

# The “Model RFP”



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# The Model RFP

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- What is it?
- How is it used?
- Evaluation Criteria



# What Is The "Model RFP"

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**Standardized Contract Format To Be Used Across the  
USACE for Acquiring FY06 Pilot Projects and FY07  
Projects for Brigade Combat Team (BCT) Facilities**

## BCT Military Facilities ~ Comparable Civilian Facilities

- Enlisted Barracks ~ Apartments
- Dining Facility ~ College/Corporate Cafeteria
- Tactical Equipment Maintenance Shop ~ Heavy Vehicle Maintenance
- Brigade/Battalion HDQTRS ~ Office Building
- Company Ops. Fac. ~ Office Building/Warehouse



# What Is It Used For?

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- Transition Period FY 06 and FY07:
  - Use for Design-Build Acquisition of In-Fill and Greenfield BCT Facilities
  - For Single or Multiple Facility Types
  - Two-Phase Design-Build (Preferred)
  - One Step Design-Build (Not Preferred)
  - Adaptable for Indefinite Delivery/  
Indefinite Quantity Task Order Contracts  
(E.G., Fort Bliss, Southwest Division)



# "Model RFP" Features

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- Transition Period FY 06 and FY07:
  - Performance-Based Design Criteria
  - (No Gov't Design Provided)
  - Obtain Best Industry Solutions
  - Standardized Source Selection Procedures and Criteria



# Army Transformation Goals & Objectives

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- **Time - No. 1 Army Priority**
  - Reduce Overall Acquisition Cycle Time by 30%.
  - Turn Dirt in the Year of Appropriation
  - Complete Construction Within 18 Months of Award



# Army Transformation Goals and Objectives

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- **Cost Reduction is Next Most Important Priority:**
  - Reduce Facility Costs by 20% From That Using Existing Acquisition Methods and Criteria
  - Seek Further Savings Through Standardization
  - Balance Life Cycle Costs (Currently High First Costs with Low Maintenance vs. Lower Initial Costs and Reasonable Maintenance Cost (Optimize))



# Army Transformation Goals and Objectives

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- **Quality:**
    - Standardize Criteria so Every Soldier Has the Same Functional Facilities
    - Maximize use of Industry Standards, Codes, Practices to Maintain Quality
    - Maximize Flexibility in Design Solution to Meet Cost and Time Goals
    - Retain Criteria Mandatory for Army
    - Provide Functional/Useful Life - 25 years Between Major Repairs/Renovation
    - Facilities will be Recapitalized for Reuse/Repurpose After 25 years.
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# How It Achieves Army Objectives

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- Time - Aggressive Limit Established:
  - Time Goals Met Through Design-Build Method
  - Shorter Acquisition Time
  - Labor Saving/Pre-Fabrication Encouraged
  - 18 Month Upper Contract Time Limit
  - Bonus Consideration For Shorter Proposed Contract Duration
  - Fast-Tracking And Streamlined Contract Execution Procedures Incorporated



# How It Achieves Army Objectives

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- **Cost - Savings Taken up Front:**
    - Construction Cost Limitation Imposed
    - Programming Cost Reduction vs. Existing Design Criteria and USACE Processes (*20% Reduction In Building Cost*)
    - Performance Specifications Allow Maximum Flexibility in Achieving Functionality and Quality
    - Streamlined Contract Execution Processes Allow Shorter Contract Time at Reduction in Cost vs. Simply Accelerating at Higher Cost
    - Standardized Design Criteria
    - No Longer "Business as Usual" Attitude
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# How It Achieves Army Objectives

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- Quality - Primary Competitive Factor
  - Remaining Variable is Quality
  - Quality Within Cost/Time Limits are Most Important Evaluation Factors in the Selection
  - Leverage Industry Standards and Practices
  - Reduce Army Mandatory Standards to Those Determined to be "Truly Required"
  - 25 year Facility/ 50 Years Infrastructure Life



# Phase 1 - The Short-List

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- Gov't Evaluates Performance Capability Proposal -NO DESIGN-NO PRICING
  - Gov't Selects up to \*\* Most Highly Qualified Firms to Submit Phase 2 Design and Price Proposals
- \*\* Government will state 3, 4 or 5 in the RFP



# Phase 1 - Evaluation Factors

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## 1. Specialized Experience on Similar Projects (#1 Level of Importance)

\*Civilian/Commercial Experience Counts Equally to Military Facility Type Experience

## 2. Past Performance (#1 Level of Importance)

## 3. Key Design and Construction Management Personnel (#2 Level of Importance)

## 4. Organization and Technical Approach (#3 Level of Importance)

## 5. Evidence of Ability to Obtain Bonding (Go/No-GO)



# Phase 2- Evaluation Factors

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No More than 3-5\* Most Highly Qualified Phase 1 Offerors Submit Phase 2 Proposals:

1. Building Functional and Aesthetics (#1 Level of Importance)
2. Quality of Systems/Materials (#1 Level of Importance)
3. Site Design (#2 Level of Importance)
4. Phase 1 (Roll-Up Factor) (#2 Level of Importance)
5. Contract Duration & Schedule (#3 Level of Importance)
6. Price (#4 Level of Importance- Cannot Exceed Cost Limitation)
7. Past Performance in Subcontracting #5 Level of Importance)
8. Pro-Forma Information

\* Maximum Number is Determined and Stated in the RFP

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# Where Can I Find the Model RFP?

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- **<ftp.usace.army.mil/pub/hqusace>**
- **Updated Monthly on the 15th**

