Agenda

- Introductions and Purpose
- Project Scope of Work
- Design-Build Procurement
  - Step 1: RFQ
  - Step 2: RFP
- Contract Administration
- Industry Feedback
- Questions & Answers
Key Government Personnel

- Ray McNeil, Local Program Manager, Belvoir IPO, Baltimore District
- MAJ Bill Nordai, Deputy Local Program Manager, Belvoir IPO, Baltimore District
- Sherrod Jefferson, Project Manager, Belvoir IPO, Baltimore District
- Rhonda Sturdavant, KO, Belvoir IPO, Baltimore District
- Bill Sanders, Director of DPW FBVA Garrison
- COL. Mark Moffat, Deputy Garrison Cdr
- David Klintiver, Deputy Chief, Construction Division South
- Thomas Harnedy, Program Manager, North Atlantic Division
- LTC. Eric Harter, Deputy Director BIO, North Atlantic Division
Projects Scope of Work

- Two separate projects and solicitations
- History: recent OSD directive
- Deadline: delivery by 15 September 2011
- Scope and functional requirements on the following diagrams
- Turnkey Solution
- Possible Environmental Concerns
- Swing Space Option
USACE Baltimore District, Belvoir IPO

**Lower North Post Parcel**

- Proposed Building: 3 Floors, 100,000 SF Total
- Future Building Expansion
- Service & Loading
- Proposed Left Turn Lane (for OCAR)
- Proposed Right Turn Lane (for OCAR)
- New 8” Sanitary Line
- Existing Trees
- Proposed Parking Deck: 2 Levels, +/- 300 Spaces
- Future Infrastructure Project: Goethals Road Widening
- Sidewalk
- Drop Off
- New 8” Water Line
- 148’ Min.
- Fire Lane

**Parking Requirements**

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<tr>
<th>PN</th>
<th>Government</th>
<th>Reserved for Vehicles</th>
<th>Visitor Parking</th>
<th>Total Parking Spaces</th>
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<tr>
<td>OCAR</td>
<td>433</td>
<td>50%</td>
<td>200</td>
<td>40</td>
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**Personnel**

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<th>OCAR</th>
<th>Total 2N</th>
<th>Allocated</th>
<th>Total Special Space</th>
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<td>OCAR</td>
<td>433</td>
<td>86,800</td>
<td>88,900</td>
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Design-Build Procurement

- Design-Build Two Step Procurement
  - Step 1. Request for Qualifications (RFQ)
  - Step 2. Request for Proposal (RFP)
- Full and Open Solicitation
- Anticipated fast-track delivery
- Small business goals
Step 1: RFQ

Step 1. Request for Qualifications (RFQ)

- Best Value Selection (BVS) Evaluation Criteria
  - Minimum Requirements: Financial capability and bonding
  - Past Experience: Relevant building type, design-build team, and key leader experience
  - Past Performance: Delivering on-schedule, on-budget, and safely
  - Internal quality assurance and quality control programs
  - Shortlist to three (3 - 5) design-builders per project
Step 2: Request for Proposal (RFP)

- Some prescriptive specifications
- Mostly performance specifications
- Sample evaluation criteria
  - Functional efficiency and flexibility
  - Architectural image and character
  - Quality of materials and systems
  - Innovation, environmental sustainability and O&M costs
- Budget and deadline held constant: Concept and Quality based selection
- Miscellaneous
  - Pre-submittal conference / Site Visit
  - Design-Build team interviews
  - Incentives / Stipends
Contract Administration

Timeline
- RFQ released May 2010
- RFQs due early Jun 2010
- RFP released Jul 2010
- RFPs due Aug 2010
- Contract awards made early Sep 2010
- NTP as soon as possible after award
- Projects delivered by 15 September 2011

Possible contract incentives

Design Management
- On-board reviews: design compliance not approval

Quality Assurance/Quality Control

USACE Safety Program
Industry Feedback

- Feasibility of timeline?
- Shared risk?
- Anticipated method of delivery?
- Thoughts on contract administration?
- Suggestions?