June 6, 2025
Statement of Work
B10 Modernization
Centers for Disease Control and Prevention (CDC)
Roybal Campus
1600 Clifton Road
Atlanta GA 30329

CDC Project Number P20210098

I. PROJECT DESCRIPTION

A. GENERAL & PLACE OF PERFORMANCE: This scope of work details the design and construction services provided by the design build contract for the modernization of B10 1600 Clifton Road, Atlanta GA also referred to as the Roybal Campus. The Design Build contractor shall provide all the services and furnish all the materials required for both the design and construction of modernization of the B10 central plant for the Roybal campus.

B. BASELINE SECURITY REQUIREMENTS: All physical access will be coordinated through the safety and security office. This process includes badging each individual requiring routine access with a smart card. These badged individuals will only have access to the area work will be taking place. The general contractor's representative will be present at all times work will be taking place. Any non-badged personnel will be limited to access 5 days in any 365 day period as allowed by the safety and security office.

C. PROJECT BACKGROUND & PURPOSE: Building 10 on the Roybal campus is outdated and in need of repairs and improvements to maintain reliability for serving campus needs. Chillers 1-4 in the plant are at the end of their useful lifespan. Associated equipment with the chillers including cooling towers, pumps and other appurtenances are also at the end of their useful lifespan. As the campus continues to be developed, the central plant will be required to provide additional capacity to serve the campus needs. The current electrical system has been adjusted to meet the changing needs of the plant and does not conform with the best practices and CDC standards. Lastly, we are currently paying sewer fees for make-up water used in the central plant and this project shall include all necessary work and devices to monitor this water usage such that a sewer credit is available to CDC.

D. SUBSECTION A – ACRONYMS/DEFINITIONS
AMSO - Asset Management Services Office (AMSO)
BC- Building Coordinator
CDC – Centers for Disease Control and Prevention ("the Government")
CO – Contracting Officer
COR – Contracting Officer's Representative (Design and/or Construction activities)
CS - Contract Specialist
OAS – CDC Office of Acquisition Services
OPDIV – CDC Operating Division
OSSAM - CDC Office of Safety, Security, and Asset Management (OSSAM)
PCMSO - CDC Projects and Construction Management Services Office (PCMSO)
PM- Project Manager
SME – Subject Matter Expert

E. EXECUTIVE SUMMARY:
CHILLED WATER IMPROVEMENTS:
Four existing 1,450 ton chillers will be replaced with new 1,800 ton chillers. Nine cooling towers will be replaced with eight new cooling towers. Four Primary chilled water pumps

will be replaced and VFD's added. Four condenser water pumps and starters will be replaced. Electrical upgrades will be required so that each chiller will be served with its own breaker thus eliminating the load interrupter switches which shall be demoed. Walkways and structural elements will be upgraded to support the new layout and weights of cooling towers. Chiller plant instrumentation and controls will be upgraded in order to provide a variable primary chilled water flow scheme that is like the functionality implemented for chillers 6 & 7. Project scope will be phased such that down time is minimized and scheduled as is seasonally possible. Replacements shall disrupt no more than two chillers at one time as to maintain necessary cooling capacity.

F. SCOPE OF WORK:

a. DESIGN:

i. A complete design shall be provided for this project including all specifications, equipment schedules, mechanical, electrical, structural, controls drawings required to depict the complete project scope.

ii. Documentation completely illustrating phasing of the project shall be generated so that it is clear how the work will be performed with minimal plant disruption.

iii. 30%,60%, 90% design phase submittals will be provided for CDC review and approval.

b. CHILLED WATER IMPROVEMENTS:

i. "Chiller Replacement Study" dated December 8, 2020 shall be used to support the scope of work details contained within this document. All scope contained within the "Chiller Replacement Study" shall be included except as specifically excluded within the scope of work.

ii. Mechanical:

Equipment basis of design is included in "Chiller Replacement Study" dated December 8, 2020.

1. Chillers

a. New chillers shall have a design capacity of 1800 TONS with an entering water temp of 59°F and leaving water temp of 42°F. Full load efficiency shall be no less than 0.5742 kW/Ton with an NPLV efficiency that is no less than 0.4682 kW/Ton.

b. Chillers will operate at various combinations of evaporator flow rates and delta-T conditions ranging from 2,540 GPM at 17°F ΔT to 3,600 GPM at 12°F ΔT.

c. Each new chiller shall be provided with a dedicated starter rated for 4160V service.

d. Chiller refrigerant shall meet current HFC Regulations and comply with applicable industry standards.

e. Chiller controls shall be BACnet compatible and utilize a BACnet MS/TP connection to BAS.

f. Each chiller shall be provided with new manual isolation valves at the condenser water entering and leaving connections and the chilled water entering and leaving connections.

g. Each chiller shall be provided with new automatic control valves to isolate condenser water flow and chilled water flow. Automatic valves shall not be used as a substitute

for any of the manual isolation valve required at each piping connection to the chiller.

h. The four existing chillers shall be disassembled to the point they may be removed from existing pathways outside the mechanical plant and demoed. All refrigerants shall be recovered and recycled or disposed of according to EPA guidelines.
i. The four new chillers must be disassembled such that they are able to be maneuvered into their locations. All disassembly and reassembly of new chillers shall be performed by the manufacturer and all warranties shall remain intact.
j. The physical dimensions of the new chillers shall fit within existing free space envelope without need for major rerouting of existing piping or electrical conduits. Installation of new chillers shall meet manufacturer's requirements for maintenance access.
k. Existing pads may be expanded to accommodate new equipment.
l. Existing refrigerant leak detection monitoring system will be replaced.

2. Towers
   a. Nine cooling tower cells shall be removed from the roof of Building 10 and demoed.
   b. Eight new cooling tower cells shall be furnished and installed. Each pair of cells shall be sized to accommodate the 1800 Ton capacity of one chiller.
   c. Cooling tower equalization piping shall be designed and installed to ensure uniform basin levels across all tower cells.
   d. The new towers shall be retrofit into the existing cooling towers footprint. Any structural and/or roofing modifications required to support/accommodate new tower cells shall be included in the scope for this project.
   e. Each cooling tower shall be provided with one 3-way control valve on the common return riser and two 2-way isolation control valves from the two condenser water supply connections. The 3-way valve shall be used to bypass the tower during cold weather operation. One 2-way valve shall isolate water flow entering the hot deck and the other 2-way valve shall isolate water flow leaving the cold deck (basin).
   f. Maintenance access and service catwalks shall be provided that the towers are easily accessible from all sides.

3. Pumps
   a. Four primary chilled water pumps and associated starters shall be demoed.

b. Four new chilled water pumps with VFDs shall be furnished and installed. Pumps shall be sized to achieve full loading of chillers at a low delta-T condition of 12°F and meet head requirements of the new chillers and primary piping system.
c. Four condenser water pumps and associated starters shall be demoed.
d. Four new condenser water pumps shall be furnished and installed. Pumps shall be sized to meet the flow/head requirements of the new chillers, towers and piping system.

4. Piping
   a. Chilled water return piping shall be modified such that the 18" piping is continued to the west and 14" chiller drops for chillers 1&2 are roughly 7' to the west.
   b. All existing condenser water piping serving the existing chillers and 9 tower cells shall be replaced and new piping sized to support new chillers and cooling towers. This includes piping within the plant and on the roof.
   c. All chilled water and condenser water valves, strainers and check valves associated with the chillers, cooling towers and pumps are to be replaced.
   d. Design Build contractor shall be responsible for proper design and installation of new piping to include sizing, supporting, insulating. Designer shall also evaluate sections of existing piping that will remain in place to confirm suitability with new equipment selections and new system operation conditions.
   e. Piping in the chillers-6&7 section of the plant shall be modified to allow chillers-6&7 to operate hydronically isolated from the section of the plant undergoing modifications.

5. Construction Phasing and Plant Operations
   a. The B10 chilled water plant is essential for providing sufficient cooling capacity to the Roybal campus. Every effort shall be made to minimize down time.
   b. The Contractor's construction plan shall not exceed chilled water plant shutdown period included in attached study. However, contractor may submit modified plans that reduce shutdown periods and offer other advantages to that provided in the study.
   c. All work shall be phased such that only two chillers are removed from service at any given time. Attached chiller replacement study has provided phased plans for the construction to accomplish this goal, however it is the responsibility of the design team to ensure their construction phasing plan meets the phasing goals.

d. For all equipment and piping which requires demolition a detailed demolition plan and drawing markup shall be submitted in the construction plan.
e. The construction schedule shall include the time for all necessary permit pulls and inspections by AHJ.
f. Where the existing roofing will remain in place after project is completed, work performed shall not void existing insurance/warranty. New warranty required for all roof sections replaced under this project's scope of work.
g. A detailed equipment laydown area and lift plan shall be included in the construction plan.

iii. Electrical:

1. MV Systems
   a. Remove MV load interrupter switches associated with Chiller 1 through Chiller 4.
   b. Remove and replace MV motor starters associated with Chiller 1 through Chiller 4.
   c. Remove "tap" between Chiller 6 and Chiller 7.
   d. Recircuit each chiller unit to MV switchgear "SG-RO010.001" such that odd numbered chillers are located on bus "A" and even numbered chiller are on bus "B". All chiller units must be served from a dedicated MV circuit breaker. Update protective settings accordingly.
   e. Update one cubicle bay door on MV switchgear "SG-RO010.001" to include a feeder protection relay (GE850) and other accessories.
   f. Relocate MV switchgear "SG-RO010.001" station batteries, containment, and absorbent pads.
   g. Integrate chiller units (i.e. control panels and MV starters) to BAS infrastructure.
2. LV Systems
   a. Remove, replace, and relocate motor control centers "MCP11" and "MCP21". Switchboards may used as an alternative replacement. Consult with CDC for location of switchboards.
   b. Remove and replace chiller auxiliary motors and disconnect switches served via "MCP11" and "MCP21".
   c. Recircuit chiller auxiliaries and other mechanical equipment to motor control centers or switchboards.
   d. Recircuit "MCP11" and "MCP21" or switchboards from LV switchgear "HV".
   e. Provide the necessary features for each motor control centers (i.e. within buckets).
   f. Provide local VFDs and disconnect switches for motor control centers or local VFDs, combination motor controllers, and disconnects for switchboards. VFD cable between VFD and motor termination housing.

g. Integrate chiller auxiliaries and other equipment (i.e. via VFDs, combination motor controllers, motor control center "buckets") to BAS infrastructure.

3. Other Ancillary Duties
   a. Design, modify, install, inspect, and recertify lightning protection system.
   b. Perform harmonic analysis as required.
   c. Updates short-circuit and arc flash study.
   d. Demolish, extend, or provide equipment concrete pads as required.
   e. Provide lighting and power receptacle(s) for roof mounted mechanical equipment that will require future maintenance servicing and troubleshooting.
   f. Splicing to existing conductors is not permitted.
   g. Utilization of existing conduits is permitted.
   h. Perform installation in accordance with NFPA 70, NFPA 780, IEEE C2, and manufacturer's recommendation.
   i. Perform NETA ATS and MTS acceptance tests for LV and MV system installation.

iv. Controls:

1. The controls for chillers 1 thru 4 shall be installed such that the infrastructure and front end matches the more recently replaced chiller 6&7 and associated cooling towers, pumps, etc. This involves furnishing and installation of all equipment, wiring, programming etc. to achieve system functionality.
2. The sequence of operation for chillers 6&7 and the associated cooling towers and pumps shall be used as a guide for the sequence of operation for chillers 1 thru 4 and the cooling towers and pumps associated with this system. Since the pump arrangement is different for chillers 1 thru 4 the sequence of operation shall differ slightly from that of chillers 6&7.
3. Provisions to operate the chillers, valves, pumps and cooling towers in manual shall be made to allow operation in the event a controller fails. Similar to operation of chiller 6&7; start commands, manual pump control and electronic valves that can be manually overridden will at a minimum be available externally to BAS.
4. Refrigerant monitoring shall be updated as required for the refrigerant used in the new chillers. The system shall also provide inputs to the BAS as required to start and monitor status of exhaust fans and monitor refrigerant alarms.
5. All new chilled water and condenser water valves shall have electric actuators.
6. All VFD's added for pump and fan control shall have hardwired points for start-stop, up to four individual start interlock devices, speed reference (configurable to 0-10VDC or 4-20mA) and a BACnet mstp interface. Basis of design is ABB ACH580 VFD's. Run status shall be determined by a separate adjustable current switch to monitor the pump or fan current instead of using VFD run status contact.

7. A flow meter for each of the new chillers shall be added to measure the chilled water flow entering each chiller. The flow meter used for chillers 6&7 and as a basis of the study for this design is the F-3500 series manufactured by Onicon.
8. Water Filtration System control/monitoring points shall be included for the new system, similar to the BAS monitoring points for the current system.
9. Controls for the chilled water system shall include redundancy such that a loss of a power circuit, single control panel or controller results in the loss of no more than two chillers or towers to maintain the chilled water system's functionality.
10. All non-BACnet compatible controls and monitoring in building 10 that are not associated with this chiller/cooling tower group shall have existing outdated controls updated. The systems that shall have updated controls as part of this scope include:
    a. Generator hardwired inputs for alarms and any generator running status
    b. Generator Room Unit Heater/Fan controls, UH-R0010-101, UH-R0010-102, UH-R0010-103, FA-R0010-101, FA-R0010-102 & FA-R0010-103
    c. Ground/Maintenance Shed Unit Heater/Fan, UH-R0010-105 & FA-R0010-105
    d. B54 NCE and all controls in the local application and the TEC2601 on the FCB, this includes EF, AHU, and other miscellaneous points.
    e. Switchgear hardwired loadshed points
    f. Switchgear Room Unit Heater/Fan, UH-R0010-104 & FA-R0010-104
    g. Air Handling Unit 3.1 heating only unit that serves mechanical space. The steam valve will need to be replaced since the original valve has been removed.
    h. Heat Exchanger
    i. Condenser water Sweeper and Filtration systems control and monitor points.
    j. Add monitor points for domestic water pressure and flow
    k. Add monitor points for controls air pressure and status
11. All control panels, conduit, wire, and devices that are no longer needed for the building automation control system upon completion of this project shall be demolished and disposed of as part of this scope. This includes the demolition of remaining control panels from previous controls upgrades that are no longer in service.
12. All working JCI legacy field controllers, Trane chiller controllers and any other programmable controllers that are

being taken out of service shall be salvaged and turned over to CDC.

13. Mechanical design drawings shall include flow diagrams including all devices, sequences of operation and input/output tables for each system that is connected to the BAS.
14. All installed field controllers shall be 100% compatible with the existing controls for chillers 6 & 7 including the existing building automation server and building automation graphics. All new graphics shall be created using JCI standard SMP graphics and CDC graphic templates where applicable. The two existing BAS user views for B10 shall be consolidated into one user view and set of graphics, including the new graphics created as well as any existing graphics that will still be required for the building and plant operation.
15. Third Party commissioning agent shall be required to verify BAS installation meets all design specifications and sequences and is 100% complete and functional.
16. Controls contractor shall support TAB and Commissioning Agent activities as required.
17. Controls contractor shall provide a written staffing plan, a qualified and consistent staff is critical to the success of this project. The staffing plan shall include the following:
    a. Personnel roster of the project team
    b. Roles and responsibilities of each team member
    c. Qualifications of each team member
    d. Experience level in developing and implementing the proposed solutions.

    The personnel in the staffing plan are considered key personnel for the duration of the project. If any of the key personnel need to be changed during the project, a request must be submitted in writing 30 days in advance and approved by written consent of the Contracting Officer.
18. A single unified home page shall be provided with the ability to navigate to the new graphics created as part of this project and the existing graphics that will remain for all equipment that is not being upgraded or replaced as part of this project. All BAS points for systems within building 10 shall also be included in a single userview, which includes both existing systems that are not being upgraded as part of this project and the systems that are being upgraded within the scope of this project.
19. A single set of As-built BAS Control Drawings for building 10 shall be provided upon completion of this project which includes the existing drawings for systems and equipment that are not being upgraded as part of this project.

v. Structural:
    1. Structural improvements shall be made such that the new cooling towers are adequately supported and that new walkways are available to monitor and maintain the equipment safely.

2. Load calculations shall be performed and submitted to ensure the roof can support the loads of the new equipment, piping, supports and walkways.

vi. Fire Protection:
1. If the replacement of cooling towers constitutes a need to update fire protection; Any new cooling towers should have sprinkler coverage in accordance with NFPA 214. The existing fire sprinkler system should be extended to provide coverage for the new tower in accordance with the DCS, NFPA 214, and NFPA 13. Drawings should be provided for approval.
2. Move, relocate, any existing fire alarm conduit or device that interferes with the other project objectives. All work should be done in accordance with DCS and NFPA 72. Drawings should be provided for approval.
3. Move, relocate, any existing sprinkler pipe or sprinklers that interfere with the other project objectives. All work should be done in accordance with the DCS and NFPA 13. Drawings should be provided for approval.
4. Provide as-built drawings once all fire protection work is complete.

vii. Commissioning
1. Commissioning shall be completed by a 3rd party commissioning agent.
2. Contractor shall provide a commissioning plan for all new mechanical equipment, electrical equipment and BAS systems.
3. Commissioning includes equipment start-ups by vendors, pre-functional testing, functional testing and IPT. Integrated system testing shall be used to demonstrate combined operation & functionality of new chillers, towers, pumps, controls with existing chiller plant chillers 6&7 and associated equipment & controls.
4. Provide on-site testing and commissioning for all applicable equipment and systems.
5. Equipment shall be tested for at minimum: capacity, annunciation of alarms and abnormal conditions.
6. Integrated system testing shall be performed between the chillers and the BAS system.
7. Complete commissioning report shall be provided at the end of the commissioning phase.

viii. General:
1. All demoed equipment and materials shall be disposed of and recycled by the contractor, except any programmable BAS controllers which should be turned over to CDC. Any refrigerant that is to be removed as part of this project shall be handled according to EPA guidelines.
2. Equipment pads shall be installed or extended to match existing for all new equipment. Any equipment that is

demoed, the equipment pad shall also be demoed and the floor shall be restored to match existing.

3. There are 2 sections of membrane roofing beneath cooling towers. These shall be replaced in totality.
4. During construction work, care shall be taken to prevent any foreign matter from entering the pipework. Piping ends shall be covered.
5. Contractor shall provide turnover packages which shall include at minimum: all documentation related to the completed project, updated drawings (pdf and CAD files), design calculations, equipment operation and maintenance manuals, commissioning/testing reports and warranty certificates.
6. Design / coordination with utility company along with all required devices shall be incorporated in this project to ensure a sewage rebate is in place for make all make-up water utilized in the central plant.

ix. ELECTRICAL:

1. Other Ancillary Duties
   a. Perform harmonic analysis as required.
   b. Updates short-circuit and arc flash study.
   c. Demolish, extend, or provide equipment concrete pads as required.
   d. Splicing to existing conductors is not permitted.
   e. Utilization of existing conduits is permitted.
   f. Perform installation in accordance with NFPA 70 and manufacturer's recommendation.
   g. Perform NETA ATS and MTS acceptance tests for LV system installation.

G. TASK TO BE PERFORMED

a. Meetings

i. Pre-Construction Meeting: during or soon after the project Notice to Proceed, an in-person Pre-Construction Meeting shall be held for the Contractor and the Government to discuss project scope and the project schedule. Topics shall include, but is not limited to, project goals and objectives, communications and administrative procedures, background and issues, schedule/performance milestones, budget, and site logistics. This session is expected to last no longer than two hours, not including possible follow-up site visits.

ii. Weekly Construction Progress Meetings: weekly conference calls shall be scheduled by the Contractor to review construction progress and discuss and resolve construction issues. The Contractor shall provide the CO/CS a written record of all conferences and meetings held between the Government and the Contractor during which the technical design of the project is discussed. The record of the discussion will not be accepted as a "Notification of Change" as described by the changes clause of the contract unless so specified in the written record and as agreed upon in writing by the CO/CS. Provide each written record within three (3) working days after the

conference or meeting. Attendance: Contractor's Superintendent, Contractor's Project Manager, Government's CO/CS, Government's COR, Government's BC, Government's PM, Government SMEs, and others as appropriate.

b. Field Survey
    i. Contractor shall visit the site with the COR and maintenance personnel at the Roybal Campus to review the existing conditions as required to fully understand the scope of the work and verify existing conditions.
    ii. The Contractor shall notify the COR a minimum of five (5) working days before each site visit and shall provide a one-page summary site visit report of activities within three (3) working days after each visit day.
    iii. Photographs of existing CDC facilities are only available through close coordination with the Government COR where logistics for digital file transfers must be determined. Review and clearance for release by CDC's Security Services Office (SSO) will be requested by the COR.
c. Pre-Construction
    i. Once the Government's CO or CS issues a formal Request for Proposal (RFP), the Contractor shall provide a firm fixed price proposal to the Government CO/CS with detailed scope and pricing breakdown as evidence of the costs for their planned construction tasks.
d. Schedule Delivery
    i. Within ten (10) working days after Contract Award, Contractor shall submit the initial Construction Progress Schedule.
    ii. Contractor shall provide a schedule of proposed construction activities as a horizontal bar chart with separate bar for each major portion of Work or operation. The schedule shall include every activity having a bearing on the time required to complete the work, not limited to material delivery activities, installation activities, submittal and review activities, and testing/commissioning activities.
    iii. Revisions to the approved Construction Progress Schedule must be approved in writing by the CO/CS.
    iv. Contractor shall submit revision to schedule with each contract modification proposal to reflect all revisions to schedule, critical path, completion date, and the effects of the proposed modification upon other affected activities of the schedule; if the Contractor is behind schedule in excess of 2 weeks; if lost time is recovered; and with each Application for Payment.
e. General Conditions
    i. Contractor shall phase work as necessary to minimize down time while of Building 10 as outlined in SOW. Contractor shall coordinate all utility/service outages with the CO/CS and the COR. Contractor shall not proceed with any utility/service outages until authorized by the CO/CS and the COR.
    ii. Any work that needs to be performed after regular business hours shall be clearly identified and agreed to in advance and included within the construction schedule. Any work not clearly identified but necessary

to maintain schedules or for other reasons not specifically requested by the Government shall not be reason for a change in the Contract.

iii. Contractor shall coordinate any utility interruptions through the COR. Contractor shall complete and submit Service Interruption Request (SIR) and AMSO Project Activity Review (PAR).

f. Construction
   i. Perform the SOW to the complete extent defined. All work shall comply with local codes and follow the project schedule.
   ii. All construction work requiring shut-downs will be scheduled in advance with appropriate Service Interruption Request (SIR) and AMSO Project Activity Review (PAR) provided per the Reporting Schedule. No shutdowns will be performed outside this requirement.

g. Commissioning
   i. Contractor shall provide a qualified commissioning sub-consultant for commissioning services. The sub-consultant shall have a minimum of ten years of experience in commissioning central plants. The contractor shall provide CDC with information documenting the qualifications of the sub-consultant prior to submitting the proposal for contractor services under this SOW. CDC reserves the right to reject the commissioning sub-consultant if minimum requirements are not satisfied.
   ii. Commissioning Agent shall be engaged in the project from the beginning of design through completion of construction and commissioning of applicable building systems.

h. Close-Out Documentation
   i. All final closeout documentation shall be completed and turned over to the CDC project team before final Pay Application.
   ii. All Drawings must be updated in AutoCAD to final as-built condition and submitted to the COR.
   iii. All product submittals, with final disposition noted, must be submitted to the COR.
   iv. All O&M manuals must be submitted to the COR.
   v. Product warranty letters from the manufacturers to cover parts and labor for defective components or materials for no less than one year from the date of final Close-Out.
   vi. All maintenance and operational training which will include a video with clear audio and professional editing that can be utilized to train future operators and technicians.

H. GOVERNMENT FURNISHED PROPERTY

a. Government furnished property is not applicable to this contract and shall not be required by the contractor to perform the duties required to complete the contract scope of work.

I. CONTRACT SUPPORT HOURS

a. It is anticipated that most of the work will be performed during normal CDC business hours. After-hours work shall be utilized as required for shutdowns as required to perform the scope of work outlined above.

J. TRAVEL

a. No travel is anticipated or required.

K. DELIVERABLES / REPORTING SCHEDULE

Deliverable format: 8-1/2 inches by 11 inches or larger layout and shall have standard headings to indicate the name of the project, the name of the Contractor, the date, CDC logo, and Sensitive But Unclassified (SBU) notice cover page. All As-Built drawings shall be submitted in electronic format (AutoCAD compatible; _.dwg and PDF) as well as hardcopy. and conform to the CDC AutoCAD standards.

Task	Deliverable	Quantity/Format	Due Date	Deliver To
1.b.	Conference and Meeting Written Records	8.5-inch x 11-inch electronic PDF document. With standard headings to indicate the name of the project, the name of the Contractor, the date, CDC logo, and Sensitive But Unclassified (SBU) notice cover page	Within three (3) working days after the conference or meeting	CO/CS and COR by email.
2.b.	Site visit report	8.5-inch x 11-inch electronic PDF document. With standard headings to indicate the name of the project, the name of the Contractor, the date, CDC logo, and Sensitive But Unclassified (SBU) notice cover page	Within three (3) working days of site visit	CO/CS and COR by email.
2.c.	Photographs for Government review and release	TBD	Within three (3) working days of site visit	CO/CS and COR
3.a.	Firm fixed price proposal with detailed scope and pricing breakdown	8.5-inch x 11-inch (up to 11-inch x 17-inch) electronic PDF document. With standard headings to indicate the name of the project, the name of the Contractor, the date, CDC logo, and Sensitive But Unclassified (SBU) notice cover page.	TBD, after RFP issuance	CO/CS with Proposal Package, by email
4.a.	Initial Construction Progress Schedule	8.5-inch x 11-inch (up to 11-inch x 17-inch) electronic PDF document. With standard headings to indicate the name of the project, the name of the Contractor, the date, CDC logo, and Sensitive But Unclassified (SBU) notice cover page. Show proposed construction activities as a horizontal bar chart with separate bar for each major portion of Work or	Within ten (10) working days after Contract Award.	CO/CS and COR by email.

		operation		
4.d.	Construction Progress Schedule Revisions	8.5-inch x 11-inch (up to 11-inch x 17-inch) electronic PDF document. With standard headings to indicate the name of the project, the name of the Contractor, the date, CDC logo, and Sensitive But Unclassified (SBU) notice cover page. Show proposed construction activities as a horizontal bar chart with separate bar for each major portion of Work or operation	Revised schedule with each contract modification proposal; if the Contractor is behind schedule in excess of 2 weeks; if lost time is recovered; and with each Application for Payment.	CO/CS and COR by email.
5.c.	SIR and PAR	Forms to be provided by CDC.	Submit fifteen (15) working days prior to any utility/service interruption work	COR by email
6.c.	Construction phasing plan	8.5-inch x 11-inch (up to 11-inch x 17-inch) electronic PDF document. With standard headings to indicate the name of the project, the name of the Contractor, the date, CDC logo, and Sensitive But Unclassified (SBU) notice cover page	TBD, after Notice to Proceed (NTP)	CO/CS and COR
7	Commissioning Report	8.5-inch x 11-inch (up to 11-inch x 17-inch) electronic PDF document. With standard headings to indicate the name of the project, the name of the Contractor, the date, CDC logo, and Sensitive But Unclassified (SBU) notice cover page	Within ten (10) working days of completion of final commissioning activities	CO/CS and COR
8	Close-Out Documentation	Digital or 8.5-inch x 11-inch (up to 11-inch x 17-inch) electronic PDF document. With standard headings to indicate the name of the project, the name of the Contractor, the date, CDC logo, and Sensitive But Unclassified	Prior to contract completion	CO/CS and COR

		(SBU) notice cover page.		
9	As Built Documents	All drawings shall be provided in both auto-cad and pdf format. With standard headings to indicate the name of the project, the name of the Contractor, the date, CDC logo, and Sensitive But Unclassified (SBU) notice cover page.	Prior to contract completion	CO/CS and COR

L. ATTACHMENTS

a. **20201208 Building 10 Chilled Water Upgrade Study Report- 1,800 ton** – This report is the result of an effort to define the project scope required. It has been marked up to align with our current desires for the project.
b. **P20210098 Minimum Chiller Specification** – This is to be used to provide minimum requirements of chillers to be used on this project. Final specifications are to be generated by the contractor.
c. **P20210098 Minimum Cooling Tower Specification** – This is to be used to provide minimum requirements of cooling towers to be used on this project. Final specifications are to be generated by the contractor.
d. **Mechanical Control Drawing Format Example** – This drawing is to show the format and details required within mechanical drawing submissions.
e. **47_LABELS-1 (Field Control Wire Preparation and Labelling) B10** – All labels shall be per CDC standard described in this document.
f. **BAS-23900 General Provisions B10** – This document is a minimum expectation for the controls portion of the project.
g. **BAS-230913 Input Output Devices B10** - This document is a minimum expectation for the controls portion of the project.
h. **P20210098 Detailed Electrical SOW** – This is to be used to supplement information contained above detailing the electrical scope of work. In case of conflict between documents attachment prevails.
i. Minimum Electrical Specifications
j. Electrical As Built and Shop Drawings
k. B10 Power System Study

M. MINIMUM VENDOR QUALIFICATIONS

a. The Construction Contractor selected will have the capability, knowledge, and expertise to perform the Construction Services described. The Construction Contractor must be able to complete the project within the timeframe required. The Contractor must also demonstrate experience with performance conditions, which includes design build projects, government contracting and central plant renovations and upgrades. A Contractor with comparable construction experience and a history of successful performance will be essential in keeping the project coordinated, on budget, on schedule, and achieving the owner's quality and safety standards.

III. SCHEDULE

A. This schedule is subject to refinement after review and discussions with the Contractor.

Milestone	Duration/Date Completed
Issuance of Solicitation	To be determined.
Contractor's Fee Proposal	Not later than 60 calendar days from Effective Date of Solicitation.
Contract Award	As determined by OAS, but not later than 30 calendar days from receipt of Contractor's Fee Proposal.
Notice to Proceed (NTP)	As determined by OAS, but not later than 28 calendar days from Award.
Security Processing Complete	Not later than 30 calendar days from Award.
Construction Complete	Not later than **462** calendar days from Task Order Award.

B. There shall be a 2 week review period for each design, submittal and RFI submission, Design reviews may be concurrent with the subsequent design phase.

IV. SPECIAL CONSIDERATIONS

Proposed contract type – Firm Fixed Price

Payment Clauses – Monthly payment based on payment application based progress on the cost loaded schedule.

Sustainability – D/B to use recycled content materials per MOU mandates, follow "recovered mineral component" requirements of EPAct 2005. Specify Post consumer recycled content + ½ pre-consumer content to constitute at least 10% of the total value of the materials in the project and materials and products manufactured within 500 mile where possible.

Electronic and Information Technology Accessibility Notice

(a) Section 508 of the Rehabilitation Act of 1973 (29 U.S.C. 794d), as amended by the Workforce Investment Act of 1998 and the Architectural and Transportation Barriers Compliance Board Electronic and Information (EIT) Accessibility Standards (36 CFR part 1194), require that when Federal agencies develop, procure, maintain, or use electronic and information technology, Federal employees with disabilities have access to and use of information and data that is comparable to the access and use by Federal employees who are not individuals with disabilities, unless an undue burden would be imposed on the agency. Section 508 also requires that individuals with disabilities, who are members of the public seeking information or services from a Federal agency, have access to and use of information and data that is comparable to that provided to the public who are not individuals with disabilities, unless an undue burden would be imposed on the agency.

(b) Accordingly, any offeror responding to this solicitation must comply with established HHS EIT accessibility standards. Information about Section 508 is available at

http://www.hhs.gov/web/508. The complete text of the Section 508 Final Provisions can be accessed at http://www.access-board.gov/sec508/standards.htm.

(c) The Section 508 accessibility standards applicable to this contract are: 1194.
205 WCAG 2.0 Level A & AA Success Criteria
302 Functional Performance Criteria
502 Inoperability with Assistive Technology
503 Applications
504 Authoring Tools
602 Support Documentation
603 Support Services

In order to facilitate the Government's determination whether proposed EIT supplies meet applicable Section 508 accessibility standards, offerors must submit an HHS Section 508 Product Assessment Template, in accordance with its completion instructions. The purpose of the template is to assist HHS acquisition and program officials in determining whether proposed EIT supplies conform to applicable Section 508 accessibility standards. The template allows offerors or developers to self-evaluate their supplies and documentation detail - whether they conform to a specific Section 508 accessibility standard, and any underway remediation efforts addressing conformance issues. Instructions for preparing the HHS Section 508 Evaluation Template are available under Section 508 policy on the HHS Web site http://hhs.gov/web/508.
(d) Respondents to this solicitation must identify any exception to Section 508 requirements. If a offeror claims its supplies or services meet applicable Section 508 accessibility standards, and it is later determined by the Government, i.e., after award of a contract or order, that supplies or services delivered do not conform to the accessibility standards, remediation of the supplies or services to the level of conformance specified in the contract will be the responsibility of the Contractor at its expense.

(e) Electronic content must be accessible to HHS acceptance criteria. Checklist for various formats is available at http://508.hhs.gov/, or from the Section 508 Coordinator listed at https://www.hhs.gov/web/section-508/additional-resources/section-508-contacts/index.html. Materials that are final items for delivery should be accompanied by the appropriate checklist, except upon approval of the Contracting Officer or Representative.

TECHNICAL EVALUATION PLAN:

The evaluation criteria are as follows:

Factor 1 Past Performance (weighted 25%)
Factor 2 Technical Approach (weighted 25%)
Factor 3 Team Member's Professional Qualifications(weighted 25%)
Factor 4 Project Schedule (weighted 25%)

1. **Past Performance**
   Criteria includes past performance on contracts with Government agencies and private industry in terms of cost control, quality of work, and compliance with performance

schedules.

Provide project narrative and photographic synopsis on one page for four representative relevant past projects designed, managed, constructed, and completed, by the Offeror, and clearly indicate which MEP projects were performed in a central plant. Provide sufficient scope information to determine similarity to work contemplated by this acquisition. Provide project contract type, total contract value, period of performance, and indicate if projects were on time and within budget; and, if not, indicate the cause and final outcome of any noncompliance.

For each project, clearly identify which member(s) of the Offeror's team participated, and their specific role in the project.

A. Minimum responses shall include, but not be limited to, the following:
   1) Successful completion of MEP projects within an operational central plant.
   2) Past performance on similar contracts with U.S. Federal Government agencies clearly maintaining defined project schedules and project budgets.
   3) Past performance on similar contracts with other State or Local Governments and private industry maintaining defined project schedules and project budgets.
   4) Demonstration of user satisfaction with the quality of work. For each project indicated, each interested party shall provide a customer contact name, current telephone number, and email address.
   5) Demonstration of successful planning and logistics techniques in phased projects within an operational central plant.
   6) In addition, to the required minimum proposal criteria, all proposals must provide a clear and concise record of any and all claims filed by, or on behalf of the proposed Offeror, and against the proposed Offeror including all partner members for the past ten years, with the outcome described.

The Government reserves the right to use information from its own past performance inquiries to make its Source Selection, including, but not limited to, CPARS, and Past Performance Questionnaires.

B. Past Performance Criteria will be assessed as follows:
   1) Outstanding - The submitted information provided by this Offeror indicates significant strengths that are not offset by a few significant weaknesses. As a result, the Government has no doubt that the Offeror is highly qualified and capable of successfully completing construction for this project.
   2) Good - The submitted information provided by this Offeror indicates some significant strengths or numerous minor strengths that are not offset by significant weaknesses or numerous minor weaknesses. As a result, the Government has few concerns that the Offeror is qualified and capable of successfully completing construction for this project.
   3) Acceptable – The submitted information provided by this Offeror indicates a few minor strengths that are not offset by significant weaknesses or numerous minor weaknesses. As a result, the Government has some concern that the

Offeror is qualified and capable of successfully completing construction for this project.

4) Unacceptable - The submitted information provided by this Offeror indicates omissions, deficiencies, or weaknesses that can't be corrected. As a result, the Government has serious doubt that the Offeror is qualified or capable of successfully completing construction for this project.

2. Technical Approach

Provide an outline of the proposed technical approach to performing the stated work.

A. Minimum responses shall include, but not be limited to, the following:
   1) The proposal should clearly indicate how the Offeror expects to meet the schedule challenges.
   2) The proposal should clearly indicate the approach utilized for plant shutdowns to maintain continuity of operations.
   3) The proposal should clearly indicate procurement strategy and equipment staging/storage.
   4) The proposal should provide a construction plan.
   5) The proposal should clearly indicate the plan for Startup and Commissioning shall also be addressed.

B. Technical Approach Criteria will be assessed as follows :
   1) Outstanding - The submitted information provided by this Offeror indicates significant strengths that are not offset by a few significant weaknesses. As a result, the Government has no doubt that the Offeror is highly qualified and capable of successfully completing construction for this project.
   2) Good - The submitted information provided by this Offeror indicates some significant strengths or numerous minor strengths that are not offset by significant weaknesses or numerous minor weaknesses. As a result, the Government has few concerns that the Offeror is qualified and capable of successfully completing construction for this project.
   3) Acceptable – The submitted information provided by this Offeror indicates a few minor strengths that are not offset by significant weaknesses or numerous minor weaknesses. As a result, the Government has some concern that the Offeror is qualified and capable of successfully completing construction for this project.
   4) Unacceptable - The submitted information provided by this Offeror indicates omissions, deficiencies, or weaknesses that can't be corrected. As a result, the Government has serious doubt that the Offeror is qualified or capable of successfully completing construction for this project.

3. Organization of Proposed Team and Team Members' Professional Qualifications

Provide an organizational structure in clear and concise graphic format indicating the proposed team organization. Provide the key team members' role and planned primary office location(s) during the period of performance. Provide an outline of the legal structure of the company, and the general title of the subcontracted entities

(mechanical, electrical, etc.) to be included by the contract.

A. Minimum responses shall include, but not be limited to, the following:
   1) Qualifications for construction executive, Project Managers, Lead Project Engineer, Lead Superintendent, Quality Control Officer/Manager, Lead Scheduler, Lead Commissioning Agent and Safety Officer/Manager.
   2) Team members for the design effort that have performed in a similar capacity to renovate operational central plants.
   3) Team members for the construction effort that have performed in a similar capacity to renovate operational central plants.
   4) Key project personnel who have been involved in central plant renovations, expansions and equipment replacements.

B. Organization of Proposed Team and Team Members' Professional Qualifications will be assessed as follows:
   1) Outstanding - The submitted information provided by this Offeror indicates significant strengths that are not offset by a few significant weaknesses. As a result, the Government has no doubt that the Offeror is highly qualified and capable of successfully completing construction for this project.
   2) Good - The submitted information provided by this Offeror indicates some significant strengths or numerous minor strengths that are not offset by significant weaknesses or numerous minor weaknesses. As a result, the Government has few concerns that the Offeror is qualified and capable of successfully completing construction for this project.
   3) Acceptable – The submitted information provided by this Offeror indicates a few minor strengths that are not offset by significant weaknesses or numerous minor weaknesses. As a result, the Government has some concern that the Offeror is qualified and capable of successfully completing construction for this project.
   4) Unacceptable - The submitted information provided by this Offeror indicates omissions, deficiencies, or weaknesses that can't be corrected. As a result, the Government has serious doubt that the Offeror is qualified or capable of successfully completing construction for this project.

4. Project Schedule

Provide a project schedule to communicate the logical flow of the planned construction activities for the entire design build project. The project schedule shall incorporate all necessary scope items in the project as well as provide a reasonable approach to phasing the project while maintaining an operational central plant.

A. Minimum responses shall include, but not be limited to, the following:
   1) Schedule shall be provided using a Gantt Chart format that clearly shows the sequencing of activities including durations and predecessors.
   2) Activity groupings including design, material procurement and construction shall be provided.

3) Milestones and activities including contract award, design document deliverables, site mobilization, plant outages, phased construction activities, commissioning, as built documents, training, substantial completion, demobilization and contract close out.
4) Schedule shall provide a reasonable and prompt timeline for the overall project.

B. Project Schedule will be assessed as follows:
1) Outstanding - The submitted information provided by this Firm indicates significant strengths that are not offset by a few significant weaknesses. As a result, the Government has no doubt that the Firm is highly qualified and capable of successfully completing construction for this project.
2) Good - The submitted information provided by this Firm indicates some significant strengths or numerous minor strengths that are not offset by significant weaknesses or numerous minor weaknesses. As a result, the Government has few concerns that the Firm is qualified and capable of successfully completing construction for this project.
3) Acceptable – The submitted information provided by this Firm indicates a few minor strengths that are not offset by significant weaknesses or numerous minor weaknesses. As a result, the Government has some concern that the Firm is qualified and capable of successfully completing construction for this project.
4) Unacceptable - The submitted information provided by this Firm indicates omissions, deficiencies, or weaknesses that cannot be corrected. As a result, the Government has serious doubt that the Firm is qualified or capable of successfully completing construction for this project.