PROJECT SCOPE OVERVIEW

It is the Government's intent through the issuance of this RFP to obtain a design/build deliverable of the two headquarter facilities NORAD/USSPACECOM & ARSPACECOM at Peterson Air Force Base, Colorado.

Peterson Air Force Base, home of the 21st Space Wing, is the Air Force's only organization responsible for worldwide missile warning and space control. The men and women of the 21st Space Wing, Team 21, work throughout the Colorado Springs area in what is known as the Peterson Complex. In addition to their operational missions, Team 21 serves as host unit of the Peterson Complex for four major military headquarters—North American Aerospace Defense Command, U.S. Northern Command, Air Force Space Command and Army Strategic Command—as well as the 302nd Airlift Wing (Reserve) and many tenant units from other major commands.

PURPOSE OF THE FACILITIES

Facility One: NORAD/USSPACECOM
This proposal shall provide a physically secure operations and headquarters building to house both NORAD and US Space Command. This facility directly supports the operational mission of USSPACECOM and is assigned responsibility for planning and executing ballistic missile defense of North America and advocating space and missile warning requirements of other Commander in Chiefs. NORAD continuously provides warning (detection, characterization, and assessment) of an aerospace attack on North America and maintains continental aerospace control, to include peacetime sovereignty and appropriate aerospace defense measures in response to hostile actions against North America. This project is necessary to provide current force protection measures to protect these functions from potential terrorist threats in a secure modern facility.

Facility Two: Army Space Command
This proposal shall provide a physically secure operations and headquarters building to house Army Space Command (ARSPACE) and certain other Army Space and Missile Defense Command elements stationed in Colorado Springs. The facility is to provide administrative space for headquarters functions, a power projection base for ARSPACE deployable assets, laboratory and test facilities for the Space and Missile Defense Battle lab, and an Operations Center from which ARSPACE commands its forces, worldwide.

PROJECT BUDGET

Estimated design and construction cost of this project is $40-60 Million Dollars. Contractor must design and build adequate facility within this budgeting constraint, including all change orders for a guaranteed maximum price (GMP).

Since this is a negotiated procurement, award will be made to the offeror whose proposal contains the combination of technical excellence and price that offers the best overall value.

Specifically include in your GMP:

- » Design/Programming
- » Site Work/Improvements
- » Construction
- » Utilities Distribution Systems
- » Security and Telecommunications
- » Construction inspections and quality assurance testing
- » Administration and general conditions as required
- » Design and construction contingencies
- » Professional fees
- » Design Surveys and investigation

SCHEDULE

- » **Contract Award 02/11/06**
- » **Notice to Proceed 02/21/06**

The anticipated completion of this project should be no more than 777 calendar days after "Notice to Proceed". The proposed schedule may be shorter than this.

PROGRAM

GENERAL PROJECT CRITERIA

The facilities shall have controlled access entries and Sensitive Compartmented Information Facility (SCIF) design elements.

Aesthetically, both buildings shall be two story structures with basements and shall portray exterior appearances that are modern and highly technical in nature by utilizing metal and cast stone wall panels and glass in order to create an overall "Space Complex" image.

Roofing shall be single-ply elastomeric membrane type except in areas in which height exceeds the general roof line. In this case, standing seam metal roofing shall be utilized.

Interior walls and partitions shall be a combination of fixed and demountable types with finishes that are to be low maintenance. Interior furnishings will include systems furniture (prewired workstations), designed around a corporate open office setting, as well as freestanding furniture, to be utilized throughout each facility.

BUILDING SPECIFICS

The NORAD/USSPACECOM Headquarters facility shall have a designed area of approximately 12,000+ square meters. The facility is to contain the following:

- Public administrative offices and conference areas – 20%
- Space Operations Center – 30%
- CINC Briefing/Situation Room – 10%
- Storage areas – 3%

- SCIF areas – 2%
- Demonstration and simulation center – 5%
- Business machine areas – 10%
- Imagery production facilities - >1%
- ADP Center - 5%
- Vending area – 2%
- Secure storage – 10%
- Loading dock – 2%

The US Army Space Command Operational Headquarters facility is approximately 9,500+ square meters. The facility is to contain:

- Secure administration offices – 10%
- One public administrative office - >1%
- Operations center – 5%
- Interior and exterior tactical vehicle/equipment operations and storage centers (JTAGS, JITI, and ARSST) – 30%
- SCIF – 10%
- One large secure/non-secure conference room – 2%
- VTC conference room - >1%
- Conference meeting rooms – 2%
- Training and classrooms – 3%
- Demonstration and simulation center – 3%
- Business machine areas – 1%
- Imagery production facilities – 5%
- ADP Center – 4%
- Locker rooms with showers – 3%
- Vending area – 5%
- Secure storage – 5%
- Loading dock – 5%
- Satellite and microwave antenna areas both on and adjacent to the building – 5%

SITE DESIGN & INFRASTRUCTURE

Infrastructure work for both facilities shall include roads, parking, sidewalks, landscaping, irrigation, storm drainage, security lighting, electrical distribution, gas sanitary sewer and water lines, and storm drainage.

A central chilled water plant supporting both facilities shall be part of project. The HVAC system shall be automated by use of Energy Management Control Systems (EMCS). Each of the headquarters facilities shall be fire sprinkled. Backup power supply considerations shall be part of the project. Electrical work will include general interior and lighting, with automated systems for fire alarm detection, intrusion detection, access control, public address, CCTV, communications including local area networks (LANS) and fiber optics. Force protection elements, both involving the project site and facilities, shall be part of this project.

PROPOSAL SUBMISSION REQUIREMENTS AND INSTRUCTIONS

SIZE OF PRINTED MATTER SUBMISSIONS

Firms shall use the following outline in the presentation of their solutions to this RFP. The proposal shall be concise and fully self-contained, and shall display clearly and accurately the information requested in the order and format indicated below. All copies of proposals are to be in 8-½" x 11" format. Any sheets larger (i.e. 11" x 17" or 8-½" x 14") must be folded in a manner to fit within the 8-½" x 11" format. All copies are to be three hole punched and bound together by binder clip or rubber band. Do not put the proposals in 3 ring binders.

PROPOSAL REQUIREMENTS AND SUBMISSION FORMAT

Offerors shall submit technical and price proposals for work to be performed. The offeror's proposal in response to this solicitation shall be formatted as follows:

Proposal Document	Original	Copies
Cover Page	1	5
Transmittal Letter	1	5
Form 1442	1	5
Section I - Design/Construction Management Plan	1	5
Section II – Design Approach	1	5
Section III - Schedule	1	5
Section IV – Price Schedules/Estimate	1	5
Section V - Exceptions, Clarifications, Qualifications & Bid Options	1	5

SECTION I – Design/Construction Management Plan:

Provide a Design/Construction Management Plan (DCMP) that includes a clear description of the offeror's project execution strategy, management approach, and management of the design/construction team.

As a minimum, the DCMP shall include:

- *Organizational Chart* – Chart showing the inter-relationship of all design/construction team members.
- *Quality Control Plan* – Procedures to limit re-submittals, design errors and poor coordination between the team members. Additionally, describe methods to ensure that subcontractors provide methods, materials, and procedures required by the solicitation and the "accepted" design.
- *Construction Phasing Plan* - The phasing plan shall consist of drawing(s)and/or narratives that depict the individual phases of construction and site layout including locations for materials staging, temporary field office and employee parking. The narrative shall illustrates the offeror's proposed strategy of construction scheduling that incorporates the following criteria:
  - The existing AFSC Building (Building One) will remain in continuous operation throughout the construction of this project. Construction impact on daily operation of Building One shall be minimized.
  - The existing parking lot cannot be demolished until permanent parking lighting is provided and ready for use under this proposal.

  - Occupants of Building One shall have safe access from the replacement parking areas throughout construction.
  - Fire truck access to the fire department connections on the East side of Building One shall be maintained throughout construction.
  - Access to the loading dock of Building One shall be maintained throughout construction.
  - All site utilities supporting Building One shall be maintained with the exception of four allowed outages.
- *Safety & Security Plan* – Describe safety and site security procedures.
- *Subcontracting Plan* - The offeror shall demonstrate how the firm plans to identify, commit and utilize Small Business, Small Disadvantaged Business, HUBZone Small Business, Women-owned Small Business, and Historical Black Colleges and Minority Institutions as team members, subcontractors and/or suppliers in the performance of the project.

SECTION II – Design Approach

Provide a conceptual design presentation that effectively proposes solutions to the design challenges presented by this project. Presentation materials submitted with the Proposal shall be the same 8 ½" x 11" proposal package submitted to the selection committee review prior to D/B team presentations and interviews.

The A/E written narrative should include but is not limited to:

- » A description of the proposed architectural concept, façade, interior space development, and utility routing design. How will this building suit the needs of the owner? How will it suit the needs of the users?
- » A narrative of how the D/B team shall manage the design phase. The following categories are an examples of additional areas in which the design team may need to manage additional consultants in: Civil engineering, Landscape design, Structural engineers, Fire protection, MEP.
- » The written narrative should describe how the proposed concept design responds to the requirements of the problem. Following the submittal of Design Build proposals, which include the concept design presentation materials described above. Each proposing Design Build team will be scheduled for a presentation/ interview, where the D/B team may present the full sized presentation materials prepared. It is anticipated that the presentations will be limited to 45 minutes.
- » Statement of Construction Systems and Materials that provides a written narrative to briefly describe the nature and quality of the building systems and materials proposed for the project. Include why the systems and materials were chosen. Describe the design philosophy of where available funds would be allocated to assure long-term project success.

The narrative should include general information regarding proposed materials and systems in the following areas:

- » Structural system concept

- » Hardscape & landscape materials
- » Exterior building finish materials & textures
- » MEP systems
- » Special consideration for fire protection
- » Security system consideration
- » Utility service provisions
- » Interior Design & Space Planning

SECTION III – Schedule

Offeror shall provide a detailed schedule demonstrating the planned execution of the work.

Include the following in this section:

1. Detailed bar chart with a minimum of 75 activities. Foldout 11″ X 17″ pages are acceptable if desired.
2. Logic diagram in PERT
3. Schedule Narrative

The schedule should at the least contain the following categories: activity description and ID, early start, late start, early finish, late finish, total float, duration and responsibility (Owner, Contractor, Others). Manpower loaded schedules are not required, but welcomed.

In addition, the schedule shall clearly identify all project phases including Preconstruction activities (procurement, permitting, design reviews, etc.), Construction activities and Owner activities. Clearly provide within the schedule the total number of calendar days to execute all work. This number shall also be inserted into Block 11 of the SF1442.

Include at a minimum the following milestones:

- » Schematic Design review date & submission of current estimate
- » 30/60/90% Design reviews
- » Detail Design review date
- » Construction documents complete date
- » Start of Construction
- » Substantial Completion of Work
- » Final Completion

Also provide a brief narrative of the project phasing/scheduling approach to be utilized. Identify assumptions, risks and benefits. Describe the Owner's and Designer's responsibilities in assuring schedule success with this approach. Specify in the narrative the days and hours of construction operations as well as how much allowance has been made for inclement weather.

Section IV – Price Schedules/Estimate

Use the proposed estimate summary sheet provided for the overall summary of your estimate. Enter numbers in excel format and place the estimate summary in front of the detailed estimate.

The detailed itemized cost breakdown shall be categorized by CSI divisions and presented in the following schedules:

1. Sitework – Construction Cost
2. Sitework – Design Cost
3. Building One (NORAD/USSPACECOM) – Construction Cost
4. Building One (NORAD/USSPACECOM) – Design Cost
5. Building Two (ARSPACE) – Construction Cost
6. Building Two (ARSPACE) – Design Cost
7. Bid Options

***All the backup sheets need to be attached to the proposal in order to receive scores.**

Section V - Exceptions, Clarifications, Qualifications & Alternates/VE:

Several assumptions will need to be made throughout the Design/Build process. Include all the design, estimate, and scheduling assumptions in this section.

The offeror may submit alternative cost saving value engineering (VE) proposals. Submit a narrative describing the change, potential savings of the proposal and why the proposal is desirable and beneficial to the Government.

TIME OUTLINE FOR PROPOSALS

Thursday, February 9, 2006

- 7:00 am – Pre-Bid Meeting – Pre-Qualification Submittal due
  - All team members are required to attend.
- 9:00 am – One copy of Conceptual Design Due
  - Include at least 3 quality sketches, plans and/or diagrams (Contractor's choice), which best describe your design at this phase, also include brief description.
- 11:00 am – Deadline for all RFIs.
  - Use RFI format provided only.
- 12:00 pm – RFI responses returned to D/B teams.
- 10:00 pm – One (1) copy of Response for Proposal including:
  - Cover Page
  - Transmittal letter
  - Form 1442
  - Design/Construction Management Plan
  - Design Approach
  - Schedule
  - Price Schedules/Estimate
  - Exceptions, Clarifications, Qualifications and Alternates

» 12:00 am – Remaining five (5) copies of Response for Proposal and all Presentation Materials due

Friday, February 10, 2006

» 10:00 am – Presentations begin

» 7:30 pm – Swinerton Incorporated presentation of problem solution & answer questions

JUDGING CRITERIA:

The following is a percentage breakdown for the Design Build Competition:

» **Pre-Qualification submittal**	**5%**
» **RFP Response**	**70%**
o Design/Construction Project Management	15%
o Design Approach	15%
o Schedule	15%
o Estimating/Pricing	20%
o Exceptions, Qualifications & Bid Options	5%
» **Presentation Materials**	**5%**
» **Oral Presentation & Interview**	**20%**

LIST OF ATTACHMENTS:

1. Section 00010 (SF1442)
2. Section 00100 Instructions, Conditions & Notices to Offerors
3. Section 00600 Representations, Certifications, Other Statements
4. Pricing Schedules
5. Estimate Breakdown and RFI File
6. Site Plan

GOOD LUCK!