

**AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT**

1. CONTRACT ID CODE PAGE OF PAGES

2. AMENDMENT/MODIFICATION NO.		3. EFFECTIVE DATE	4. REQUISITION/PURCHASE REQ. NO.	5. PROJECT NO. <i>(If applicable)</i>
6. ISSUED BY	CODE	7. ADMINISTERED BY <i>(If other than Item 6)</i>		CODE

8. NAME AND ADDRESS OF CONTRACTOR <i>(No., street, county, State and ZIP Code)</i>	(X)	9A. AMENDMENT OF SOLICIATION NO.
		9B. DATED <i>(SEE ITEM 11)</i>
		10A. MODIFICATION OF CONTRACT/ORDER NO.
		10B. DATED <i>(SEE ITEM 11)</i>
CODE	FACILITY CODE	

**11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS**

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers  is extended,  is not extended. Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:  
 (a) By completing items 8 and 15, and returning \_\_\_\_\_ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment your desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA *(If required)***13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

CHECK ONE	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: <i>(Specify authority)</i> THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES <i>(such as changes in paying office, appropriation date, etc.)</i> SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
	D. OTHER <i>(Specify type of modification and authority)</i>

**E. IMPORTANT:** Contractor  is not,  is required to sign this document and return \_\_\_\_\_ copies to the issuing office.14. DESCRIPTION OF AMENDMENT/MODIFICATION *(Organized by UCF section headings, including solicitation/contract subject matter where feasible.)*

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER <i>(Type or print)</i>		16A. NAME AND TITLE OF CONTRACTING OFFICER <i>(Type or print)</i>	
15B. CONTRACTOR/OFFEROR	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA	16C. DATE SIGNED
<i>(Signature of person authorized to sign)</i>		<i>(Signature of Contracting Officer)</i>	

**SECTION 00120  
EVALUATION FACTORS FOR AWARD**

**1. DESIGN-BUILD PROCUREMENT PROCESS**

- a. **Competitive Negotiations.** In this solicitation and proposal, the Government will procure family housing units through Competitive Negotiation procedures. When a contract is awarded it will be a "Firm-Fixed Price Contract" for both design and construction.
- b. **Differences in the Process.** The Competitive Negotiation procurement process differs from conventional design, bid, and build procedures in three distinct respects:
  - (1) The design and construction phases are both the responsibility of the selected design-build Contractor.
  - (2) The selection of the design-build Contractor is based upon the technical and quality merits of his or her proposal. **SELECTION IS NOT BASED SOLELY ON PRICE.**
  - (3) negotiations, if required, will be conducted with all offerors in the competitive range. Negotiations will be conducted privately and will not involve or allude to the proposals submitted by other offerors.
- c. **Procedures.** The procedures for this Competitive Negotiation are as follows:
  - (1) The Government solicits design and technical proposals for the subject project through a Request for Proposal (RFP). The document you are reading is the RFP.
  - (2) Offerors submit design, technical, and price proposals to the Government in accordance with the requirements of the RFP.
  - (3) The Government evaluates each proposal individually and independently, first for conformance to the minimum requirements expressed in the RFP. Those proposals that do not meet the minimum level required by the RFP may be disqualified at this point. The remaining proposals are then further evaluated for technical quality and other salient features that meet or exceed the minimum RFP requirements. The Government evaluates each proposal according to both quality and price. **EVALUATION CRITERIA FOR TECHNICAL PROPOSALS** are covered at the end of this section.
  - (4) Should it become necessary, the Government may conduct negotiations (discussions) with offerors whose proposals fall within a competitive range.
  - (5) The Government awards a contract to the responsible offeror whose proposal is most advantageous to the Government, price or cost, technical and other factors considered, as described in Section 00120, paragraph 3, **BASIS OF AWARD.**

**2. EVALUATION PROCEDURES**

The Government will select the most advantageous offer which presents the best value to the Government based on technical merit, cost, and other pertinent factors as described in Section 00120, paragraph 3, **BASIS OF AWARD.** The evaluation process used to determine the most advantageous offer is as follows:

- a. **Phase I.** Phase I of the process will be the evaluation of all technical proposals. Cost or Price data will not be considered during this phase. The criteria for technical evaluation are set forth elsewhere in this section and will be the sole basis for determining the technical acceptability of proposals. The culmination of the initial

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technical evaluation will be a classification of each technical proposal as "acceptable", or "unacceptable." Technical proposals that would require extensive changes and/or revisions, in order to be made acceptable will be determined to be unacceptable, and thus ineligible for further consideration for award.

**Amend 0003**

b. **Phase II.** Phase II will be the evaluation of:

- (1) Standard Form 1442
- (2) Price Proposals
- (3) Price Breakdown of PRICE PROPOSAL SCHEDULE
- (4) Representations & Certifications, Section 00600
- (5) Proposal (Bid) Bond
- (6) Subcontracting Plan (Large Business Only) The subcontracting plan will be reviewed for compliance and scored in accordance with AFARS 19.7, Appendix CC. Failure to submit an acceptable subcontracting plan may make the offeror ineligible for award of the contract.
- (7) Small Disadvantaged Business Utilization Plan.

c. **Phase III.** If it is determined not to be in the Government's best interest to award on the basis of initial offers, Phase III of the evaluation process will be the determination of the competitive range by the Contracting Officer for the purpose of holding discussions. The competitive range determination will include consideration of technical merit and the associated cost of all of the most highly rated proposals, unless the range is further reduced for purposes of efficiency pursuant to 52.215-1(f)(4).

**Amend 0003**

- d. **Phase IV.** Phase IV will be the conducting of discussions, written or oral, with all offerors in the competitive range. The competitive range may be revised to reflect changes in the proposals resulting from the discussions. All offerors remaining in the competitive range will be informed of the closing date of discussions. This date will be common to all offerors and will be the date that final proposal revisions are to be submitted to the Government.
- e. **Phase V.** After evaluation of any changes to the technical or cost or price proposals resulting from the revised offers, Phase V will be the selection of the most advantageous offer. The award decision will not be made on the basis of technical score alone. The selection will be made on the basis of the responsible offer which conforms substantially to the RFP and represents the best or greatest value to the Government based on both technical merit and cost.

**3. BASIS FOR AWARD**

**Amend 0003**

- a. Initially both technical proposals and cost or price proposals will be evaluated separately. Technical evaluation will be based solely on the technical evaluation criteria specified in this solicitation. In accordance with AFARS 15.305, cost or price will be evaluated but will not be point-scored or otherwise combined with other aspects of the proposal evaluation.
- b. After the technical and price proposals have been evaluated, award will be made to the offer determined to be the most advantageous to the Government which may or may not be the lowest priced offer but which is sufficiently more advantageous than the lowest priced offer so as to justify the payment of a higher price. As technical proposals become more equivalent, cost consideration becomes more significant and may become the determining factor for award. Award decisions will not be made upon the basis of a technical score alone. The decision will be made on the basis of an

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assessment of evaluation results as a whole. Any award price must be made on the basis of an assessment of evaluation results as a whole. Any award price must be determined to be fair and reasonable. In the event technical and price become more equivalent for two or more large businesses, the subcontracting plan will become more significant and may become the determining factor for award.

- c. Technical merit and cost or price will be equally weighted.
- d. This solicitation includes the provisions Federal Acquisition Regulation (FAR) 52.215-1, Instructions to Offerors -- Competitive Acquisition. The Government intends to award a contract based upon initial offers received without discussion of such offers. Each offer shall contain the offeror's best terms from a technical and cost or price standpoint. The Government reserves the right to conduct discussions if it is later determined by the Contracting Officer to be necessary. The right is reserved o reject any or all offers.

**4. EVALUATION OF PRO FORMA REQUIREMENTS (VOLUME IV)**

The Contracting Officer shall consider several factors in the selection process which are important, but not quantified, such as:

- a. Submission of all required forms, duly executed with an original signature by an official authorized to bind the company.

**Amend 0003**

- (1) Completed Standard Form 1442
- (2) Schedule of Proposed Prices This analysis will be used to determine whether the offeror's cost or price proposal is reasonable, to aid in the determination of the offeror's understanding of the work, and the offeror's ability to perform this contract. Cost or price will be evaluated but will not be scored or otherwise combined with other aspects of the proposal evaluation.
- (3) Price Breakdown of Proposed Prices
- (4) Representations and Certifications
- (5) Proposal Bonds

- b. Agreement by the offeror to all general and special contract provisions and clauses.
- c. Submission of an acceptable Subcontracting Plan in accordance with the terms and conditions of the solicitation. See Section 00120, paragraph 3, BASIS OF AWARD, for subcontracting plan evaluation considerations.
  - (1) In accordance with FAR 52.219-9(h), "Prior compliance of the offeror with other such subcontracting plans under previous contracts will be considered by the Contracting Officer in determining the responsibility of the offeror for award of the contract."

**Amend 0003**

- (2) Pursuant to AFARS 19-705-4(d), the Subcontracting Plan will be reviewed and scored in accordance with AFARS Appendix CC. Include in the plan a list of Subcontracts by description of type of service or supply. ~~Include a list of Subcontractors by name, address, and business type, i.e., as stated at paragraph (d)(3) of clause 52.219-9.~~

**Amend 0003**

- d. Small Business Utilization Plan:

In accordance with Defense Federal Acquisition Regulations Supplement (DFARS) 215.304, the extent of participation of small businesses and historically black colleges or universities and minority

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institutions in performance of the contract shall be addressed in source selection. Evaluation factors include:

- (a) The extent to which such firms are specifically identified in proposals, i.e., name and address and type of service or supply.
- (b) The extent of commitment to use such firms (for example, enforceable commitment are to weighted more heavily than non-enforceable ones);
- (c) The complexity and variety of the work small firms are to perform;
- (d) The realism of the proposal;
- (e) The extent of participation of such firms in terms of the value of the total acquisition.

**Amend 0003**

**5. PRELIMINARY PROJECT SCHEDULE See 7. FACTOR IV, Management Plan (2)**

~~a. The elements considered under this evaluation deal with the offeror's planning and scheduling of the work (design and construction). Consideration is given to the scheduler's qualifications and experience, the scheduling system to be used, and compatibility of the offeror's scheduling system with the Government's scheduling system. Evaluation will assess the offeror's capability to develop a logical, realistic project schedule and methods for updating the schedule. The offeror's use of the schedule in managing the project will be evaluated.~~

~~b. The schedule and narrative will be evaluated to assess the offeror's 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.~~

**6. EVALUATION OF TECHNICAL PROPOSAL (VOLUMES I, II & III)**

- a. Technical proposals received in response to this request for proposal (RFP) will be evaluated utilizing a point system to select the proposal that is most advantageous to the Government. To be considered responsive each offeror shall specifically address each of the evaluation factors set forth in this section. Sufficient detail shall be provided citing specific data as may be required, such that proposal may be evaluated. The proposal must show clearly that the offeror has an understanding of the work required.
- b. Technical proposals must be submitted so as to be fully and clearly acceptable without additional explanation or information, since the Government reserves the right to make a final determination as to whether a proposal is acceptable or unacceptable solely on the basis of the proposal as submitted. However, the Government, may request additional information from offerors on proposals which clarifies or supplements, but does not basically change any proposal as submitted.

**7. EVALUATION CRITERIA FOR TECHNICAL PROPOSALS (VOLUMES I, II, & III)**

The major factors of consideration in the technical evaluation of family housing proposals are as follows:

**FACTOR 1 HOUSING UNIT DESIGN:** This factor is the most important factor representing approximately one-third (1/3) of the total value of the six factors.

**FACTOR 2 HOUSING UNIT ENGINEERING:** This factor is the second most important factor and is given approximately 75% of the weight of Factor 1 in the evaluation.

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**FACTOR 3 SITE DESIGN:** This factor is the third most important factor and is given approximately 50% of the weight of Factor 1 in the evaluation.

Factors 4, 5 and 6 are equal and when combined are given approximately 25% of the weight of **(Am#10) all six factors** in the evaluation:

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**FACTOR 4 SITE ENGINEERING:** This factor is the fourth most important factor and is approximately equal to Factors 5 and 6 in the evaluation.

**FACTOR 5 OFFEROR PAST PERFORMANCE:** This factor is approximately equal in weight to Factors 4 and 6 in the evaluation.

**FACTOR 6 OFFEROR PROJECT TEAM AND PERFORMANCE PLANS:** This factor is approximately equal in weight to Factors 4 and 5 in the evaluation.

**FACTOR I: HOUSING UNIT DESIGN.** Housing unit design includes the function and appearance of housing unit materials, exclusive of the purely technical performance of internal engineering systems. The subfactors and elements considered herein deal with the planning and design of the housing units, as well as the durability and thermal performance of the materials. Consideration will be given to: the interaction of the individual housing unit to people; the degree to which the unit blends with those outdoor features of living normally associated with the family; the overall esthetics of the housing unit; and the amenities associated with livability. These latter elements include such items as separation of activities, convenience, logistics, leisure, bathing, food handling, and sleeping. The sub-factors described below will be evaluated in the following order of importance:

Ranking of Sub-Factors

Subfactor **f** is the most important

Subfactor **a** is weighted approximately 66% of the value subfactor **f**.

Subfactors **c** and **g** are each weighted slightly less than 50% of the value subfactor **f**

Subfactors **b**, **d**, and **e** are each weighted approximately 66% of the value of subfactors **c** and **g**

Subfactors **h**, **j**, **l**, **m**, **n** are each weighted approximately 50% of the value of subfactors **c** and **g**

Subfactors **I**, **k**, **o**, **p**, **q** are each weighted approximately 33% of the value of subfactors **c** and **g**

**a. HOUSING UNIT TYPE**

The mix of housing unit types will be evaluated on the basis of a formula which assigns each type of housing unit a point value. The relative weight of housing unit types are in listed in descending order of preference: single family detached, duplexes, townhouses, and apartments. Single-family detached units receive the most points and apartments receive the least amount of points. The number of each type of housing unit is then multiplied by the point value for that housing type. The sum of these values is then divided by the total number of housing units to arrive at an average score for the proposal.

**b. NET FLOOR AREA**

Net floor area will be evaluated in the following manner: Proposals which meet the basic net area required are assigned a minimum number of points. Points are added for proposals which include areas in excess of the basic net area, but do not exceed the stated maximum areas. Deductions to the points awarded are made for proposals which include units at less than the basic net area, but which do not fall below the stated minimums. Proposals which include units which do not achieve the stated minimum areas will be considered non-conforming.

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**c. EXTERIOR APPEARANCE** The following items will be considered:

- (1) Variety in facades, roof lines, and entrances.
- (2) Interesting staggering of housing units.
- (3) Proportions of fenestration in relation to elevations.
- (4) Visual effects of garages on the housing units.
- (5) Shadow effects, materials, and textures.
- (6) Proportion and scale within the structure.
- (7) Other aesthetic considerations.

**d. STORAGE** Consideration will be given to the size, location, and utility of all storage areas including shape of space, finish, lighting, and shelving provided.

- (1) Exterior bulk storage.
- (2) Interior bulk storage.
- (3) Closet (linen, coat, clothing).

**e. VEHICLE STORAGE** Consideration will be given to type of garage proposed, proximity of second parking spaces, and/or covered walkways to the housing units, as well as appropriate treatments with respect to prevailing climatic conditions. This item does not include consideration of space in excess of that required for automobile storage only. Additional space included or integral to garages will be evaluated as storage under the STORAGE sub-element. Aesthetics are considered under EXTERIOR APPEARANCE.

**f. FUNCTIONAL ARRANGEMENT** The following items will be considered in the evaluation of the unit functional arrangement:

- (1) Does the floor plan of the housing unit provide convenient circulation between living, food handling, sleeping, and bathing areas?
- (2) Does the relationship among the areas enhance flexibility of usage? Consider amenities which enhance the overall interior functions, for example, living, sleeping, food handling, and bathing.
- (3) Is an entrance foyer with a closet and visual separation from living areas provided?
- (4) Is access provided to functional areas without passing through living spaces? Where circulation is adjacent to living spaces without separation, is a minimum circulation path of 900 mm [3 ft] provided exclusive of the minimum room dimensions?
- (5) Is there a balanced relationship in the sizing of these functional areas? Consider the impact of family size on the size and relationship of areas.
- (6) Are the logistics of home operation considered, for example, furnishability, furniture movement, circulation of expendable supplies and disposal?
- (7) Does the plan enhance indoor and outdoor living in relation to patios, screened porches, vistas, yard areas, and climate.
- (8) What other design considerations are provided which enhance the overall livability and amenity of the unit?

**g. LIVING, DINING, AND FAMILY AREAS** (Furnishability and circulation are evaluated under sub-factor f above.) The following interior design elements which enhance the individual and family group aspects of recreation, leisure, and entertainment such as the following, will be considered:

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- (1) Possibilities for joint use or concurrent separate activities.
- (2) Location of convenience elements, for example, light switching, convenience outlets, and TV outlets.
- (3) Amenities, such as (**Amend 5**) ~~fireplaces and~~ built-in bookcases.
- (4) Living Room
- (5) Dining Area
- (6) Family Room and Secondary Dining Area

**h. SLEEPING** Consideration will be given to the size and proportions of bedrooms as related to windows, doors, furniture arrangement, and closet access in the area. Access to bedrooms, as well as the relationship to other

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functional areas, are treated under FUNCTIONAL ARRANGEMENT. Closet size is addressed under STORAGE. The following design issues will be evaluated:

- (1) Bedroom size. Quality points added for area and/or dimensions in excess of specified minimums.
- (2) Furnishability.
- (3) Visual and acoustic privacy.

**i. BATHING** The technical portion of the RFP sets forth the minimum size of full baths, as well as the required and/or desirable fixtures, furnishings, and finishes of the bathrooms. Beyond these design requirements, amenities gained through additional net area, furnishings, layout, and privacy will be considered, including:

- (1) Number and size.
- (2) Furnishings (e.g., vanities with or without cabinets, other storage, and heat lamps).
- (3) Layout (convenience and attractiveness).
- (4) Visual and acoustic privacy.

**j. KITCHEN AND FOOD HANDLING** The kitchen is the focal point of activity for the homemaker. Considerable initiative and innovative approaches to the design of the area can be achieved by the offeror to enhance this major logistics and control area. Its relationship to living, dining ingress and egress, and sleeping has been addressed in FUNCTIONAL ARRANGEMENT. Consider the following design issues:

- (1) Efficiency of food preparation triangle including the circulation of persons and materials.
- (2) Pedestrian and product circulation (controlled basically by relationship of counter space to major appliances).
- (3) Size and layout of cabinetry and counter areas. (Add points for area above the minimum requirements.)
- (4) Outlet number and placement.
- (5) Provision of a space with electrical outlet for an occupant-owned freezer.
- (6) Visual privacy.

**k. UTILITY AND WORK AREAS** This sub-element provides for occupant-owned or Government-furnished washers and dryers in an area of the housing unit which provides for efficient product circulation and yet does not infringe on other functions. The occupant owned freezer may also be housed in this area. This sub-element evaluates utility and work space above the minimum requirement, an enclosed washer/dryer space. The overall goal is to provide a space for the washer/dryer, freezer, ironing, and hobbies. Overall functional layout, as it relates to other areas, should be considered under FUNCTIONAL ARRANGEMENT. The following concerns will be evaluated:

- (1) Does the area provide efficient work space and work flow without infringing on other functions?
- (2) Is the area suitable for ironing and/or light hobby work?
- (3) Is the location and layout well designed to accommodate mechanical equipment?
- (4) Size and layout.
- (5) Provision of shelving, storage, lighting, and convenience outlets.
- (6) Location of mechanical equipment with respect to access, convenience, and noise.

**l. EXTERIOR FINISHES** This sub-element evaluates the aesthetics, maintainability, and quality of windows, doors, siding, roofing, soffits, fascia and trim, and exterior painting and stains here. **Proposers are encouraged to review the materials and constructions submitted carefully with respect to Sustainable Design Considerations as listed in the Statement of Work.** Particular attention should be paid to finishes which require the minimum amounts of cyclical maintenance.

**m. THERMAL ENVELOPE** This sub-element evaluates the thermal performance of the following house elements: walls, roof and ceiling, floors and perimeters, windows and glazing, doors, and tightness (reduction of infiltration). The integrity of the thermal envelope is a prime consideration in complying with "Energy Star" program requirements. Proposals which do not comply with the stated minimums will be considered as non-conforming and may be eliminated from further consideration.

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**n. INTERIOR FINISHES** The quality, durability, maintainability, and aesthetics for each of the following will be evaluated:

- (1) Walls and ceilings.
- (2) Flooring.
- (3) Shelving, wainscots and moldings.
- (4) Kitchen and Bath cabinets and tops. Also consider quantity.
  - (a) Factory pre-finished laminated (natural wood) is preferred for cabinets.
  - (b) Laminated plastic with integrally molded backsplash and nosing is preferred for countertops.

**o. COLOR SCHEMES** This sub-element considers the aesthetics and coordination of interior and exterior finish designs.

**p. PATIOS, SERVICE YARDS, AND FENCING** Size, quality of materials, arrangement, and visual appearance of these supporting amenities will be evaluated here.

**q. AMENITIES** This area evaluates desirable features or amenities not required in the SOW (e.g., patio roofs, screened porches, built-in features, bus shelters, or other amenities).

**FACTOR II: HOUSING UNIT ENGINEERING.** In addition to system design, each subfactor evaluates the choice of materials for the systems in terms of life cycle cost effectiveness. Since these new housing units will be “Energy Star” Homes, proposals must include information required to allow the evaluators to determine compliance with the minimum requirements of the solicitation with respect to Energy Conservation. Proposers are encouraged to adopt and/or develop additional means and methods to enhance the performance of the submitted units. Considerations such as durability, corrosion resistance, pest and termite resistance, ease of maintenance, life cycle cost of maintenance, and energy efficiency should be included within the following sub-factors:

Ranking of Sub-Factors

Sub-Factor **d.** is the most important factor and represents 29% of the total points available in this factor.  
Sub-Factors **b** and **c** are each weighted approximately 80% of the value of sub-factor **d.**  
Sub-Factor **a** is approximately 62% of the value of sub-factor **d.**  
Sub-Factor **e** is least important at 22% of sub-factor **d.**

**a. INTERIOR PLUMBING SYSTEM** This element considers piping systems design quality, fixture quality, and water heater size and recovery.

- (1) Piping zoning, layout, and isolation
- (2) Piping size and material quality
- (3) Fixtures and accessories. Evaluate quality and water usage.
- (4) Water heater size and recovery. Evaluate quality of water heater with respect to energy conservation. Consideration should be given to power ventilated water heaters as well as sealed combustion water heaters.

**b. INTERIOR ELECTRICAL SYSTEM** This element considers wiring, switching, and panel design (e.g., panel size, number of circuits, provision of spares). Quality points are also given for provision of fixtures, outlets, and switching in excess of minimum requirements.

- (1) System design.
- (2) Outlet and switch placement and quality.
- (3) Fixture quality. Evaluate both aesthetics and energy conservation qualities.
- (4) Electrical equipment quality.

**c. HEATING, VENTILATION, AND AIR CONDITIONING** This element considers the quality of heating, ventilating, air conditioning, control systems, and associated equipment design to provide personal comfort in a life cycle cost effective manner.

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- (1) System design: Supply air distribution
- (2) System design: Return air
- (3) Kitchen exhaust systems
- (4) Air Handling/Furnace system. Consider equipment efficiencies, features, and maintainability.
- (5) Condensing unit . Consider equipment efficiencies, features, and maintainability.

**d. ENERGY STAR PROGRAM CONSIDERATIONS.** This element considers the quality of the energy conservation investments which the proposer has included in the unit design. While the solicitation sets minimum standards for compliance, this element considers the overall quality of the housing unit systems and can provide additional consideration for systems which exceed the stated minimums.

- (1) Residential Appliances. Consider energy star labeled refrigerator and dishwasher and other appliance upgrades with respect to energy conservation.
- (2) Ductwork Systems. The design and general layout of the systems are evaluated in subfactor c above. This item represents efforts and procedures outlined in the proposal with respect to duct sealing and leakage reduction.
- (3) Infiltration Reduction Systems. This item considers measures proposed which exceed the minimum requirements set forth in the solicitation.

**e. STRUCTURAL SYSTEM** This element considers the quality of the foundation and framing system design.

**FACTOR III: SITE DESIGN.** Site design includes overall planning, layout, design and development of the housing site(s), exclusive of utility systems. It embraces consideration of community appearance, compatibility of grounds and buildings, functionality, dignity, and livability. Generally excluded are considerations relative to the quality of materials, which are evaluated elsewhere. Elements making up this factor are itemized below:

Ranking of Sub-Factors:

Sub-factor **a** is most important with 55% of the total points available in this Factor.

Sub-factor **b** and **f** are each weighted approximately 20% of the value of sub-factor **a**.

Sub-factor **c**, **d**, and **e** are each weighted approximately 14% of the value of sub-factor **a**.

**a. SITE UTILIZATION AND DEVELOPMENT** The project density in housing units per hectare [acre] is pre-established by the project scope and the composition (number of units and number of bedrooms) in relation to total area prescribed for development. Within this pre-established parameter, elements of site design to be evaluated include:

- (1) Family Housing Area Development Concept
- (2) Clustering. Grouping of structures to provide good accessibility to and from streets, parking areas, and usable attractive open areas.
- (3) Building Solar Orientation and Variation of Structure Setback and Appearance. Achieving a desirable orientation of the majority of buildings with respect to solar gain, prevailing breezes and views, taking into account topography and climatic conditions in the area. Also consider unit setbacks, the relationship between units, and the relationship of units to the surrounding structural and existing landscape elements (e.g., trees, screens). A variation of the number and type of housing units shall be provided to produce a variety of exterior appearances.
- (4) Buffering, Open Space, and Separation Between Structures. Consider separation of buildings from heavy traffic lanes and surrounding land uses not compatible with a resident development. Consider open space other than major recreation fields and play lots provided by the proposed layout. Evaluate adequacy of spacing between units to ensure sound, light, and individual and group privacy.

**b. VEHICULAR CIRCULATION** This sub-factor evaluates the capability of primary, secondary, and feeder streets to provide access to the units, community facilities, and service access to the units. The factor also evaluates vehicular and pedestrian safety. Considerations include the following:

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(1) Access.

- (a) Is there convenient and direct access to and from and between each structure and/or cluster, and to community facilities?
- (b) Is the new street system a logical extension of the adjacent community?
- (c) Does the primary, secondary, and feeder street system minimize traffic conflict points, minimize the number of turning movements at intersections, and maximize spacing of intersections?

(2) Service.

- (a) Can service vehicles (maintenance, trash, moving vans and emergency) circulate efficiently in the development?
- (b) Can delivery service trucks and moving vans gain access to and park in proximity to the housing units?
- (c) Can fire trucks and ambulances gain immediate and direct access to each housing unit?

**c. PARKING** This sub-factor evaluates the proximity of parking to housing units and the layout of parking spaces. Considerations include the following:

(1) Proximity to Housing Units. Preferences are defined in descending order:

- (a) Two spaces per housing unit adjacent to (within 7600 mm [25 ft]) the garage.
- (b) One or two spaces adjacent to (within 7600 mm [25 ft]) the garage. Other spaces within 15200 mm [50 ft] of the housing units.
- (c) Parking areas within 15200 mm [50 ft] of the housing units.
- (d) Parking areas over 15200 mm [50 ft] from the housing units.

(2) Layout of Parking Areas. Evaluate in terms of:

- (a) Internal circulation.
- (b) Minimizing conflicts between cars entering and leaving the parking areas.
- (c) Elimination of the necessity for backing into primary streets.
- (d) Separation of parking area entrances and exits from street intersections.

**d. PEDESTRIAN CIRCULATION** This sub-factor evaluates the way in which the walkway system supports the movement of pedestrians from one location to another. If the overall street pattern does not make sidewalks functionally compatible with the sub-elements of a good pedestrian circulation system listed below, then the ratings assigned must reflect this functional inadequacy. Considerations include the following:

(1) Individual Units: Building Parking and Refuse Disposal

- (a) Does the walkway system provide short direct access routes to the fronts of all housing units within a cluster and to adjacent clusters?
- (b) Are parking areas connected to the structures they serve by walkways?
- (c) Can all parts of the parking areas be reached without leaving the pavement?
- (d) Does the walkway pattern minimize pedestrian traffic within the parking areas?
- (e) Are walkways provided between housing units and trash containers and beyond that to street pickup points?

(2) To Play Lots, Neighborhood Park, Bus Stops, and Off Site Recreation Areas, Schools, Community Buildings, etc.

- (a) Do walkways provide convenient routing to the above functions?
- (b) Can play lots be reached without crossing primary or secondary streets?
- (c) Does the walkway system provide a natural and convenient routing to a school within walking distance or to the nearest school bus stop?

**e. CHILDREN'S OUTDOOR PLAY AREAS** This sub-factor evaluates the quality and quantity of play lots and neighborhood parks. Considerations include the following:

(1) Neighborhood Parks

- (a) Have age appropriate play events and equipment been provided for the 5-9 year age group?
- (b) Have age appropriate play events and equipment been provided for the 9-15 year age group?

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(2) Play Lots

- (a) Have age appropriate play events and equipment been provided for the 6 week-5 year age group?
- (b) Have age appropriate play events and equipment been provided for the 5-9 year age group?
- (c) Have the requirements for age appropriate scale been applied to the children's outdoor play areas?
- (d) Have the requirements for use zones under and around play equipment been applied to the children's outdoor play areas?
- (e) Are the use zones shown on the site plan?
- (f) Have the requirements for a playground safety surface been applied to the children's outdoor play areas?
- (g) Have poisonous plants and plants with thorns been avoided or removed from the children's outdoor play areas?

**f. LANDSCAPE PLANTING PLAN** This sub-factor evaluates the design, quality, quantity, and location of trees, shrubs, plantings, ground covers, and grass used to screen and enhance individual living units and recreation areas. Considerations include screening, decorative planting, and the following:

(1) Screening and Shading

- (a) Have plant material been specified that is hardy to the area?
- (b) Are plantings provided which screen between adjacent housing units, structures, and clusters to enhance privacy of the occupants? Consider number, size, type, and quality of trees and shrubs proposed.
- (c) Are planting clusters provided to discreetly conceal trash container sites and clothes drying areas to the maximum extent possible without interfering with pedestrian and service vehicle access? Consider number, size, type, and quality. (Mandatory if screening fence is not provided.)
- (d) Do trees provide summer solar shading on east, west, and south exposures of children's outdoor play areas?
- (e) Are foundation plantings provided as appropriate to meet low maintenance requirements? Consider number, size, type, and quality.
- (f) Are trees and shrubs used appropriately to define the open spaces?

(2) Street Trees.

- (a) Are street trees provided in accordance with a street tree scheme for the hierarchy of streets in the area? Consider number, size, type, and quality.
- (b) Have street trees been specified that are hardy to the area?

**FACTOR IV: SITE ENGINEERING.** Site engineering includes the technical performance of site design and exterior utility systems. The quality of the proposed construction materials is also evaluated in each element. Particular emphasis is placed on durability, corrosion resistance, pest and termite resistance, ease of maintenance, and life cycle cost of maintenance requirements. Consideration will be given to the suitability of the chosen material to the environment in which it is to be placed. Evaluation includes consideration of engineering aspects of operation and maintenance. Utility systems are to be evaluated beyond the 1500-m [5-ft] line from the housing units. Elements making up this factor are itemized below:

Ranking of Sub-Factors

Sub-factor **e** is the most important with 38% of the total points available for this factor.

Sub-factors **a, b, c, and d** are equal in weight with each weighted approximately 33% of the value of **e**.

**a. WATER SYSTEM** Evaluates system design, material quality, and maintainability.

**b. FUEL PIPING AND STORAGE** Evaluates piping sizes, material quality, layout, accessibility, and cutoff isolation.

**c. SANITARY SEWER** Evaluates system design, material quality, and maintainability.

**d. ELECTRICAL DISTRIBUTION** Evaluates system design, material quality, and maintainability.

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**e. SITE INTEGRATION** This sub-factor evaluates grading, drainage, its integration with natural features, and the proposals integration with the surrounding area.

(1) Integration with Surrounding Area. This element evaluates the integration of physical flows and relationships with, and between, the site and surrounding area.

(2) Preservation of Natural Features . This element evaluates the preservation of trees, natural drainage swales, streams, and any other natural and historic features that lend interest and appeal to the community.

(3) Grading This element evaluates the effects of grading on the natural features of the site and the topographic features and character of the surrounding areas and region.

(a) Consider the aesthetic effects of grading.

(b) Does the grading plan enhance and blend with the natural conditions on the site? Does it blend the proposed development into the general topographic character of areas surrounding the site and the region in general?

(4) Drainage Design. This element evaluates the quality and effectiveness of the drainage system design in handling surface runoff. See SOW Paragraph 4.d. for additional requirements.

**FACTOR V – OFFEROR PAST PERFORMANCE (Volume II).** This factor considers the offeror’s performance on past **similar** projects.

**a. PROJECT EXAMPLES**

Examples (three are required) of design-build projects for which the offeror has been responsible will be evaluated. These examples should be as similar as possible to this solicitation in project type and scope. References (with contract names and telephone numbers) for all examples are required. Each example shall indicate the general character, scope, location, cost, and date of completion of the project. Contracts with similar Government and/or Non-Government experience within the last five years will also be evaluated. Indicate the contract number and the contracting agency (with contact names and telephone numbers), as well as the Construction Contractor Appraisal Support System (CCASS) performance evaluation. If the offeror represents the combining of two or more companies for the purpose of this RFP, each company is required to list their project examples including Government contract experiences. (See Attachment 4)

**FACTOR VI – OFFEROR PROJECT TEAM AND PERFORMANCE PLANS (Volume III).** This factor considers the offeror’s proposed design, construction, and management team as well the proposed management plan and quality control plan proposed to accomplish this project. The following sub-items will be evaluated.

Ranking of Subfactors

Sub-factor c is most important with **(Am#10) 40%** of the total points available for this factor.

Sub-factor a is weighted at 87% of sub-factor c.

Sub-factor b is weighted at 62% of sub-factor c.

**a. PERSONNEL**

The resumes and levels of responsibility of the principal managers and technical personnel who will be directly responsible for the day-to-day design and construction activities will be evaluated. Information should include, as a minimum, the project manager; the project architect; landscape architect; the engineers responsible for civil, electrical, mechanical and structural design; the quality control manager; and the construction manager. Data should indicate whether each individual has had a significant part in any of the project examples cited. If reassignment of personnel is considered possible, the names and resumes of the alternative professionals for each assignment will be evaluated.

**Amend 0003**

**b. MANAGEMENT PLAN**

(1) The offeror's Management Plan, which shall indicate how the offeror will control the job, both design and construction, will be evaluated. The term "management plan" is defined as a plan that includes the following subplans: Quality Control Plan; Design Schedule; Construction Schedule; and Contract Close Out Plan. As part of its Management Plan, the offeror has also submitted a Design Schedule and Construction Schedule for all phases of the project. The offeror has also submitted a rationale explaining how the schedules will be achieved. The schedule for construction should be task oriented, indicating dates by which milestones are to be achieved. ~~The offeror may use a critical path or other method of his or her choice; however,~~ The schedules must shall be graphically represented. A Close Out Plan is also required in a brief structured time scale schedule reflecting the planned activities during the final 90 days of the contract activity.

(2) The schedule and narrative will be evaluated to assess the offeror's 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. It is beneficial to the Government for (AM#9) \_\_\_\_\_ (AM#9) the 140 houses to be completed between 1 March 2003 and 1 May 2003, based on the contractor receiving the NTP on 4 Sep 2001.

**c. QUALITY CONTROL PLAN**

The offeror's Quality Control Plan will be evaluated. The alliance of the project designer and builder on a project such as this naturally removes one commonly used method of quality control; that is, the usual reliance of the owner or the design consultant for monitoring construction quality. Although the Government will provide an on-site representative during construction, offerors are expected to develop a formal program of monitoring to ensure a high level of design and construction quality.

(End of Section 00120)

