



US Army Corps  
of Engineers®  
Alaska District

## **SCOPE OF WORK**

**STRUCTURAL INTERIOR DESIGN  
AND  
FURNITURE, FIXTURE, AND EQUIPMENT DESIGN**

for

**FTW428A  
CRREL Permafrost Tunnel Operations Facility**

**FT WAINWRIGHT, ALASKA**

SOLICITATION NUMBER: W911KB21D0005

CONTRACTOR: [REDACTED]

01 May 2023

## 2. Objectives

**Purpose:** The purpose of this contract is for Comprehensive Interior Design (CID) services of the Cold Regions Research and Engineering Laboratory (CRREL) Permafrost Tunnel. This facility includes a multipurpose main room for visitor services, meetings and symposia, a laboratory with a walk-in freezer, an office, electrical and communications connection from the surface to the tunnel, a warm storage garage for mobile equipment, and associated break room, toilet, and shower facilities, mechanical, electrical and communications rooms. The visitor access, public visibility, and open areas for public tour briefings must be important “high-visibility” considerations for the A-E during the CID process. Other service buildings on the site are not included in this contract. 65% drawings and specifications will be provided as the starting point for the interior design work. The required CID services will include both Structural Interior Design (SID) and Furniture, Fixtures, and Equipment (FF&E). Reference Section 10 and attachments for standards and requirements.

The CID deliverable package will be provided as both a “.pdf” digital file as well as two physical copies in 3-ring binders with actual samples of selected materials and catalog cuts of all material’s identifying salient material properties such as colors, textures, finishes, fixtures, associated hardware, etc.



## 3. Detailed Description of Tasks

### A. Task 1 - Comprehensive Interior Design: SID and FF&E Package

This project will provide a complete CID for an Arctic Permafrost Research Operations Facility (APROF) at the US Army Corps of Engineers (USACE) Engineering Research and Development Center, Cold Regions Research and Engineering Laboratory (ERDC-CRREL) Permafrost Tunnel Research Facility, located on a remote parcel of Fort Wainwright, located near Fox, Alaska. The new operations facility will include a laboratory with cold storage, garage and maintenance space, office and meeting space and visitor briefing area.

The total gross area of the finished building is 3,920 GSF.

- 1) The SID includes building-related design elements and components generally part of the building itself, such as walls, ceilings, floor coverings, primary window treatments (blinds, shades), signage and built-in casework. The interior designer must be involved with the programming and space planning to help achieve the user’s goals for space utilization and develop a furniture floor plan based on the project program. In addition, the interior designer must determine the desired interior finish materials based on the respective aesthetic, durability and maintenance qualities, and characteristics applicable to each space within the facility. The SID will be designed by a qualified interior designer in accordance with UFC 3-120-10 Interior Design. All interior finishes will require minimal if any maintenance. Floors will be long-wearing, such as stained and sealed concrete, heat-welded sheet vinyl with integral cove, and

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**Contract  
Opportunity**

General Information

Classification

Description

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History

 Follow

# JBE088 Joint Integrated Test and Training Center (JITTC), JBER, Alaska

 ACTIVE

Contract Opportunity

**Notice ID**  
W911KB23R0027

**Related Notice**

**Department/Ind. Agency**

DEPT OF DEFENSE

**Sub-tier**

DEPT OF THE ARMY

**Major Command**

USACE

**Sub Command**

POD

**Office**

W2SN ENDIST ALASKA

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## General Information

**Contract Opportunity Type:** Solicitation (Original)

**All Dates/Times are:** (UTC-09:00) ANCHORAGE, ALASKA, USA

**Original Published Date:** Jan 31, 2023 09:44 am AKST

**Original Date Offers Due:** Mar 01, 2023 02:00 pm AKST

**Inactive Policy:** Manual

**Original Inactive Date:** Jan 31, 2024

**Initiative:**

- None

## Classification

**Original Set Aside:**

**Product Service Code:** C1BG - ARCHITECT AND ENGINEERING- CONSTRUCTION: ELECTRONIC AND COMMUNICATIONS FACILITIES

**NAICS Code:**

- 541310 - Architectural Services

**Place of Performance:**

## Description

JBE088 Joint Integrated Test and Training Center (JITTC), JBER, Alaska. This JBE088 JITTC AE Design contract is being procured in accordance with the Brooks A-E Act as implemented in FAR Part 36 and the supplements thereto. Firms will be selected for negotiation based on demonstrated competence and qualifications for the required work. This announcement is open to all businesses regardless of size. North American Industrial Classification System code is 541310, which has a size standard of \$12,500,000 in average annual receipts. A firm fixed price contract will be negotiated. The contract is anticipated to be awarded in April 2023 and design completed by August 2024, with follow on construction support through December 2026. To receive award

contractors must be registered in the System for Award Management (SAM). Register via the SAM Internet site at <https://www.sam.gov/SAM/>. If a large business is selected for this contract, it must comply with FAR 52.219-9 regarding the requirement for a subcontracting plan on that part of the work it intends to subcontract. The construction cost estimate is between \$100,000,000 and \$250,000,000. Award of the contract is anticipated for the third quarter of FY 23. Telephonic interviews will be held with all of the most highly qualified firms. All responders are advised that this contract may be revised or canceled at any time during the solicitation, selection, evaluation, negotiation and final award.

## Attachments/Links

### Links

Display Name	Updated Date
<a href="#">PIEE Solicitation Module Link for W911KB23R0027</a>	Jan 31, 2023
<a href="#">Web Based Training for the PIEE Solicitation Module</a>	Jan 31, 2023
<a href="#">Registration Instructions for the PIEE Solicitation Module</a>	Jan 31, 2023
<a href="#">Department of Defense Procurement Toolbox</a>	Jan 31, 2023

## Contact Information

### Contracting Office Address

CONTRACTING OFFICE KO 2204 3RD STREET

ANCHORAGE , AK 99506-0898  
USA

### Primary Point of Contact

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Tammy Davis

✉ [tammy.davis@usace.army.mil](mailto:tammy.davis@usace.army.mil)

☎ 9077515592

### Secondary Point of Contact

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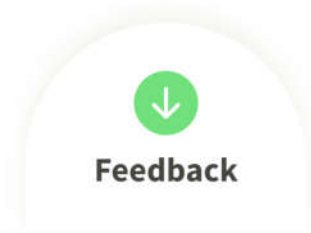
Theresa Afrank

✉ [theresa.m.afrank@usace.army.mil](mailto:theresa.m.afrank@usace.army.mil)

☎ 907-753-2739

### History

- 🕒 Jan 31, 2023 09:44 am AKST  
Solicitation (Original)



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## GENERAL INFORMATION:

**Project:** JBE088 Joint Integrated Test and Training Center (JITTC), JBER, Alaska

**Solicitation Number:** W911KB23R0027

**Posted Date:** 31 January 2023

**Original Response Date:** 2 March 2023

**Classification Code:** C1BG

**Set Aside:** N/A

**NAICS Code:** 541310 -- Architectural Services

**Size Standard:** \$12.5M

**CONTRACTING ACTIVITY:** U.S. Army Corps of Engineers, Alaska District, P.O. Box 6898, JBER, Alaska 99506-0898.

### Description

**(1) CONTRACT INFORMATION:** This JBE088 JITTC AE Design contract is being procured in accordance with the Brooks A-E Act as implemented in FAR Part 36 and the supplements thereto. Firms will be selected for negotiation based on demonstrated competence and qualifications for the required work. This announcement is open to all businesses regardless of size. North American Industrial Classification System code is 541310, which has a size standard of \$12,500,000 in average annual receipts. A firm fixed price contract will be negotiated. The contract is anticipated to be awarded in April 2023 and design completed by August 2024, with follow on construction support through December 2026. To receive award contractors must be registered in the System for Award Management (SAM). Register via the SAM Internet site at <https://www.sam.gov/SAM/>. If a large business is selected for this contract, it must comply with FAR 52.219-9 regarding the requirement for a subcontracting plan on that part of the work it intends to subcontract. The subcontracting goals, which will be considered in the negotiation of this contract are: at least 25% of the contractor's intended sub-contract amount be placed with small businesses, with a minimum of 5% of that to small disadvantaged businesses, 3% to woman-owned small businesses, 1% to HUB Zone small businesses, 2% to veteran-owned small businesses and 1% to service disabled veteran-owned small businesses. The subcontracting plan is not required with this submittal but will be required with the fee proposal of the firm selected for negotiations.

The construction cost estimate is between \$100,000,000 and \$250,000,000. Award of the contract is anticipated for the third quarter of FY 23. Telephonic interviews will be held with all of the most highly qualified firms. All responders are advised that this contract may be revised or canceled at any time during the solicitation, selection, evaluation, negotiation and final award.

Funds are not presently available for this acquisition. No contract award will be made until appropriated funds are made available.

**(2) PROJECT INFORMATION:** Provide the design services to complete a design of the Joint Integrated Test and Training Center (JITTC). Services to be provided are related to the planning and preparation of design documents of the facility as well as support for construction (inspection and submittal review). The JITTC facility concept is an approximately 200,000 SF facility housing both secure and nonsecure training areas, secure, configurable, simulator areas as well as support equipment and other areas. The firm must have experience in design of facilities compliant with ICD 705 secure areas as well as design of facilities in full compliance with UFC 1-200-01. The AE and their subcontractors must have experience in cold regions design. Cold regions design is not considered to be a separate discipline that can be subcontracted. Rather, knowledge and experience in the design, construction and operation of facilities in arctic, subarctic, and cold region environments must be integral to all design disciplines. The AE will be required to participate in programming, value engineering studies, design Charrettes and project review conferences; participation may include facilitation, VE Study team, etc. The Government may require that designs be in metric and/or English systems of units. The firm must demonstrate the ability to provide drawings in AutoCAD (version as required by the project); have the capability to provide designs using building information modeling (BIM) software; use the latest version of M2 (cost estimating software furnished by the Government); provide a cost estimate in work breakdown structure (WBS); provide draft DD Form 1354, transfer and acceptance of military real property; provide electronic bid set (EBS) documents; and use SPECSINTACT. The AE will be required to use the



Dr. Check's design review and checking system. Systems information required for Dr. Checks includes a web browser program, Windows Internet Explorer (Microsoft) version 11.0 or later is recommended; the web site is <https://www.projnet.org/projnet/binKornHome/index.cfm>. The Government may require the AE provide engineering, testing, and design services during construction. The AE must provide the Government Construction Management and Design Staff with Fundamental and Enhanced Commissioning Services for the subject project. The Commissioning Services shall include individuals to serve as the Commissioning Authority on the project as described in the USGBC LEED Reference Guide 2009 Edition, Energy and Atmosphere Prerequisite 1 and Credit 3. These persons will support the Government in verifying contract compliance regarding the design, construction and initial post-occupancy phase of the project delivery as it relates to enhanced commissioning. The AE will prepare and review energy models prepared by others using DOE approved modeling software in accordance ASHRAE 90.1 Appendix G and UFC 3-400-01.

**(3) LOCATION/PLACE OF PERFORMANCE:** The JITTC facility will be located on JBER, Alaska.

**(4) SELECTION CRITERIA:** The following selection criteria are listed in the descending order of importance. Criteria (A)-(E) below are primary selection criterion. Criteria (F)-(G) below are secondary and will only be used as tie breakers among technically equal firms. Responding firms MUST address each discipline, clearly indicate which shall be subcontracted, and provide a separate SF330 (Part II) (07/2021) for each subcontractor.

**Primary Selection Criteria:**

(A) Professional Qualifications: Minimum requirements for professional personnel in the following disciplines: (Responding firms must address each discipline, clearly indicate which shall be subcontracted, and provide a separate SF330, Part II, for each subcontractor.):

- (1) In-house capability for Architect's and Registered Communications Designers with ten years post-graduate experience. An individual in each discipline must have been registered for six years.
- (2) A Commissioning Authority Certified by AGC, NEBB, BCxA, UvWM or TABB.
- (3) A registered fire protection engineer.
- (4) A registered interior designer.
- (5) A cyber security specialist with 10 years of experience.
- (6) A registered individual with 10 years of experience in design of secure spaces and / or facilities.
- (7) A registered mechanical engineer with 10 years of experience pertaining to both facility heating and ventilation as well as equipment and systems cooling.
- (8) A registered electrical engineer
- (9) A registered structural engineer.
- (10) A certified industrial hygienist.
- (11) A cost estimator.
- (12) A Certified Value Specialist (CVS)

Key design personnel must demonstrate training and specialized experience in cold regions design related to their specific discipline, as well as the ability to properly identify and address critical interfaces between related disciplines. Responding firms MUST address each discipline, clearly indicate which shall be subcontracted, and provide a separate SF330, Part II, for each subcontractor.

(B) Specialized experience and technical competence in:

- (1) Design of new facilities in cold regions. Cold regions design is not considered to be a separate discipline that can be subcontracted. Rather, knowledge and experience in the design, construction and operations of facilities in arctic, subarctic and cold region environments must be integral to all design disciplines.
- (2) Design of secure spaces, communication and intrusion detection.
- (3) Designs and studies conducted for low voltage systems including interior power, generators, uninterruptible power supplies and lighting systems. Designs and studies conducted for information management systems including exterior distribution, interior local area network and telephone systems. Designs and studies conducted for lightning protection.
- (4) Heating, piping including utility systems, ventilation, air conditioning and refrigeration systems.
- (5) Experience in BIM modeling and LEED energy consumption modeling.
- (6) Commissioning of Communications, Electrical and HVAC systems.
- (7) Sustainable design including energy modeling

(C) Past performance on DOD and other contracts with respect to cost control, quality of work, and compliance with schedules.

(D) Capacity to support facility design complete within 16 months from notice to proceed.

(E) Knowledge of locality.

**Secondary Selection Criteria:**

Criteria F-G are secondary and will only be used as tie-breakers among technically equal firms:

(F) Extent of participation of small businesses (SB), small disadvantaged business (SDB) concerns, women-owned small business (WOSB) concerns, HUBZone small business concerns, veteran-owned small businesses (VOSB) concerns and Service-Disabled Veteran-Owned small business (SDVOSB) concerns in the proposed contract team, measured as a percentage of the total estimated value of the acquisition, regardless of whether the SB, SDB, WOSB, HUBZone SB, VOSB or SDVOSB is a prime contractor, subcontractor, or joint venture partner, the greater the participation the greater the consideration.

(G) Volume of DOD contract awards in the last 12 months.

**5. SUBMISSION REQUIREMENTS:** Firms submitting their qualifications must include the following additional information as indicated: a) Part I, block c (11): include if previously worked with subcontractor and estimated percentage involvement for each team member; b) Part I, block F (24): include separate values for professional fee and construction for each project identified; and c) Part I, block H (3): address how your team meets each selection criterion. Include an organization chart of the key personnel to be assigned to the project. The 07/2021 edition of the SF330 MUST be used, and may be obtained from the Government Printing Office at: <http://www.gsa.gov/Portal/gsa/ep/formslibrary.do?formType=SF> or from commercial software suppliers for use with personal computers and laser printers in both Adobe Acrobat PDF and Form Flow formats. Part I-H of the SF 330, describe the firm's overall Design Quality Management Plan. A detailed contract-specific Design Quality Management Plan, which includes quality control and quality assurance plans, must be prepared for Government approval as a condition of contract award, but is not required with this submission. Part I of the SF 330 must be

submitted. It is preferred that Part II of the SF330 be submitted with Part I however, the Part II will be considered submitted if a current version (updated within the 36-month period prior to the date for receipt of submissions) of the Part II information has been uploaded to the SAM website.

Offerors must **provide** SF330 packages **as identified in the following paragraph** to be received no later than the date and time stated on the Synopsis Notice. Requests forwarded after this date will not be considered. No additional information shall be provided, and no faxed or e-mailed submittals shall be accepted. This is not a request for proposal.

Submittals shall be received electronically via email to [tammy.davis@usace.army.mil](mailto:tammy.davis@usace.army.mil) and [Theresa.m.afrank@usace.army.mil](mailto:Theresa.m.afrank@usace.army.mil) OR via the PIEE Solicitation Module website at: <https://piee.eb.mil/sol/xhtml/unauth/index.xhtml>. Search via Solicitation Number W911KB23R0027.

IN ORDER TO SUBMIT A PROPOSAL THROUGH THE PIEE SYSTEM, VENDORS MUST REGISTER IN THE PIEE SYSTEM AND MUST HAVE A PROPOSAL MANAGER ROLE ESTABLISHED. ADDITIONAL INFORMATION REGARDING PROPOSAL MANAGER, PROPOSAL MANAGER FUNCTIONS AND POSTING OFFERS CAN BE FOUND AT <https://piectraining.eb.mil/wbt/xhtml/wbt/sol/solicitation/proposals.xhtml>

**Submittals shall be received no later than 2:00 PM AKST 02 March 2023.** Any submittals received after this date will not be considered. No additional information shall be provided, and no faxed, e-mailed, or hand delivered submittals shall be accepted. This is not a request for proposal.

**QUESTIONS: BIDDER INQUIRIES MUST BE SUBMITTED NLT COB 23 February 2023 VIA BIDDER INQUIRY IN PROJNET**

Technical inquiries and questions relating to proposal procedures are to be submitted via Bidder Inquiry in ProjNet at [www.projnet.org](http://www.projnet.org).

1. To submit and review bid inquiry items, bidders will need to be a current registered user or self-register into the system. To self-register, go to the aforementioned web page and click on the BID tab. Select Bidder Inquiry, select agency USACE, and enter the Bidder Inquiry Key for this solicitation listed below, your email address, and then click login. Fill in all required information and click create user. Verify that information on next screen is correct and click continue.
2. From this page, you may view all bidder inquiries or add inquiry.
3. Bidders will receive an acknowledgement of their question via email, followed by an answer to their question after it has been processed by our technical team.
4. The Solicitation Number is: **W911KB23R0027**. The Bidder Inquiry Key is: **FA7Y89-PHYKAV**. The Bidder Inquiry System will be unavailable for new inquiries seven (7) prior to proposal submission in order to ensure adequate time is allotted to form an appropriate response and amend the solicitation if necessary. Offerors are requested to review the Bidder Inquiry System for answers to questions prior to submission of a new inquiry. The call center operates weekdays from 8AM to 5PM U.S. Central Time Zone (Chicago). The telephone number for the Call Center is 800-428-HELP. All questions should be submitted utilizing the USACE Bidder Inquiry System, ProjNet. Questions sent via e-mail will not be answered.

All potential offerors are advised to check daily the PIEE Solicitation Module website at: <https://piee.eb.mil/sol/xhtml/unauth/index.xhtml> via Solicitation Number Search W911KB23R0027, for any additional modifications pertaining to this synopsis.

This contract is being procured in accordance with the Brooks A-E Act, as implemented in FAR Subpart 36.6. THIS IS NOT A REQUEST FOR PROPOSALS.

#### **Place of Performance**

Address: US Army Corp of Engineers, Alaska District, CEPOA-CT, P. O. Box 6898, JBER, AK 99506-0898

**Contracting Division Points of Contact:**

Tammy Davis – Contract Specialist - [tammy.davis@usace.army.mil](mailto:tammy.davis@usace.army.mil)

Theresa Afrank – Contracting Officer – [Theresa.m.afrank@us.army.mil](mailto:Theresa.m.afrank@us.army.mil)