

SOLICITATION FOR OFFER MVR 002
Bldg. 7964A Replacement

I. QUALIFICATION CRITERIA

The Company will evaluate only those offers which meet the following Qualification Criteria.

- A. The total amount of space required shall be a minimum of 1821 net usable square feet for a three-plex modular office complex. Net usable square feet does not include space for restrooms, mechanical/electrical rooms, janitor closets, and entrance foyers/lobbies.
- B. Modular units shall be designed and constructed in such a manner as to obtain State of Tennessee Certification.

II. EVALUATION CRITERIA

- A. All offers must meet the requirements as set forth in the Solicitation.
- B. In addition, the following criteria will be numerically weighted and scored as part of the evaluation:

1. Price (200 Points)

Using criteria listed below, a competitive range will be established. For those offers remaining in the competitive range after the technical evaluation, the total proposed price for modular units, including delivery, installation, set up and the price for dismantling and removal of existing units, including any proposed trade-in or credit, will be weighted and scored. The lowest total price for an otherwise acceptable technical offer will receive the maximum points for this criterion. The remaining offers will receive a percentage of the available points based upon the ratio of the total price of the lowest offered price to the total price of the respective offer being ranked. The Company may select the low evaluated offer or may continue with additional negotiations and a request for final revised offers.

2. Worker Health and Safety Program(300 Points)

Proposed plans for performance of work in accordance with a DOE approved Worker Safety and Health Program (WSHP) for all site work including delivery, installation and setup. Are plans sufficient to demonstrate well-established safety protocols applicable to the scope of work?

3. Space Efficiency and Functionality (300 points)

This criterion will assess whether the proposed plan and interior layout will meet or exceed the Company's requirements. Simple, efficient layouts are sought. The facility will be assessed as to its operability as an office space and space conducive to design, engineering, and project management.

4. Schedule for Occupancy (200 points)

Are all phases of the schedule for manufacturing and preparing the facility for occupancy included in the offer? Is the proposed schedule credible and realistic? Does the subcontractor/developer exhibit adequate evidence of his ability to meet the proposed schedule?

- C. We reserve the right to solicit from any available sources relevant information concerning your business operations and to use this information in evaluation and selection.

III. OFFER FORMAT

- A. Your offer should be concise, specific, and complete and should demonstrate a thorough understanding of the minimum requirements.
- B. Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete offer are not desired. Legibility, clarity, and completeness are much more important.
- C. Your offer must be signed by an official authorized to bind your firm contractually and must be accompanied by a statement to the effect that your offer is firm for a period of not less than 60 calendar days after the closing date for receipt of offers.
- D. To aid in our evaluation, your offer should address the following areas:

1. a. Worker Health and Safety Program

A brief description of plans to accomplish work in accordance with a DOE approved worker health and safety program and plans for work safety to be applied during work required for delivery and installation/set up at the work site.

c. Space Efficiency

As a minimum, the offeror must provide a one-eighth (preferred) or larger scale plan of the proposed floor plan for the modular office complex. Plans or drawings must include dimensions and plans for functional space; specific identification of net usable square footage proposed; windows; hallways; restrooms; entrances; access, including designated accessible routes from the parking area to main building entrance(s); electrical power connections, voice

and data line connections, and heating, ventilation, and air conditioning including a building utilities operating plan.

A separate detailed listing of the space offered with corresponding square footage must accompany the plans; the listing may be in the same format as shown on the attached drawings.

d. Schedule/Past Performance

This section shall include the proposed schedule adequately identifying tasks or work elements from the award of a subcontract through completion of all activities as required for occupancy. The schedule shall include sufficient detail and milestone definition for the Company's evaluation. The Offeror shall provide the best possible schedule in days from award of the subcontract.

2. You must submit firm, fixed pricing for the three modular units including a fixed price for delivery, installation and set up as well as the price for skirting at the base of the modular units. You must also submit a fixed price for the dismantling and removal of the three existing units plus any trade-in or credit for the existing units.
3. Evidence of Capability to Perform - Your offer shall include:
 - a. The name of the proposed modular building manufacturer and evidence of his experience, competency, and performance capabilities with construction similar in scope to that which is required herein.
 - c. The license or certification of the individual(s) and/or firm(s), providing architectural and engineering design services, if any, to practice in the state of Tennessee.
4. Other Information - You shall include in this section:
 - a. A completed, signed copy of the attached Company form entitled "Representations and Certifications (Dec 2005)".
 - b. Any exceptions taken to the provisions of the attached Terms and Conditions FP (Feb 2008).
 - c. The names and telephone numbers of persons authorized to conduct negotiations for your firm.

IV. TERMS AND CONDITIONS

The provisions of the following attached articles and documents will become a part of the resulting subcontract.

- A. Terms and Conditions FP (Feb 2008)
- B. Representations and Certifications (Dec 2005)
- E. Requirements (Article X. REQUIREMENTS included in this document)

V. TIME FOR SUBMISSION OF OFFER

Copies of your offer must be received on or before 4:30 p.m. local time, at Oak Ridge, Tennessee, on May 27, 2008.

VI. AWARD

- A. Award may be made without discussion of offers received. Therefore, your offer should be initially submitted on the most favorable terms, from a price and technical standpoint, that you can submit. The award will be issued to the firm whose offer will be most advantageous to the Company, price and other factors considered.
- B. It is the intent of the Company to award one firm, fixed-price subcontract.
- C. There will be no public opening of offers. All offers will be confidential until the subcontract has been awarded. Evaluation of price offers in accordance with the evaluation criterion for price will be on the basis of the total price for the modular units as required including delivery, setup, and installation of the new units, as well as the price for dismantling and removal of the existing units currently located on the site.

VII. OFFER EXPENSES AND PRECONTRACT COSTS

This request does not commit the Company to pay for any costs incurred in the preparation and submission of offers or for any other costs incurred prior to the execution of a subcontract.

VIII. ACKNOWLEDGMENT OF AMENDMENTS

If this request is amended, you must acknowledge receipt of the amendments (by number and date) in writing with the offer submitted in response to Solicitation For Offer MVR 002.

IX. PREPARATION FOR OCCUPANCY

- A. Within 10 calendar days after award of the subcontract, the successful offeror shall submit to the Company a tentative design and construction schedule giving the dates on which the various phases of the project's manufacture of modular units will be completed to coincide with the proposed schedule as submitted in the offer. The finalized schedule is to be submitted no later than 20 days after award.

- B. Construction inspections may be made periodically by the Company to review compliance with the solicitation requirements and the final working drawings.

X. REQUIREMENTS MODULAR OFFICE COMPLEX AT THE HIGH FLUX ISOTOPE REACTOR

SECTION A – DEFINITION OF NET USABLE SPACE

A1. NET USABLE. Net usable space is the method of measurement for the area which UT-Battelle, LLC, (the Company) requires as a minimum. It is determined as follows:

- a. If the space is on a single-tenancy floor, compute the inside gross area by measuring between the inside finish of permanent exterior building walls or from the face of convectors (pipes and other wall-hung fixtures) if the convector occupies at least 50 percent of the length of exterior walls.
- b. If the space is on a multiple-tenancy floor, measure from the exterior building walls as above and to the room side finish of fixed corridor and shaft walls and/or the center of tenant-separating partitions.
- c. In all measurements, make no deductions for columns and projections enclosing the structural elements of the building and deduct the following area from the gross area including their enclosing walls:

Toilets and lounges

Stairwells

Elevators and escalator shafts

Building equipment and service areas

Entrance and elevator lobbies

Stacks and shafts

Permanent corridors in place or required by local codes and ordinances and/or required by the Company to provide an acceptable level of safety and/or to provide access to all essential building elements.

**SECTION B - GENERAL BUILDING REQUIREMENTS AND SPECIFICATIONS:
MODULAR OFFICE COMPLEX AT THE HIGH FLUX ISOTOPE REACTOR**

The office complex must be of new construction and will be nominally sized at 42 feet by 60 feet for the three-plex. Facility shall be manufactured with a mansard roof including integral gutters, Hardi-Panel siding, a reflective white rubber roof, dropped ceilings, vinyl cove base, and metal ductwork on the exterior of the modular shell. Clear span construction is desired but may be subject to revision due to price impact. Skirting shall be installed with a two (2) foot gravel apron to prevent damage from maintenance equipment. Alternative approaches to a gravel border will be considered. Electrical boxes are to be mounted according to building code.

Voice/data boxes are to be mounted 66 inches above the floor in the wall perpendicular to and across from the door. (See the attached floor plan) with conduit access above dropped ceiling for data/communications circuits. The facility's location at the site and its orientation on the site shall be in accordance with the site plan (to be provided following the pre-proposal conference) Construction shall conform to the Tennessee Modular Code, the International Building Code and the American with Disabilities Act (ADA) requirements. Steps and landings that comply with IBC 2003 and NFPA 101 Egress code requirements will be provided at each exterior entry door. The main entrance on the east wall of the three-plex unit will have a handicap accessible ramp that meets ADA requirements. Interior corridors should be four feet wide minimum.

- B1. BUILDING SYSTEMS CERTIFICATIONS.** Prior to occupancy, the Lessor shall furnish, at no cost to the Company, a certification bearing the seal of a registered architect/engineer(s), licensed to practice in the state of Tennessee, that the facility and its systems, as designed and constructed, will satisfy the requirements of this document and all applicable federal, state, and local building codes, fire codes, life safety codes and accessibility codes in the municipality where the facility is to be located.
- B2. HVAC.** The HVAC system for all areas shall be capable of maintaining temperatures conforming to regional commercial equivalent temperature levels and operating practices in order to maximize tenant satisfaction. During the cooling season, the inside temperature shall not exceed 76 degrees F. During the heating season, the inside temperature shall be a minimum of 68 degrees F by 7 A. M.

The outside HVAC units servicing the facility shall be pad mounted at ground level and located on the west end of the facility, unless other locations are deemed more appropriate. Ductwork installed on the exterior of the modular shell shall be of metal construction. Interior distribution ductwork shall be placed above the suspended ceiling, where possible.

- B3. LIGHTING.** Modern, low brightness, parabolic type 2 ft. by 4 ft. lay-in fluorescent fixtures using no more than 2.0 watts per square foot shall be provided. Such fixtures shall be capable of producing and maintaining a uniform lighting level of 50-ft. candles at working surface height throughout the space. Facility entrances and exits must also be lighted. Emergency and exit lighting shall be on a separate circuit from normal lighting in the office complex. The circuit for all the emergency lighting shall be brought to a single connection point in one of the units.
- B4. CEILINGS.** Ceilings must be at least 8 ft. and no more than 11 ft. from the floor to the lowest obstruction and shall be installed following the Company's installation of voice data cabling. The ceiling must include acoustical ceiling tile (T-Grid) acceptable to the Company, with a flame spread rating of 25 or less and a smoke development rating of 50 or less. Suspended acoustic ceiling tiles shall provide a minimum NRC of .55 and a minimum CAC of 33. Ceiling tiles shall feature a minimum of 30 year guarantee for resistance to visible sag, growth of mold/mildew, and growth of bacteria. A minimum of 1 foot working

area above the ceiling tile grid to the bottom of the roof trusses/framing/main HVAC distribution ducting shall be provided. Ceiling T-grid systems which span two or more modular units shall not be installed until the units are assembled in their final configuration on site.

- B5. FLOOR LOAD.** All areas shall have a minimum uniform live load capacity of 50 pounds per square foot live load plus 20 pounds per square foot dead load except in the Drawing File and Plotter Area which shall have 150 pounds per square foot (or 250 pounds per square foot) dead load.
- B6. ELECTRICAL OUTLETS.** The facility shall have 120/208 volt, standard phase, 4-wire/60 Hertz electric service or equivalent. Each modular unit shall have a 100 Amp weatherproof electrical panel mounted on the exterior of the unit at the east end wall four feet above the finished floor level. Duplex outlets shall be circuited separately from the lighting. Lessor shall provide duplex electrical outlets in each office and room, including planned modular offices; the number of outlets shall be according to appropriate building codes. Each office shall have one dedicated 120 volt circuit and one 120 volt circuit shared with up to two other offices. Additional 120 volt circuits will be installed in the server room and copy room. Modular office circuits will be fed from above the suspended ceiling. Provide a single 110 volt circuit to the fire alarm panel back box to be mounted near the east entrance door (back box specification to be provided.)

The following circuits and electrical boxes are required for the conference room area in the three-plex modular unit.

- a. In each side of the conference room, locate a 110V receptacle above the ceiling, centered six feet off the west wall and six feet off the south wall.
 - b. For data/Audio Visual (AV) circuits, on the west wall, inside the conference room, locate an 8" by 8" electrical box approximately one foot from the southwest corner of the room in both sides of the conference room and run 1 ¼ inch conduit above the suspended ceiling from the box. Additionally, run 1 ¼ inch conduit under the floor, ending in a single gang box in the floor.
 - c. In each side of the conference room, locate 110 V receptacles in the north and south walls, near (approx 1') the NW and SW corners of the room. Also locate one 110 V receptacle in the floor in the center of each side of the conference room near the data/AV box as required in b. above.
- B7. REST ROOMS.** Toilet facilities shall be provided separately for men and women. A minimum of one (1) water closet and one (1) lavatory with mirrors shall be provided for each; plus a urinal, in the men's rest room. Each toilet room shall contain toilet paper dispensers (Grainger catalog number 2U256, Georgia Pacific two large roll unit), industrial type rest room paper towel dispensers (Grainger catalog Number 3EB49, Georgia Pacific enMotion Automated Touchless dispenser), soap dispensers (Grainger catalog number 5VN44, GoJo wall mounted unit), a duplex electrical convenience outlet and hot and cold

water. **The Company will provide all rest room supplies and janitorial/cleaning services.**

B8. WINDOWS AND FLOOR COVERINGS.

- a. Floors. Flooring shall be block vinyl tile and shall have a Class I or Class II fire rating. The Company shall select the color of vinyl tile at the time drawings are submitted for approval. Cove moldings shall be a minimum of six inches in width..
- b. Windows. All exterior wall offices shall have windows. All windows shall be fixed units, double glazed with 1-inch insulated glazing and vinyl frames. All glazing within an 18 inch arc of door openings, whose bottom edge is less than 18-inches above the floor and all glazing in door units shall be tempered. The Company will provide window blinds..

B9. DOORS.

- a. The two (2) exterior doors shall be weather tight.
- b. Exterior doors shall be full view insulated tempered glass with metal framing and shall be provided with locksets that accept "BEST 7-pin Cores." The Company will provide the "BEST Cores."
- c. Interior doors must have a minimum opening of 36-in. by 80-in. Doors shall be 1.75 in. thick, hollow core, mounted in metal frames, except where required to be solid core with metal frames. They must be flush, natural wood, stained veneer faced or equivalent finish. Interior doors to all hard wall offices and the telecom room shall be provided with locksets that accept "BEST 7-pin Cores." The Company will provide the "BEST Cores."

B10. FIRE AND SAFETY REQUIREMENTS. The space offered must comply with requirements of the local County and City Government fire and life safety standards. The space may be inspected by the Company including their representative and the subcontractor may be advised of the necessary work to meet these requirements. As required by applicable standards, equivalent means of protection shall be approved by the Company.

- a. Asbestos. No asbestos-containing materials (ACM), except ACM in a stable, solid matrix (e.g., vinyl asbestos tile or asbestos cement panels) will be permitted. If present, such materials must be removed prior to occupancy by the Company. Space with thermal system insulation ACM (e.g., wrapped pipe or boiler lagging) which is not damaged or subject to damage by routine operations may be considered as an alternate by the Company. The Subcontractor may be required to certify, prior to occupancy, the successful completion of the removal of ACM.
- b. Heat detection hardware will be installed by the Company.

- c. Fire Alarm Wiring The facility shall have electrical boxes and conduit required for the installation of the fire alarm/heat-smoke detector system. The system itself will be installed by others.

Each smoke/heat detector requires a #4 metal box mounted in the ceiling.

Other devices (pull boxes, strobe/horns) require single gang metal boxes mounted inside the wall partitions. Conduit will be extended inside the walls to above the ceiling for future wire installation.

A back box for the fire alarm control panel will be installed in the entrance foyer and three metal conduits will be extended inside the wall from the box to above the ceiling. A single 110 volt circuit will be installed to the back box in a conduit separate from the alarm wiring conduits. This circuit can be run above the ceiling or below the floor. Back box specifications will be provided.

Conduit will be $\frac{3}{4}$ inch or as specified by applicable codes.

B11. ACCESSIBILITY FOR THE DISABLED.

- a. Access/Entrances. The facility shall be accessible to the disabled. At least one main entrance shall be accessible.
- b. Restrooms. Restrooms must have accessible fixtures, accessories, doors and adequate maneuvering clearances for the disabled. Facilities shall comply with the ADA and local code requirements.
- c. Switches. Switches and controls for lighting, heat fire alarms and all similar controls of frequent or essential use shall be placed no higher than 54-in. from the floor with 48-in. preferred. Switches shall be located on part of the main service panel.
- d. Interior Doors. Doors must be at least 36-in. by 80-in. with a minimum opening of 32-in. and of sturdy construction. Doors shall be operable by a single effort and shall comply with the Uniform Building Code requirements.

B12. WIRING FOR TELEPHONES AND COMPUTERS. A sufficient number of voice and data outlets ("J" boxes) shall be specified by the Company at the time floor plans are approved and the outlets shall be provided in each space as required.

- a. Telecom/Server room. A minimum of one wall shall be covered with rigidly fixed $\frac{3}{4}$ in. plywood, 8 ft. high. Plywood should be painted white, with two coats of fire retardant paint. Room door shall be fitted with heavy-duty cylindrical lock with interchangeable core. A three inch diameter passage shall be provided through the floor at a point nearest the plywood panel. A sleeve and removable cap shall be provided to fill the passage and prevent intrusion until installation of voice data cable by the Company.

Appropriate lighting shall be provided. A minimum of two dedicated 120 v nominal, double duplex AC outlet receptacles, each on a separate 20 amp branch circuit, shall be provided for equipment power.

Installations shall conform to the requirements and practices of NFPA-70. In addition, telecommunications grounding/bonding shall conform to TIA/EIA-607 requirements.

- b. Voice/Data outlets. Outlets shall be flush mounted in a single gang, steel outlet box. Where flush mounting is difficult, a surface mounted outlet may be used. Face plates and/or modular jack installations shall be sloped/angled type to maintain proper bend radius for cable.

Data modular jack shall be mounted in the bottom position and shall meet or exceed the TIA/EIA-568A Category 5e standard for horizontal cabling. Approximately eight inches of excess, jacketed cable shall be coiled in the outlet box to accommodate future re-termination.

B13. MAINTENANCE SERVICES. The subcontractor shall be responsible within 24 hours of notification for all structural maintenance and repairs, facility maintenance and repairs and roof maintenance and repairs of the premises required under warranty. Subcontractor shall perform final cleaning to include wet mopping and waxing of floors. The Company shall provide all subsequent janitorial/cleaning services and general day-to-day house keeping maintenance. This day-to-day maintenance shall include replacement of light bulbs and ballasts, replacement of filters, and replenishment of janitorial and kitchen supplies such as paper towels.

B14. KITCHEN/BREAK AREA. The kitchen/break area shall contain sufficient electrical capacity to power a refrigerator, a small microwave oven, a garbage disposal, and an industrial grade coffee maker. Three (3) dedicated circuits shall be provided in a convenient location in this area.

The kitchen/break area shall also be equipped with a counter including storage cabinets above and below with one minimum 30-in. wide accessible counter area with knee space clearance for a person using a wheelchair, in accordance with ADA. Cabinetry will meet KCMA specifications and be a minimum of 8 feet long with overhead cabinets, counter tops, an 8 inch deep double bowl stainless steel sink with sound backing and gooseneck faucet with single lever hot and cold potable water operation. The double bowl stainless steel sink, equipped with sanitary drain, shall be located within the counter top area, with accessible knee clearance below. A water connection shall be provided to accommodate a refrigerator ice maker. A garbage disposal is also required. An industrial type paper towel dispenser (Grainger catalog number 3EB49, Georgia Pacific enMotion Automated Touchless dispenser) shall be located in this area, conforming to the reach heights over obstructions as required by ADA. **The Company will provide all kitchen/break area supplies and janitorial/cleaning services.**

B15. WATER FOUNTAIN. One chilled water fountain shall be provided and shall be located in a convenient location.

B16. APPROXIMATE SPACE REQUIRED (net usable square feet):

See attached Company floor plans.

B17. COMPANY RESPONSIBILITIES. The Company will:

- a. Provide all telephones, computers, monitors, VCRs, DVDs, furniture, copiers, fax machines plus a refrigerator, microwave oven and coffee maker for the Kitchen/Break area.
- b. Provide for the installation of all voice/data cable and all terminations.
- c. Provide for the installation of a public address system.
- d. Provide for the installation of fire detection and reporting system.
- e. Provide all janitorial services and supplies for the facility.

B18. WALL COLORS. Wall colors shall be a neutral shade to be coordinated with the Company prior to fabrication.

B19. TENANT IMPROVEMENTS / MODIFICATIONS. Any additional tenant improvements/modifications will be processed as “one-time fixed price” additions to the subcontract.