

SECTION 00150
THE DESIGN/BUILD PROCESS

1.0 DESIGN/BUILD (DB) PROCESS

The facility shall be designed and built by a single DB contractor. The DB contractor may be a single firm or a team of firms that includes registered Architects and Engineers either employed by or subcontracted to the DB contractor. Licensing jurisdiction of Architects and Engineers of record shall be verifiable. The DB contractor shall be the Architect/Engineer-of-Record, whether the DB contractor utilizes services of licensed architects and engineers employed by its firm or subcontracts with independent architectural and/or engineering firm(s). The DB contractor shall be solely liable for design errors and/or omissions and should be insured as the A-E firm against design errors and omissions. For this specification, the term "Government" is defined as the Contracting Officer for the US Army Corps of Engineers, Afghanistan District North.

Section 00555, DESIGN CONCEPT DOCUMENTS identifies project documents furnished herewith to be used as the basis for the project design and construction documents. The successful Offeror shall be required to complete the design and construction documentation, and construct the project in compliance with these completed requirements.

2.0 OUTLINE DESCRIPTION OF THE DB PHASE

No work can begin on any phase of the process until an authorization letter entitled Clearance for construction for that phase is issued.

2.1 PROPOSAL PHASE

The Proposal Phase includes the period from the time from the issuance of the Request for Proposals (RFP) through the selection process and the final award of the DB contract.

The proposals to be submitted include a Management/Technical Proposal and a Cost/Price Proposal. The contents and organization of the proposal is described in SECTION 00110 - PROPOSAL PREPARATION. The Government will evaluate and award the DB contract to a single Offeror based upon the criteria which are outlined in SECTION 00120 - PROPOSAL EVALUATION AND CONTRACT AWARD.

2.2 DESIGN PHASE

The successful DB contractor shall develop and submit for formal review four submittals and the final design. The DB contractor is encouraged to develop and submit multiple cost saving proposals for innovative design alternatives.

2.2.1 THE DESIGN PHASE WILL CONSIST OF FOUR PARTS AS FOLLOWS

- a. Part 1 will be the basic services required to develop the preliminary submittal which represents items necessary for wells and subsurface investigation: Geotechnical report. After approval of the 10% design submittal, the Government may issue a CFC letter to commence with the construction phase.
- b. Part 2 will be the basic services required to develop the first submittal which represents: 100% complete drawings and specifications for site preparation work, utility construction, paving, foundation, and structural diaphragm of all work and approximately 65% complete drawings and specifications of all other required construction documents. Part 2 also includes incorporating the revisions identified in the First submittal review. After Government acceptance of the Part 1 drawings and specification submittal, the Government may issue a Clearance for Construction letter to commence with the Build Phase for all site and off-site utilities, clearing, grubbing, rough grading the site, demolition work, parking lot base course, foundation, and structural framing. A Pre-design meeting will be conducted to distribute as-built drawings to the DB contractor, finalize and clarify technical information, and clarify other necessary information.
- c. Part 3 shall include all design services required to complete the second design submittal: 100% complete drawings and specifications for site preparation work, utility construction, paving, foundation, and structural diaphragm of all work and approximately 99% complete drawings and specifications of all other required construction documents. Part 3 design shall not begin until Government acceptance of the Part 2 submittal is issued.
- d. Part 4 shall include all design services required to complete the “Cleared For Construction” submittal (100%). Part 4 design shall not begin until Government acceptance of the Part 3 submittal is issued.

3.0 BUILD PHASE

The Build Phase will be initiated by a CFC letter by the Contracting Officer.

A CFC letter will be provided separately by the Contracting Officer for each phase of the work. The Government may give the DB Contractor authorization for the Build Phase for portions of the work following review and approval of the First Design Submittal.

Weekly coordination meetings will be held at which, as a minimum, the DB Contractor’s Project Manager, a representative of the Designer, the site Superintendent, and the Contractor’s Quality Control Manager shall be present.

4.0 PROJECT SCHEDULE:

The following is an internal design schedule and is subject to modification by the Offeror to suit their particular method of operation. The design submittal milestones are described in Section 01335. Overall time constraints are required and cannot be changed except by contract modification. Prospective offerors shall be required to submit a complete schedule for design and construction that meets or exceeds the overall time goals of the Government for this project.

Notice to Proceed (NTP)	following Contract Award (upon written notification)
Pre-design Meeting	within 21 days from NTP
10% Preliminary Design Submittal Due	within 45 days following NTP
65% Design Submittal Due	within 75 days following NTP
99% Design Submittal Due	within 105 days following NTP
100% Design Submittal Due	within 135 days following NTP
Total Design and Construction Period	365 days (performance period includes design and construction phases)

5.0 LIQUIDATED DAMAGES:

Liquidated damages in the amount of **\$850.00** every calendar day of delay shall be assessed and charged to the Contractor.

All days are in calendar days.

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