

## **Exhibit Q**

### **Project Description – Overview**

NBAF is a state of the art laboratory for DHS and USDA to carry out their missions. The NBAF complex will contain a Main Laboratory Building consisting of 580,000 gross square feet which includes BSL-2, 3, 3Ag and 4 shared research space. Approximately 10% of the space will be for BSL-4 research. In addition to the Main Laboratory Building included with GMP#3 will be outbuildings such as Transshipping, Visitor Center, Water Treatment, and Security Entry Control Points.

Facilities of this type are by nature technically complex. They include varied and non-conventional finishes and extremely complex mechanical and electrical systems, which result in very “dense” construction. This dense construction is further complicated by the high number of skilled trades working in relatively small spaces; hence the need for extremely effective coordination and scheduling. This particular project is especially complex due to the following features:

- Specialized concrete work, including mix designs, testing, including pressure decay testing, penetration detailing and coordination, and curing process and time required by the high containment block.
- Specialized systems, including breathing air system, HEPA filtration, pressure seal doors, biowaste system, complex system controls including High Wind Event PLCs and coordination of complex systems required within the high containment block.
- Requirements for complex commissioning and endurance testing.
- Security requirements for a Government high containment facility.

Firms responding to this RFP will be required to show evidence of financial capacity and experience in similar project size, type and complexity to the NBAF facility in order to participate in this project.

### **Information for Evaluation of Controls Subcontractor**

This procurement will be awarded based upon 3 criteria; Technical, Price and Interview. Further detail related to each of these items is indicated below:

### **Technical**

The Technical evaluation will be based upon the following:

1. Similar Relevant Projects.
2. Experience in BSL-2, 3, 3-Ag, 4 and cGMP Laboratories Construction and Commissioning.
3. High Containment Integration Experience
4. Experience of Proposed Project Team
5. Small Business Plan
6. Safety Criteria
7. Construction Approach
8. Commissioning Approach
9. Financial Strength
10. Quality Management Plan
11. BIM Execution Strategy

Information to be provided by the proposing subcontractor to demonstrate satisfaction of the above criteria is listed later in this document. Please provide a clear delineation of each requirement and associated response in your proposal.

### **Pricing**

Pricing shall not be the sole criteria for selection of the Controls Subcontractor. Please provide pricing for this package on the provided Bid Proposal Form as part of the Additional Subcontractor Conditions.

### **Interview**

Not all respondents may be invited to participate in this selection step. McM will notify successful respondents of their interview selection after February 4, 2013. Interviews will be conducted in St Louis, date and time to be determined. It is anticipated that these interviews will last all day and need to be attended by your key individuals that are involved in preparing this proposal and those who will be involved in executing the project, Limit attendance to 8 people. An agenda and format will be sent to those that are selected for the interview.

## **INSTRUCTIONS TO BIDDERS**

Please provide a single electronic file (pdf) of the following Request for Proposal information:

### **Selection Criteria 1 – Technical Information**

#### **1. SIMILAR RELEVANT PROJECTS**

- a. Identify three of the most recent similar projects (currently under construction or completed within the last ten years), for which your company has provided Construction Services.

Provide the following information for each project: (limit two pages per project)

- i) Owner name, contact name, address, and telephone number.
- ii) Completion date and/or status of project.
- iii) General Contractor/CM name, contact name, address, and telephone number.
- iv) Architect of record (firm, contact name, address, and telephone number).
- v) Engineer of record (firm, contact name, address, and telephone number).
- vi) Project description. As applicable, please include size and scope of bio-containment work, and the relative bio-safety level, included as part of the project.
- vii) Describe your company's role / scope of services for each project.
- viii) Project size (number of square feet – separate new construction from renovation).
- ix) Contract type (Design/Build, GMP, Lump Sum, etc.).
- x) Building Information Modeling scope of service.
- xi) Which proposed Team members on your organization chart were part of this project and for how long as well as their roles?
- xii) Contract Amount; Provide Pricing Breakout for Security, Fire Alarm, and BAS.
- xiii) Duration of Overall Construction Schedule; Duration of Security, Fire Alarm and BAS work. Duration of commissioning activities.

Please note that McM or any other member of the NBAF team may call any of the contacts listed.

#### **2. BSL-2, 3, 3Ag, 4 and cGMP LABORATORY EXPERIENCE**

- a. Identify which project (s) listed above contain high-containment laboratories. For this project high-containment is defined as BSL-3Ag and BSL-4.
- b. Indicate total square footage completed for each type of BSL designation.

### **3. HIGH CONTAINMENT INTEGRATION EXPERIENCE**

- a. Identify previous high containment projects that your company has built and commissioned successfully. These projects should only be projects where your company was directly responsible for the integration of the Fire Alarm, Security System and Building Automation system. For each project list the length of contract (Notice to Proceed through Final Acceptance) and the total cost of Fire Alarm, Security and BAS. Please explain in detail three challenges experienced for each of these projects and the ultimate solutions that lead to a successful project. One of the listed challenges should be specific in regards to door interlocks. This section is limited to 5 pages.

### **4. EXPERIENCE OF PROPOSED PROJECT TEAM**

- a. Present proposed organizational chart specific to this project, identifying the key individuals and their responsibilities for Construction phase. On a separate sheet indicate the percentage of time each individual will dedicate to the job during Construction.
- b. Submit current resumes for the following proposed key people;
  - i) Project Executive(s)
  - ii) Project Manager(s)
  - iii) Lead Engineer
  - iv) Lead Technician
  - v) Superintendent(s)
  - vi) BIM Manager
  - vii) Commissioning Engineer/Technician

The personnel specified above are considered essential to the work being performed under this contract and may not be changed during the course of the contract.

- c. Resumes should be limited to one page and include the following information:
  - i) Years with firm.
  - ii) Current assignment.
  - iii) Key role and responsibilities for this project.
  - iv) Relevant similar type project experience and associated references. Please include owner and general contractor information with the projects. Include value of work and scope of service performed.
  - v) Current workload and timing of the completion of current project(s)
- d. Have the Team members worked together before? If so, on what projects?

### **5. SMALL BUSINESS PLAN**

- a. This project has a small business goal of 40%. Please demonstrate how you will help provide substantial contributions to this goal at the **first tier level** and submit a breakdown of anticipated contributions with specific dollar amounts and proposed work categories.
- b. This contractor shall be prepared to submit a small business plan within the first 60 days of a subcontract that is in accordance of FAR 52.219-9.
- c. Please indicate how your proposed small business plan will be managed for the project.

## **6. SAFETY INFORMATION**

- a. Provide your company's EMR for each of the past three years.
- b. List your company's OSHA recordable incident rate for each of the past three years.
- c. List your company's DART rate for each of the past three years.
- d. Briefly describe your firm's site specific safety policies (one page maximum) and identify who is responsible for monitoring the safety procedures of your crews at the jobsite.
- e. Describe your plan of managing safety on this project. Include who will be responsible for managing your Safety Program while your work is being executed on site. Limit response to one page.

## **7. CONSTRUCTION APPROACH**

- a. The project will require a high level of craftsman quality and a large skilled workforce. The Contractor performing the majority of the work with their own forces shall have established operations. As such, the Contractor should provide a detailed description of their available workforce and facilities. In addition, the Contractor shall provide their approach to the other aspects of the project including, but not limited to: currently employed available manpower, project management, scheduling, and jobsite logistics.
- b. The successful subcontractor shall be responsible for Commissioning Assistance for the Main Lab Building and Out Buildings. Discuss your firm's approach to Commissioning Support and how your firm has successfully completed and commissioned similar type facilities.
- c. Acknowledge receipt of the attached construction schedule and comment on the feasibility of integrating the Security, Fire Alarm and BAS work within the schedule. Note anticipated crew sizes including average and peak manpower, material and equipment concerns. Please explain how your firm is prepared to overcome any challenges and satisfy the schedule requirements.
- d. Please provide any services or technical approaches to the project which could differentiate your company from other proposers and provide an added value to the NBAF Team.
- e. Please provide information about your service office (s) and how it will be utilized to support this project during coordination, construction, commissioning, startup and warranty.

## **8. COMMISSIONING APPROACH**

- a. This project requires an extensive formal commissioning process. This subcontractor will be a key and integral member of the commissioning team and will be essential to the success of the project. As such the contractor shall include in his proposal a detailed narrative indicating their approach to commissioning. Subcontractor shall demonstrate understanding of the specified process and commissioning forums and indicate how they will integrate in and supplement the process.
- b. Include in the narrative staffing plan specific to commissioning referencing lead individuals indicated in the proposed project team

## **9. FINANCIAL STRENGTH**

- a. Provide a bonding letter from a surety acceptable to McM stating that your firm is capable of bonding 100% of your firm's estimated contract value. Refer to the Subcontract in the Additional Subcontract Conditions for guidelines on acceptable sureties.
- b. Confirm your firm's commitment to sign the subcontract included in the Additional Subcontract Conditions without any changes.
- c. Provide a list of significant projects that your firm currently has under contract. Identify the project value, percent complete, anticipated completion date, name and location of the project, and owner and/or general contractor.
- d. If you are proposing as a Joint Venture, partnership or any other type of contractor affiliation, define the business relationship and the division of responsibility. It should be noted that the bonding letter noted above shall specifically address this relationship.

## **10. QUALITY MANAGEMENT PLAN**

- a. Discuss your firm's approach to Quality Management and how your firm intends to document the site specific quality requirements in the Construction Documents.
- b. Demonstrate the quality management plan in the context of the commissioning process. Provide representative QA/QC procedures and forms to be applied to the project. Limit the quality management plan to 5 pages. Representative QA/QC procedures and forms are in addition to the 5 pages.
- c. Identify who will be responsible for managing your Quality Program while your work is being executed on site.

## **11. BIM EXECUTION STRATEGY**

- a. It is expected that the selected subcontractor will play a large role in the construction coordination process.
- b. The contractor should demonstrate their ability to use the 3D coordination process to assist in delivering a fully coordinated model to assure coordination between all trades, proper access for maintenance, as well as exact locations of penetrations through building elements.
- c. The contractor should also provide a detailed explanation (maximum of 2 pages) on how the coordination / drafting will be accomplished between on site and off site resources.

- d. Reference the BIM Exhibit included with the Additional Subcontractor Conditions for more information regarding 3D modeling and Coordination.

## **Selection Criteria 2 – Pricing (Attach Completed Proposal Form)**

### **1. FIRM FIXED PRICE FOR MAIN LAB, OUTBUILDINGS, AND SITE IMPROVEMENTS**

- a. Pricing responses for this Bid Package shall be provided on the Bid Proposal Form as specified in the Additional Subcontractor Conditions

### **Other**

1. Assumptions and qualifications should be minimized by utilizing the RFI process to the fullest extent. Clarifications that directly take exception to the work that is specified in the contract documents are not acceptable.
2. All costs associated with the preparation of this proposal will be borne by the firm presenting the proposal.
3. Construction Manager reserves the right to terminate the subcontract for convenience at its option for any reason or for no reason at all.
4. All questions regarding this Request for Proposal shall be addressed to Walter Eads via email at weads@mccarthy.com. The Client, Architect, and Engineers have expressed concern over being called with questions and will **not** respond to any calls regarding this proposal, and could potentially disqualify your firm from consideration.

We would like to take this opportunity to thank you for your cooperation regarding this request.