



DEPARTMENT OF THE ARMY

VICKSBURG DISTRICT, CORPS OF ENGINEERS
4155 CLAY STREET
VICKSBURG, MISSISSIPPI 39183-3435

REPLY TO
ATTENTION OF:

<http://www.mvk.usace.army.mil/>

DEC 21 2001

Vicksburg District Consolidated
Contracting Office
Construction and Architect-
Engineer Branch

Prospective Offerors

Gentlemen:

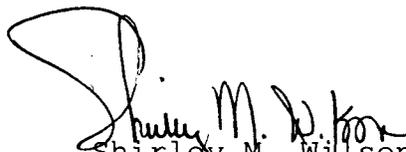
Reference Request for Proposal (RFP) No. DACW42-02-R-0001 for a Design-Build Contract for Engineer Research Development Center, Coastal and Hydraulics Laboratory Building Extension, Vicksburg, MS.

Enclosed for your information is a Draft copy of the "Proposal Submission Requirements" (encl 1) and "Evaluation Criteria" (encl 2) for the Phase II portion of the RFP. Again, these documents are in draft form and should be used for information only.

Accordingly, the date and time for receipt of the Phase I proposals is changed to close of business on January 9, 2002.

If you have any questions you may contact Mr. Randy Brown at telephone (601) 631-7249.

Sincerely,


Shirley M. Wilson
Contracting Officer

DRAFT

PROPOSAL SUBMISSION REQUIREMENTS

1. Introduction. In Phase II of the procurement procedure offerers will be given the opportunity to offer their preliminary design and cost proposals. Final selection and basis for award of the design-build (D-B) contract will be on the basis of qualifications, technical quality, price, and other salient factors considered to be in the Government's best interests. This is not a low bid award project. If awarded the contract, the offeror shall complete the design and construction documents and construct the facility in compliance with these completed requirements.

2. Phase II - Design Proposal. The proposal shall be submitted as summarized below.

(1) Volume I - Preliminary Design Proposal.

- (a) Design Proposal.
- (b) Preliminary Project Schedule.
- (c) Design Compliance Certification.

(2) Volume II - Cost/Price Proposal.

- (a) Standard Form 1442.
- (b) Price Proposal Schedule, Section 00010.
- (c) Proposal (Bid) Bonds.
- (d) Representation & Certifications, Section 00600.

3. Preliminary Design Proposal. The purpose of the Preliminary Design Proposal is as follows:

(1) To provide sufficient design information for the Government to determine the acceptability of the proposed design in meeting the functional requirements set forth herein for operational use and economical maintenance during the anticipated life of the facility.

(2) To provide sufficient design information to allow the Government to ascertain whether or not an offeror is interjecting innovation and creativity into their proposed design.

DRAFT

(3) To provide data for a determination of the engineering sufficiency and soundness of the basic approach to the design for each technical discipline. Also, it will serve as a documentary check that the designer has been provided or has developed the essential engineering criteria necessary for all facets of final computations and detailed development of a thoroughly engineered, coordinated, economical, and functional design.

3.1 Volume I - Preliminary Design Proposal. The Design Proposal shall include, as a minimum, the following descriptive narratives, manufacturer's catalog data, graphic information:

(1) Descriptive Narratives.

(a) Provide a brief description of the office building extension addressing the overall design, materials, components, and engineering. **DO NOT INCLUDE DESIGN CALCULATIONS**. Include the following:

1. Basic site layout and the rationale behind the site design. Address existing site features and old hydraulic model demolition requirements, disposition of existing utilities, new utilities, utility tie-ins, site improvements, parking, pavement design, landscaping, and irrigation.
2. Building extension's architectural configuration and the rationale behind the design. Address relationship of the building extension to the existing building. Address exterior and interior building materials. Discuss the compatibility of the proposed design and materials with layout and materials used in construction of the existing building. Discuss specific proposed architectural features such as carpet and flooring, entrance and lobby materials and finishes, auditorium materials and finishes, operable auditorium partition, ceilings, doors, windows, hardware, computer floor, roofing system, millwork and toilet accessories.
3. Structural system, to include information on the superstructure framing, foundation and lateral load resisting system, roof system and the rationale behind the proposed structural approach.
4. Heating, Ventilation and Air Conditioning system and rationale behind the selection of the proposed system. Description should include equipment, materials, controls and arrangements.
5. Plumbing design and the rationale behind the selection of the proposed systems.
6. Fire protection system and the rationale behind the selection of the proposed system.

DRAFT

7. Exterior power distribution systems and the rationale behind the selection of the proposed system. Discuss service to the building and location. Identify type of wire.

8. Interior power distribution systems and the rationale behind the selection of the proposed system. Identify electrical characteristics of power supply (phase, voltage, KVA). Provide description of panels, protection devices and typical loading of circuits. Identify type of wire.

9. Exterior lighting system and the rationale behind the proposed system. Address exterior lighting locations, illumination levels for each area, and lighting controls.

10. Interior lighting system and the rationale behind the selection of the proposed system. Address illumination levels for each area, emergency lighting, and lighting controls.

11. Exterior communications service to the facility. Discuss the proposed method for protecting and/or relocating the existing underground fiber optic cable.

12. Interior communications systems (telephone, data, cable TV, sound transmission) and the rationale behind the selection of each system.

(b) Describe the aesthetics and ambiance proposed for the interior areas of the building extension. DO NOT PROVIDE COLOR BOARDS.

(c) Describe the energy-efficient and/or energy-saving features proposed for this project.

(d) Discuss maintenance and accessibility considerations in the selection and layout of mechanical equipment and electrical equipment.

(e) If the design proposal includes any deviations from the RFP requirements, including functional or adjacency requirements, identify the deviation, provide justification for the deviation, and describe the benefit/improvement that the deviation provides to the facility.

(f) Identify all proposed betterments.

(2) Concept of Operations Narrative. Provide a detailed narrative explaining the operational concept for the proposed building extension, to include the following information. Diagrams and/or flow charts may be provided to supplement the narrative.

DRAFT

(a) Discuss employee and visitor flow through the facility, to include facility entrances, lobby/waiting area(s), restrooms, break areas, executive offices, auditorium and facility exits.

(b) Discuss how the proposed facility layout will meet the design objective of providing a "single" office building for all CHL employees.

(c) Discuss how the proposed layout will meet the design objective of providing new office space without the appearance of being "added on" to the existing building.

(3) Manufacturer Catalog Data. Manufacturer catalog data shall include industry standard quality indicators for the specific material or equipment (annotated with model number, size, accessories, and options to be provided, where applicable) and will be used to establish the proposed construction quality during proposal evaluation. Data may be in the form of CSI standard product information formats Manu-Spec and Spec-Data, and manufacturer's specifications and details. Furnish manufacturer catalog data, arranged by CSI Divisions, on:

(a) Windows.

(b) Doors.

(c) Interior finishes, to include floors, base, walls, ceilings, toilet partitions, lavatory tops, toilet accessories.

(d) Exterior finishes, to include walls, roof, and soffits.

(e) Chiller, to include chiller type, manufacturer, and efficiency at full, 50% and 25% load.

(f) Air handling units, to include manufacturer, cooling coil fin and tube materials, and construction and material used for the casing and drain pan.

(g) Chilled water piping, to include proposed materials and joining methods to be used.

(h) Computer room A/C.

(i) Plumbing fixtures and proposed piping materials for hot water, cold water, and DWV.

(j) Water heaters: manufacturer, type, efficiency and length of standard warranty.

DRAFT

(k) Electrical components including switchgears, transformers, motor control centers, distribution panels and wire.

(l) Interior and exterior light fixtures, switches, receptacles, identification of where each proposed fixture type will be used and a luminaire schedule.

(m) Fire detection, suppression and alarm equipment.

(n) Any other catalog data deemed pertinent.

3:2 Graphic Information. Furnish preliminary drawings and schematics to illustrate the proposal. If a plan does not fit on one standard size drawing sheet at the scale specified, provide an overall plan to fit on one standard size drawing sheet plus individual sheets at the scale specified.

(1) Site Layout Plan. Site Plan, minimum scale 1" = 100', showing:

(a) Building location and footprint.

(b) Service drives, parking and street connections.

(c) Location of site features such as landscaping, sidewalks, lighting, mechanical and electrical equipment and dumpsters.

(d) Set-backs.

(2) Utility Layout Plan. Utility Plan, minimum scale 1" = 100', showing:

(a) Proposed utility locations, relocations and tie-ins.

(b) Electrical equipment.

(3) Grading Plan. Grading Plan, minimum scale 1" = 100', showing:

(a) Finish floor elevation.

(b) Proposed slopes.

(c) Proposed drainage.

(4) Architectural Floor Plans. Architectural floor plans, minimum scale 1/6" = 1', with all areas identified, showing:

DRAFT

(a) Gross area of building indicating all required areas note in program; exterior and interior dimensions; size of areas; location of areas for each CHL group; critical and basic dimensions.

(b) Area calculations.

(c) Enlarged plan(s) of the entrance and lobby.

(d) Door and window openings, including door swings.

(e) Preliminary finish schedule.

(f) Plumbing fixture locations, including drinking fountains.

(g) Furniture layout for the auditorium, with seating capacity indicated.

(5) Exterior Elevations. Exterior elevations (all views), minimum scale $1/8" = 1'$, showing:

(a) Fenestrations and material indications.

(b) Critical and basic dimensions.

(c) Exterior finish materials.

(d) Details showing connection of the existing building to the new construction.

(6) Interior Elevations. Interior elevations (all views), minimum scale $1/8" = 1'$, showing:

(a) Entrance elevation.

(b) Lobby elevation.

(c) Auditorium elevation.

(7) Building Sections. Building sections (one transverse and one longitudinal) minimum scale $1/8" = 1'$, showing:

(a) Space for structural and HVAC systems.

(b) Clearances.

(c) Materials.

DRAFT

- (d) Building and grade to the 1 foot line.
- (e) Sloped roof and flat roof intersections.
- (f) Crawl space (if proposed).

(8) Typical Exterior Wall Sections. Typical exterior wall sections including foundations, minimum scale 3/4" = 1', indicating materials, key vertical dimensions, and clearances.

3.3 Oral Presentation - Concept of Operations. Offerors may be required to make an oral presentation to fully address the concept of compliance for the proposed facility. Oral presentations may be necessary before or after establishment of the competitive range. If an oral presentation is deemed necessary, the offeror's team shall be prepared to respond to questions from the Government representatives once the presentation is complete.

3.4. Preliminary Project Schedule. A time-scaled logic diagram shall be submitted with the Preliminary Design proposal reflecting the detailed design phase activities and summary level construction activities from Notice to Proceed through final completion, including all option work. The following information shall be included as a minimum:

- Detailed design activities.
- Summary level construction activities.
- Phasing requirements.
- Critical Path.
- Milestones and Constraints.
- Overall Design Duration, in calendar days.
- Overall Construction Duration, in calendar days.
- Overall Proposed Duration, in calendar days.

4. Volume II Cost/Price Proposal Preparation. Prices shall be firm. The offeror's price, to be considered in the Competitive Negotiation Evaluation, shall be the offeror's Total Base Bid, plus all options, as shown on the Price Proposal Schedule. The Cost/Price proposal will be evaluated separately, after evaluation of design proposal.

DRAFT

PROPOSAL EVALUATION

1. Proposal Evaluation. Phase II proposals will be evaluated by a Source Selection Evaluation Board (SSEB). The SSEB will be made up of Vicksburg District and ERDC personnel. Board members will not be available for contact or discussion prior to submission of proposals.

2. Phase II – Preliminary Design Proposal Evaluation Criteria. The Phase II evaluation criteria below correspond to the outline specified in the proposal submission requirements. The elements are listed in descending order of importance with “Design Proposal” the most important and the remaining elements becoming increasingly less important. Unless noted otherwise, sub-criteria within each element are listed in their descending order of importance.

2.1 Volume I - Preliminary Design Proposal.

(1) Design Proposal.

(a) Soundness and Quality of Design.

1. Relationship of building extension to existing building.
2. Durability and compatibility of materials.
3. Functional aspects of facility.
4. Concept of operations.
5. Structural framing system.
6. Design rationale.

(b) Comfort, Convenience and Amenities.

1. Aesthetics and ambiance of the facility (interior and exterior)
2. Ease of access to building and parking
3. HVAC system
4. Facility enhancements
5. Energy-efficient and/or energy-saving features

(c) Service Related Aspects of Facility Maintenance.

DRAFT

1. Ease of maintenance and ease of access for mechanical and electrical equipment.

2. Ease of access to service areas (custodial services)

(2) Preliminary Project Schedule. The schedule will be evaluated to assess the offerors understanding of the design-build process, project scope, phasing requirements, milestones and constraints, and critical elements in design and construction. The design and construction periods offered, the proposed contract durations, and the overall project schedule will be evaluated for realism and for benefits they provide to the Government.

(3) Design Compliance Certification. Verify that the certification has been provided and has been signed by a principal duly authorized to execute contract actions and bind the company.

2.2 Volume II - Cost/Price Proposal.

- (1) Standard Form 1442.
- (2) Price Proposal Schedule.
- (3) Proposal (Bid) bonds.
- (4) Representation & Certifications.