



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

LRDOM 1105-2-1

SWLED

5 July 1985

DEPARTMENT OF THE ARMY
Little Rock District Corps of Engineers
P. O. Box 867
Little Rock, Arkansas 72203-0867

Office Memorandum
No. 1105-2-1

Engineering and Design
BIDDABILITY, CONSTRUCTIBILITY, AND OPERABILITY

1. **Purpose.** To establish principles and procedures to insure that the biddability, constructibility, and operability of a project are considered during the design of all projects in the District.
2. **References.**
 - a. ER 415-1-11
 - b. Letter DAEN-ECC-Q dated 29 June 1984, Subject: Biddability, Constructibility, and Operability Review Program.
3. **Applicability.** The requirements of this regulation are applicable to all district projects including in house as well as A-E designed projects, except military. Coordination of military projects will be the responsibility of the military broker Districts.
4. **Definition.** Biddability and Constructibility are defined as the ease in which a designed project can be built and the ease in which the contract documents can be understood, bid, administered and enforced. Operability refers to the ease with which a project can be operated and maintained.
5. **Policy.** Coordination between design, construction, and operational elements shall be made throughout project development. The complexity and size of the project will determine the extent of the coordination that is required. However, a minimum of two specific reviews is required; the first will be made at the concept stage or after the design has been sufficiently completed for substantive comments (e.g., at the completion of the feature design memorandum); the second will be made after completion of plans and specifications and at least 30 days before formal advertising. For designs of an emergency nature, such as station dredging, and designs of a

repetitive nature, such as road repair and surfacing, the designer will coordinate reviews by telephone and not follow the submission procedures above. Reviews for these designs will be accomplished during the bidding period.

a. Biddability and constructibility reviews by the construction staff personnel will include but not be limited to:

(1) Appropriateness of contract sequencing, relationship to other work, contract performance time, contractor quality control (QC), submittal requirements, and network analysis system provisions for the specific projects.

(2) Adequacy of working areas and storage space and access for all site contractors as well as provisions for coordination to preclude onsite conflicts.

(3) Clarity, simplicity and essentiality of the bid schedule.

(4) Local availability of special materials and labor skills.

(5) Constructibility of the project will be determined and conflicts and discrepancies between drawings and specifications will be determined.

(6) The drawings and specifications will have a detailed review for omissions and ambiguous requirements and the design will be related to the actual site conditions.

b. Operability review by the Resident Engineer will include but not be limited to:

(1) Accurate depiction and adaptation of design structures and features to site conditions and restrictions such as access, utility availability, drainage, storage, existing underground utilities, and general configuration.

(2) Architectural compatibility with existing facilities and established base plans.

(3) Adequacy of size and configuration of proposed facilities to meet the expected function or mission and inclusion of all necessary features.

(4) Compatibility of proposed installations and equipment with existing facilities for ease of maintenance and replacement.

(5) Adequate size of mechanical equipment and maintenance spaces to facilitate maintenance.

(6) Ease of maintenance and upkeep of planting and landscaping.

(7) Adequacy of position indicators on operating equipment.

(8) Adequacy of periodic inspection capability and ability to accomplish periodic maintenance.

(9) Provision of features for safe, efficient and economic operation including maximum energy conservation.

6. Responsibility.

a. Design Personnel. Personnel responsible for design will submit copies of the plans and/or specifications for minimum of two reviews. The second or last review will be made at least 30 days before formal advertising. Initial preparations of the design schedule will provide adequate time for the reviews and should the design process fall behind schedule the time for the review will not be sacrificed. The designer will advise the reviewers of the actions taken on their suggestions. This memorandum does not relieve the designers from their obligation to provide complete, well-coordinated, and error-free design documents. The construction Evaluation Retrieval System (CERS) will be queried to obtain any comments on similar projects and will incorporate these into the design where applicable.

b. Construction Personnel. The reviewers shall have extensive knowledge of the construction market place and experience in construction control, supervision and/or management. The review comments will be completed in accordance with the allotted review time to insure their incorporation into the completed plans and specifications.

c. Resident Engineer. The reviews will be made by personnel who are experienced in the operability and maintenance of the facilities they are reviewing. The reviews will be thorough and the comments submitted to the designers within the time frame specified.

d. Chiefs of Construction-Operations and Engineering and Planning Division shall certify that all appropriate comments on constructibility, biddibility and operability have been incorporated into the final plans and specifications. The sample certification form is attached (Exhibit A).

7. Implementations. Implementation is effective immediately and will be accomplished in a coordinate effort by all elements of the district involved.

FOR THE COMMANDER:

1 Exhibit

Distribution A


JEROME B. SIDIO
Major, Corps of Engineers
Deputy Commander

DISPOSITION FORM

For use of this form, see AR 340-15; the proponent agency is TAGO.

REFERENCE OR OFFICE SYMBOL

SWLED-DP

SUBJECT

Incorporation of Biddability/Constructibility/Operability Review Comments into Solicitation No. DACWO3-

TO

FROM

DATE

CMT 1

Ch, Engrg & Plng Div
Ch, Constr-Ops Div
Contract Files

The necessary corrections to P & S for the subject work have been made in accordance with comments received for the two Biddability/Constructibility/Operability submittals to Constr-Ops Division and applicable Resident Engineer. Reviewers have been advised of actions taken on their suggestions. Transmittal letters and endorsements thereto are attached.

Head, Specifications Unit

(Date)

I hereby certify, as prescribed by ER 415-1-11, that the necessary corrections have been made to P & S for the subject work.

Chief, Engineering & Planning Division

(Date)

I hereby certify, as prescribed by ER 415-1-11, that the necessary corrections have been made to P & S for the subject work.

Chief, Construction-Operations Division

(Date)

EXHIBIT "A"