Anniston Army Depot FORGE II

Statement of Objectives
May 26, 2026

1. Summary 3
2. Scope of Work 3
3. Objectives 4
4. Contract Requirements. 5
5. Constraints 6
6. Government Furnished Equipment/Property 7
7. Performance Evaluation 7
8. Deliverables 7
9. Acceptance Criteria 8

1. Summary

1.1 Executive Summary

This Statement of Objectives (SOO) defines the high-level goals, desired outcomes, and performance expectations for a Military Construction (MILCON) Project to design and construct buildings supporting Anniston Army Depot Master Plan at the United States Army Installation Anniston Army Depot (ANAD), Alabama utilizing an Other Transactional Authority (OTA) Contract. The scope is to design and construct four (4) projects with different purposes at ANAD on vacant land. A separate contract will be awarded to an Architecture and Engineering firm to serve as the 'owner representative' to oversee the work of the Design-Build prime contractor.

The four (4) buildings resulting from this OTA are a Component Remanufacturing Facility, a Missile Maintenance Facility, a Military Vehicle Paint Facility, and a Storage Facility (two warehouses). This project shall be overseen by the Army Material Command (AMC), led by an Agreements Officer (AO) and a designated Agreements Officer Representative (AOR) to ensure compliance with all Federal, State, and Local ANAD regulations and in a manner that fully aligns with MILCON program requirements.

The Army Materiel Command (AMC) has the overall lead and will provide the oversight of design and construction in collaboration with the 'owner representative' A&E firm and Anniston Department of Public Works. Other stakeholders include Tank-and-Automotive Command, Joint Munitions Command and Installation Management Command.

1.2 Background

ANAD is nestled in the foothills of the Appalachian Mountains covering more than 25 square miles located in Calhoun County, Alabama just 10 miles west of Anniston. ANAD contains more than 15,000 acres of woodland, 3.5 million square feet of maintenance and production buildings, 419,000 square feet of administrative buildings, and 6.8 million square feet of storage buildings. It is designated as the Center of Industrial and Technical Excellence (CITE) for tracked and wheeled ground combat vehicles (minus Bradley), towed and self-propelled artillery, assault bridging systems, individual and crew served small caliber weapons and locomotives, rail equipment and non-tactical generators. Key tenant organizations on ANAD include Defense Logistics Agency (DLA) Distribution, DLA Disposition Services, the Anniston Munitions Center (ANMC) and the U.S. Army Museum Support Center-Anniston. The four (4) buildings constructed under this OTA will increase the support ANAD provides to the Warfighters.

2. Scope of Work

2.1 Place of Performance

Work will be performed at Anniston Army Depot, Alabama. All installation access rules, anti-terrorism training requirements and coordination protocols must be followed.

2.2 Period of Performance

The contract will define the period of performance. Contractor must develop a detailed Critical Path Method (CPM) baseline schedule and submit to the government for review and approval within 30-days of award. Monthly updated schedule will be required to complement the monthly invoice payments. Risk-adjusted forecasting and coordination with AMC milestones are required.

2.3 The scope of work outlined in this SOO is broken down into the tasks below.

2.3.1 Component Remanufacturing Facility

2.3.1.1 Task: Construct a Component Remanufacturing Facility.
See Attachment 0001 – Component Reman Facility Design

2.3.2 Missile Maintenance Facility

2.3.2.1 Task: Construct a Missile Maintenance Facility.
See Attachment 0002 – Missile Maintenance Facility Design

2.3.3 Vehicle Paint Facility

2.3.3.1 Task: Construct a Paint Facility.
See Attachment 0003 – Paint Facility Design

2.3.4 Storage Facility

2.3.4.1 Task: Construct a Storage Facility.
See Attachment 0004 – Storage Facility Design

3. Objectives

3.1 General Objectives

3.1.1 Execute design and construction in accordance with AMC quality management procedures.

3.1.2 Ensure compliance with the requirements of the awarded OTA Contract, fiscal law, and AMC administrative processes as prescribed by the AO.

3.1.3 Maintain a safe worksite through safety meetings and develop project specific safety plan standards as prescribed by the OTA and AO.

3.2 Performance Objectives

3.2.1 Produce technically accurate and complete submittals that support efficient AMC review and acceptance.

3.2.2 Achieve design and construction compliance with AT/FP measures and required standoff distances.

3.2.3 Maintain schedule reliability and achieve milestone dates tied to AMC milestones, Congressional intent, and MILCON budgeting cycles.

3.2.4 Coordinate fully with AMC, garrison/installation personnel, commissioning agents, and end users.

4. Contract Requirements.

4.1 Provide four (4) fully functional, code-compliant facilities that meet all approved final design criteria and pass all AMC QA inspections.

4.2 The Design-Build Contractor assumes full professional liability for completing the design. Specific design requirements:

a) Industrial Engineer Expertise: Construction designs must take into account industrial process layout and planned production flow of industrial facilities.

b) Designer of Record: All final drawings, calculations and specifications must be stamped and sealed by registered Professional Engineers (PE) and Registered Architects (RA).

c) Design QC Manager: Contractor must appoint a dedicated Design QC Manager (separate from the Construction QC Manager) to review and certify all design packages before government review.

d) The DOR must design strictly to the Unified Facilities Criteria (UFC) and generate final construction specifications using Unified Facilities Guide Specifications (UFGS).

e) Design submission milestones include 65%, 95% and 100% designs for government review and approval. Starting construction on civil/foundation before architectural is 100% is authorized.

f) ATFP: The DOR must finalize site grading, structural hardening, and window glazing designs to meet minimum AT/FP standoff and blast mitigation requirements.

g) Cybersecurity and Control Systems: The design must incorporate Risk Management Framework (RMF) controls for all networked building systems (HVAC, SCADA, Fire Alarm) per UFC 4-010-06.

h) Building Information Modeling: The design must be executed in a 3D BIM environment to a specified Level of Development (LOD).

4.3 Specific construction phase requirements:

a) Project Superintendent: 10+ years' experience (5 as Lead Superintendent). Must be on-site 100% during construction. Responsible for overall on-site production, subcontractor coordination, and schedule adherence.

b) D-B Project Manager: 10+ years' experience in D-B project delivery. Typically, a Senior Officer of the firm. Single point of contact for contract administration, budget, and overall execution of design and construction phases.

c) Construction QC Manager, 5-10 years' experience: CQM for Contractors cert. Must report to firm's senior leadership. Implements the Three Phases of Control; manages testing and submittals in Management System.

d) Site Safety & Health Officer (SSHO), 5+ years' experience; OSHA 30-hour; 40-hour EM 385-1-1 training; Full-time on-site safety enforcement; authority to stop work for safety violations.

e) Commissioning Authority (CxA): Certified Commissioning Professional (CCP) or equivalent third-party cert., Lead functional performance testing and systems integration validation.

4.4 Refer to Section 8 'Deliverables' for more details.

5. Constraints

5.1 Work must be carried out during normal business hours at Anniston Army Depot (unless approved by Anniston DPW) and comply with ANAD access, security protocols, environmental restrictions, and operational needs.

5.2 Contractor must use a commercially available online Management System for daily reporting, RFIs, submittals, and documentation.

5.3 All work must follow the approved project schedule, phasing plan, and outage

coordination requirements as dictated by the AO and AOR.

6. Government Furnished Equipment/Property

The Government will provide planning documents, existing drawings, environmental studies, geotechnical data, design analyses, or installation-specific requirements. Contractor must validate all provided information and alert AMC of discrepancies.

7. Performance Evaluation

Contractor Performance will be evaluated by AMC based on:

7.1 Quality (Design): DOR adherence to UFC. Accuracy and completeness of 65%, 95% and 100% design documents.

7.2 Quality (Construction): Quality of work and effectiveness of contractor provided, government accepted Quality Control Plan (QCP), three Phases of Control implementation and adherence of construction to approved design.

7.3 Design-build Integration and Responsiveness: How well did the design and construction teams collaborate? Timeliness of RFI responses, submittals and contract modification review/approval timeliness. Utilization of online Management System.

7.4 Cost Control: Reasonableness of proposed cost for government directed changes.

7.5 Safety performance and adherence to the Site Safety and Health Plan (SSHP).

7.6 Schedule management and success in meeting critical milestones.

7.7 Successful system commissioning and turnover.

8. Deliverables

Minimum required deliverables include:

8.1 Design Submittals: Submit 65%, 95% and 100% design for government review and approval.

8.2 Contractor QC Plan compliant with AMC requirements
Must include a clear QC organization chart, personnel qualifications, and detailed procedures for executing the Three Phases of Control (Preparatory, Initial, Follow-up).

8.3 Site Safety and Health Plan (SSHP)
Must strictly comply with EM 385-1-1, including site-specific Activity Hazard Analyses (AHAs) and designation of a qualified Site Safety and Health Officer (SSHO).

8.4 Environmental compliance documents and permits
Requires a comprehensive Environmental Protection Plan (EPP), Stormwater Pollution Prevention Plan (SWPPP), and procedures for spill response and hazardous materials management.

8.5 CPM baseline schedule and monthly updates
Must be a cost-loaded Network Analysis System (NAS) schedule detailing the critical path, submitted in native format with narrative reports for monthly updates. Monthly updates to be submitted along with invoices.

8.6 All required submittals and shop drawings through online Management System
Requires generation and maintenance of a complete Submittal Register with all action and information submittals routed exclusively through a Management System accessible online. All RFIs to be routed and tracked through the same Management System.

8.7 Daily QC reports
Logged daily in online Management System, documenting weather conditions, workforce/equipment hours, specific work performed, safety inspections, and any QC phase meetings or deficiencies as well as photos showing work progress.

8.8 O&M manuals, warranty data, and user training
Delivery of searchable PDF and hardcopy O&M data, a consolidated warranty management plan, and a documented instructional training schedule for end-users.

8.9 Cybersecurity documentation for control systems
Submission of Risk Management Framework (RMF) artifacts for Facility-Related Control Systems (FRCS), including complete hardware/software/firmware inventories and network topology diagrams.

8.10 Testing, balancing, and commissioning reports
Includes the final Commissioning (Cx) Plan and Report, Functional Performance Test (FPT) execution results, and certified Testing, Adjusting, and Balancing (TAB) reports.

8.11 Final closeout package compliant with AMC Engineering and Construction requirements.
Must include finalized as-built/record drawings, spare parts and keys turnover, final release of claims, and the completed DD Form 1354 (Transfer and Acceptance of DoD Real Property), and all warranties.

9. Acceptance Criteria
The Government will issue final acceptance upon verification that:

9.1 All work meets the requirements dictated in this SOO, and any other OTA contractual requirements.
9.2 All QA and commissioning requirements are met.

9.3 The facilities are fully functional and mission ready.

9.4 All closeout documentation is complete and accurate, all deficiencies, punch-list items, and warranty issues are resolved.