

## SECTION 01001

## SUMMARY OF THE WORK

## PART 1 GENERAL

## 1.1 INTENT OF THE REQUEST FOR PROPOSAL

a. It is the government's intent through issuance of this RFP to obtain design-build delivery of two fully functional buildings which include an Army Space Command operational headquarters building, a NORAD/US Space Command headquarters building and all the site development and infrastructure to support both buildings.

b. Notwithstanding anything in the RFP documents to the contrary, the Contractor recognizes and acknowledges that the Contract is a Design-Build Contract. The contractor assumes full responsibility for such design and construction of the project.

c. The RFP includes parameters, criteria and requirements to be used by the Contractor to design, document and construct the project. These include, but are not limited to, facility aesthetics, overall massing, finishes, space layouts, net area requirements, engineering system requirements, performance and quality requirements, and applicable codes. The RFP documents are not a complete set of design or construction documents.

## 1.1.1 Drawings and Specifications

a. Building systems and elements are defined and detailed at different levels of completion and the Contractor is to complete final design, including field investigations for all systems and elements using this information. Responsibility for accuracy and completeness of final design and for the function and performance of all building systems lies solely with the Contractor.

b. In executing the design and construction documents the Contractor has a level of flexibility and this flexibility is different with different systems. Components and elements of the system shall be selected and designed by the Contractor.

## 1.1.2 Government Contractors

In order to achieve full operational facility readiness, the Government shall undertake and award separate contracts for additional work at, in, or near the project site and facility construction required under this contract. The contractors shall fully cooperate with the other Government contractors and with the Government employees, and shall carefully adapt scheduling and performance of work under this contract to accommodate the joint occupancy work of other Government contractors, heading any direction that may be provided by the Contracting Officer. The contractor may not commit or permit any act that will interfere with the performance of work by any other contractor or Government employees. The RFP clearly defines where the design-builder's work stops and that of separate government contractors begin. Specifically these areas are as follows:

- a. Specialty Communications. The design-builder is responsible for design and installation of the exterior communications manhole and duct system and for installing communications cable into the ARSPACE building, up to each of the communications equipment rooms, and to the telecommunications outlets. The design-builder will be responsible

for certifying the installed system, up to the point where it will eventually connect with the work of a separate communications specialty contractor. Under separate contract, the government will engage a specialty communications contractor to install cables in the exterior ducts and purchase electronic equipment that interfaces with the communications infrastructure furnished by the design-builder. It is the government's intent that the design-builder accommodate a 90 day joint occupancy arrangement with the selected government communications contractor which affords that contractor access to the buildings and affected work spaces on an uninterrupted basis.

- b. Telephone Switch: The telephone switch for the Army Space Command Headquarters building will be Government Furnished and Government installed. This will require a joint occupancy period of 90 days. The room containing the telephone switch and all equipment required for its installation and testing shall be complete by day 670 of the contract.
- c. SPOC Equipment: The equipment for the SPOC in the NORAD/USSPACECOM Headquarters building is Government Furnished and Contractor Installed. This will require joint occupancy period of 90 days. The SPOC areas must be completed by day 670 of the contract. The completion of these rooms includes the installation of the consoles that are Contractor Furnished/Contractor installed.
- d. ARSPOC Equipment: The equipment for the ARSPOC in the Army Space Command Headquarters building is Government Furnished and Government Installed. This will require a joint occupancy period of 90 days. The ARSPOC area must be completed by day 670 of the contract.
- e. Kitchen Equipment: The kitchen equipment in the Commanders Dining area will be Government furnished and Government installed. This will require a joint occupancy period of 90 days. The kitchen area must be completed by day 670 of the contract.

## 1.2 Work Covered by RFP Documents

### 1.2.1 Project Description

The work includes the design and construction of NORAD/USSPACECOM Headquarters Facility and Army Space Command Facility, site improvements, utility connections, roadway work, demolition and incidental work.

- a. The design Build (DB) Process; The facilities shall be designed and built by a single firm or team of firms (the Contractor) that has registered architects and engineers employed by or subcontracted to their organization. The Contractor is the Architect/Engineer of Record, whether the Contractor uses architects and engineers from within this organization or subcontracts with outside Architect/Engineer firm(s) for design services.
- b. There is no level of completion implied by the RFP documents that relieves the Offeror from making his own engineering and estimating judgments, which are required for his proposal.

### 1.2.2 Location

The work shall be located at Peterson Air Force Base at the locations described in the contract documents

### 1.2.3 Building Codes and Criteria

The publications listed below form a part of this specification and are the basic codes that govern the design of these projects.

- Americans with Disabilities Act (ADA), Public Law 101-336
- 1997 Uniform Fire Code
- 1997 Uniform Building Code
- 1997 Uniform Mechanical Code
- 1997 Uniform Plumbing Code
- National Fire Protection Association 1997, Life Safety Code
- Military Handbook, 1008C, June 1997
- Uniform Federal Accessibility Standards

## 1.3 Submittals during Construction

## 1.3.1 Records

- a. List of contact personnel.
- b. Operating permits.

## 1.4 Project Schedule

Within the overall project schedule as specified in the RFP, the work shall be completed as stated in the following schedule.

- a. Commencement, Prosecution and Completion of Work: The Contractor shall be required to (a) commence work under this contract within 10 calendar days after the date the Contractor receives the notice to proceed. (b) prosecute the work diligently, and (c) complete the entire work ready for use not later than 767 calendar days after the required commencement of work. The time stated for completion shall include final cleanup of the premises.

## 1.5 Contractor Access and Use of Premises

## 1.5.1 Base Regulations

Ensure that the Contractor personnel employed on the Base become familiar with and obey the Base Regulations. Keep within the limits of the work and avenues of ingress and egress. Ingress and egress of all vehicles associated with this construction project shall be limited to the West Gate of Peterson AFB. To minimize traffic congestion, delivery of materials shall be outside of peak traffic hours. Do not enter restricted areas unless required to do so and until cleared for such entry. The Contractor's equipment shall be conspicuously marked for identification.

## 1.5.2 Working Hours

Regular working hours at the base are between 0730 and 1630, Monday through Friday, excluding Government holidays. The Contractor may request permission to work other hours, however, the project site is adjacent to family housing and approval will be limited.

## 1.5.3 Work Outside Regular Hours

Work outside regular working hours requires government approval. Provide written request 14 calendar days prior to such work to allow arrangements to be made by the Government for inspecting the work in progress. During periods of darkness, the different parts of the work shall be lighted in a manner approved by the Contracting Officer. If the contractor requires overtime of shift work to meet the required construction schedule, the contractor shall indicate this in the project schedule portion of his response to this RFP.

## 1.5.4 Utility Cut overs and Interruptions

- a. Make utility cut overs and interruptions after normal working hours or on Saturdays, Sundays, and Government holidays.
- b. Ensure that new utility lines are complete, except for the connection, before interrupting existing service.
- c. Interruption of HVAC, Water, Sanitary Sewer, Storm Sewer, Traffic, Street Lights, Telephone Service, Electric Service, Fire Alarm, underground data communication lines and gas shall be considered utility cutovers pursuant to the paragraph titled "Work Outside Regular Hours." Such interruption shall be further limited to 4 hours. This time limit includes time for deactivation and reactivation.
- d. Digging permit shall be obtained from PAFB CE prior to any digging. Permit expires after 60 calendar days.

## 1.5.5 Special Scheduling Requirements

The existing Building 1P will remain in operation during the entire construction period. The Contractor shall conduct his operations so as to not cause interference with normal operations of this facility. This includes providing a fire truck access to the fire department connections at Building 1P. The work under this contract requires special attention to the scheduling and conduct of the work in connection with existing operations of Building 1P. Identify on the construction schedule each factor that constitutes a potential interruption to operations.

#### 1.6 Existing Work

- a. Remove or alter existing work in such a manner as to prevent injury or damage to any portions of the existing service.
- b. Repair or replace portions of existing work which have been altered during construction operations to match existing or adjoining work, as approved by the Contracting Officer. At the completion of operations, existing work shall be in a condition equal to or better than that which existed before new work started.

#### 1.7 Location of Underground Utilities

The location shown for underground utilities is from government furnished survey. Contact both the Colorado centralized utility locator reporting service and BCE to have the utilities scanned and flagged. Verify the elevations of existing piping, utilities and any type of underground obstruction not indicated or specified to be removed but indicated or discovered during scanning in locations to be traversed by piping, ducts, and other work to be installed. Verify elevations before installing new work closer than nearest manhole or other structure at which an adjustment in grade can be made. The Government makes no representations as to the existing underground piping, utilities, and other underground obstructions. The Contractor assumes all risks as to the existing site conditions and therefore should make its own thorough site investigation and adjust its contingency for site conditions accordingly. The Contractor shall not be entitled to additional money or an increase in the Contract time as a result of encountering such items.

##### 1.7.1 Notification Prior to Excavation

Notify the Contracting Officer 10 calendar days prior to starting excavation work and obtain a dig permit from BCE for location services.

#### 1.8 Operating permits

The Contractor shall provide information for operating permits in conjunction with the boiler, water, storm sewer and sanitary sewer systems for the buildings to the appropriate authority having jurisdiction. The Contractor will file appropriate documentation with the Colorado Department of Environment and pay all fees associated with obtaining these permits.

#### 1.9 Access to the work and Cooperation with Other Government Contractors

The government will require other contractors, for items not included in the design/build contract, to perform concurrent with the construction phase. The prime contractor shall integrate government contractor's schedules, joint occupancy periods and execution points into his overall construction schedule. Work accomplished by other contractors will be separately inspected and accepted.

#### 1.10 Contracts at Peterson AFB That May Affect This Project include, but not limited to:

Storm Drain Project, Phase III.  
Intersection improvements Paine/Peterson.