
- (c) Construction Personnel
 - 1) Project Superintendent
 - 2) Project Manager
 - 3) Contractor Quality Control (CQC) Manager

TAB 3 – PROJECT MANAGEMENT

- (a) Project Management Plan
- (b) Schedule
- (c) Affirmative Action Plan
- (d) Health and Safety Record

TAB 4 – UTILIZATION OF SMALL BUSINESS CONCERNS

TAB 5 – PRICE (SUBJECTIVELY EVALUATED FACTORS)

Note that the evaluation factors, sub-factors and items within sub-factors (Tabs 1 through 4) above are listed in descending order of importance and when combined, are approximately equal in importance to Tab 5, Price. A low evaluation rating for any tab, or combination of different tabs, may cause the proposal to be evaluated as unsatisfactory. Price (Tab 5) will be evaluated in accordance the requirements listed in paragraph: Evaluation of Price, below.

FACTOR -- DESIGN (TAB 1)

a. DESIGN EXPERIENCE

The Offeror will be evaluated on the items put forth and required in Section 0110, listed in descending order of importance, which are shown below. An offeror may submit project examples from other Federal, State, Local Governments, or Private Sector project(s) for similar design experience as a substitute for paragraphs 1, 2, and 4 below.

1. Similar Facilities: Demonstrated design experience on Similar Facilities (fitness centers, gymnasiums, health and wellness centers, schools (with gymnasiums and athletic facilities), and auditoriums), should have a dollar value greater than \$5 million and been constructed within the past five (5) years. Note: A more favorable rating may be given for a design performed on projects which exhibit more of the same salient features as the Physical Fitness Facility at F E Warren AFB.

2. Design-Build: Demonstrated experience in Design-Build work for facilities. Note: A more favorable rating may be given for design build performed on projects which exhibit more of the same salient features as the Physical Fitness Facility at F E Warren AFB.

3. Military Construction (MILCON) Design: Demonstrated design experience on military construction (MILCON) projects, which were designed and located on military installations. An offeror may submit project examples from other Federal, State, or Local Government project(s) for similar experience. Note: A more favorable rating may be given for military design efforts performed on projects which exhibit more of the same salient features as the Physical Fitness Facility at F E Warren AFB.

4. Similar Climate: Demonstrated Similar Climate design experience on projects, within the requirements indicated in Section 00110. Projects considered as having similar climate experience include those designed for specific locations sharing similar climatic conditions to those of F.E. Warren AFB, WY. Note: A more favorable rating may be given for Similar Climate design experience performed on projects which exhibit more of the same salient features as the Physical Fitness Facility at F E Warren AFB.

b. PAST PERFORMANCE, DESIGN

Submitted past performance information to include ACASS or other Design Performance Rating System on prior Government work (DOD) or similar projects in a private sector rating system will be evaluated. Ratings should be provided for the skills shown during performance of the actual design work (known in the ACASS Performance Rating System as Design Evaluation when construction follows or as Engineering Services when no construction is required). Also include ratings for the A-E Construction evaluation as known in the ACASS Performance Rating System or Other Design Performance Rating System addressing the ratings of the A-E's actual design as to its constructability, and quality of construction support services if applicable. References will be checked. If an offeror has no past performance rating in ACASS or other Design Performance Rating System, a neutral rating will be given.

c. DESIGN PERSONNEL

Qualifications of key design personnel assigned to this project

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(items indicated in 00110, such as professional registration and previous joint design team experience among design personnel) will be evaluated. More favorable team ratings will be given for those designers who have worked together on designs submitted for sub-factor Design Experience.

2.2 FACTOR – CONSTRUCTION (TAB 2)

a. CONSTRUCTION EXPERIENCE

The offeror will be evaluated on the factors put forth and required in Section 00110 listed in descending order of importance, which are as shown below. An offeror may submit project examples from other Federal, State, Local Governments, or Private Sector project(s) for similar construction experience as substitutes for paragraphs 1, 2, and 4 below.

1. Similar Facilities: Demonstrated Construction experience on similar facilities (fitness centers, gymnasiums, health and wellness centers, schools (with gymnasiums and athletic facilities), and auditoriums), should have a dollar value greater than \$5 million and have been constructed within the past five (5) years. Note: A more favorable rating may be given for construction experience performed on projects which exhibit more of the same salient features as the Physical Fitness Facility at F E Warren AFB.

2. Design-Build Construction: Demonstrated Design Build Construction experience in executing and completing construction of design-build work on projects. Note: A more favorable rating may be given for design build construction experience projects which exhibit more of the same salient features as the Physical Fitness Facility at F E Warren AFB.

3. Military Construction: Demonstrated military construction experience on projects which were constructed on and for military installations. If an offeror has no demonstrable military construction experience as prescribed in this solicitation, the offeror may submit project examples of Federal, State, Local Government construction projects as a substitute. Note: A more favorable rating may be given for military construction performed on projects which exhibit more of the same salient features as the Physical Fitness Facility at F E Warren AFB.

4. Similar Climate Construction: Demonstrated Similar Climate construction experience on projects, within the requirements indicated in Section 00110. Projects considered as having similar climate experience include those performed in specific locations sharing similar climatic conditions to those of F E Warren AFB, WY. Note: A more favorable rating may be given for Similar Climate construction experience projects which exhibit more of the same salient features as the Physical Fitness Facility at F E Warren AFB.

b. PAST PERFORMANCE, CONSTRUCTION

Submitted past performance information on CCASS or other Construction Performance Rating System on prior Government work (DOD) or similar projects in a private sector rating system will be evaluated. Information submitted should include ratings as known in the CCASS Construction Performance Rating system on Quality Control, Timely Performance, Effectiveness of Management, Compliance with Labor Standards, and Compliance with Safety Standards. References will be checked. If an offeror has no past performance ratings in CCASS or other Construction Performance Rating System, a neutral rating will be given.

c. CONSTRUCTION PERSONNEL

Qualifications will be evaluated for the proposed 1) Project Superintendent, 2) Project Manager and 3) Contractor Quality Control (CQC) System Manager assigned to the Physical Fitness Facility at F.E. Warren AFB. Note: These key personnel are listed in descending order of importance. Project experience and educational qualifications will be evaluated. Personnel demonstrating prior experience on military construction projects and/or completion of projects in northern climate will receive a more favorable rating.

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Qualifications and requirements for a Project Superintendent, Project Manager, and a Contractor Quality Control (CQC) System Manager are listed in Section 00110 PROPOSAL SUBMISSION REQUIREMENTS AND INSTRUCTIONS.

2.3 FACTOR -- PROJECT MANAGEMENT (TAB 3)

The four items below will be evaluated under Project Management.

a. A comprehensive Project Management Plan (PMP) will be evaluated for an overall management approach. The plan will be rated on the merits of how the prime contractor will manage the construction of the project and deliver a well-coordinated quality product on time. Other evaluation considerations will be methods of management of all sub-contractors, specific quality control procedures, schedule development and methods to be utilized to adhere to the schedule, and an organization chart showing the inter-relationship of management and various team components, including Corps of Engineers personnel. The PMP should demonstrate the offeror's ability to deliver a quality product by addressing all concerns (Design and Construct) with an interactive management approach. The approach should demonstrate the ability to share decisions and expeditiously implement resolutions among the members of the management team.

b. The Offeror's proposed schedule will be evaluated. Completion of the facility on or prior to the maximum allowable days (570 calendar days) for design, design review and construction will be evaluated. A schedule, which demonstrates a shorter completion time than the maximum allowable and provides a verification statement as required by Section 00110 may be rated more favorably.

c. An Affirmative Action Plan presented by the Offeror will be evaluated on its merits to promote the full realization of equal employment opportunity for all persons regardless of race, color, religion, sex or national origin. Debarment from previous Government contracts (including extensions or modifications) will be rated less favorably.

d. The Offeror's ability to demonstrate a safe workplace will be evaluated and rated from reviewing OSHA Form 200 for incident rates (averaged over the past five years).

2.4 FACTOR -- UTILIZATION OF SMALL BUSINESS CONCERNS (TAB 4)

See Section 00110 paragraph UTILIZATION OF SMALL BUSINESS CONCERNS for areas of evaluation.

The apparent successful offeror (**if a Large Business**) will be required to submit for review, a subcontracting plan in accordance with Section 00110, paragraph 1.6.4 and FAR Clause 52.219.9, Small Business Subcontracting Plan. **FAR 52.219.9, Small Business Subcontracting Plan does not apply to small business concerns.** If the apparent successful offeror (if a Large Business) fails to negotiate a subcontracting plan with floors/goals acceptable to the Government within the time limit prescribed by the Contracting Officer, the apparent successful offeror will be ineligible for receiving a contract award.

3. EVALUATION OF PRICE (TAB 5)

Price will be subjectively evaluated by the Government considering:

(a) Best Value: The expected outcome of an acquisition, that, in the Government's estimation, provides the greatest overall benefit in response to the requirement.

(b) Realism: Costs in an offeror's proposal are realistic for the work to be performed, reflect a clear understanding of the requirements, and are consistent with the various elements of the offeror's technical proposal. Note that all evaluation factors other than Price, when combined, are approximately equal to the Price evaluation.

4. COMPETITIVE RANGE

Upon completion of proposal evaluation, and if discussions are determined to be needed, the Government may establish a competitive range for the purpose of conducting written discussions. The competitive range shall be determined on the basis of the factors stated in the solicitation and shall include all proposals that have a reasonable chance of being selected for award. The Government intends to award a contract on the basis of initial offers received, without discussions. Therefore, each initial offer should contain the offeror's best terms from a cost or price and technical standpoint. Notwithstanding, the Government may conduct written discussion with all responsible offerors who submit proposals and are considered within the competitive range. Offerors submitting proposals determined outside of the competitive range (lacking a reasonable chance of being selected for contract award) will be notified in writing at the earliest practicable time. In accordance with Federal Acquisition Regulation (FAR) 15.505 and 15.506, the offeror may request a pre-award or post-award debriefing in writing of the Contracting Officer within three calendar days of notice of elimination from competition or award.

5. FINAL PROPOSAL REVISIONS

If discussions are held with all offerors in the competitive range, upon completion of discussions, the Government shall issue to all Offerors a request for final proposal revisions. Following the evaluation of final proposal revisions, the Government will select the source whose final proposal revision which presents the best value and is most advantageous to the Government, considering only the factors included in the solicitation.