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# BASIS OF DESIGN - PROCUREMENT & CONTRACTING

## CSI Division 00

### Pryor Data Center - PACHYDERM GLOBAL

**Parent Document:** [[Saga Pryor DC/Basis of Design/Erik\_BOD\_Updated/\_BOD - Exec Summary and TOC]]

## OVERVIEW

CSI Division 00 establishes the contract strategy, procurement approach, and delivery methods for the Pryor Data Center project. This division defines how the project will be organized, procured, and executed to meet schedule, budget, and performance requirements while minimizing risk.

**Key Objectives:**

- **Delivery method:** Select optimal project delivery approach (Design-Build, CMAR, etc.)

- **Procurement strategy:** Balance competitive pricing with proven Tier III vendors

- **Risk allocation:** Clear contractual roles for design, construction, commissioning, and performance

- **Schedule optimization:** Parallel design, procurement, and construction to meet 24-month timeline

- **Quality assurance:** Vendor pre-qualification and performance guarantees

## 0.01 PROJECT DELIVERY METHOD

### Recommended Delivery Method: **Design-Build (DB)**

**Rationale:** - **Single-point responsibility:** One contract for design and construction reduces owner risk - **Schedule compression:** Overlap design, procurement, and construction (fast-track) - **Integrated team:** Design-builder coordinates architect, MEP engineer, and trades - **Performance guarantees:** PUE, uptime, capacity targets contractually enforceable - **Cost certainty:** Guaranteed Maximum Price (GMP) locked after design development

**Alternative Delivery Methods Considered:**

| Method | Pros | Cons | Recommendation |
| --- | --- | --- | --- |
| **Design-Bid-Build (DBB)** | Competitive bidding; clear design-construction separation | Sequential (slower); design-construction conflicts; no early input from trades | ❌ Not recommended (schedule risk) |
| **Construction Manager at Risk (CMAR)** | Early GC involvement; pre-construction services; GMP option | Two contracts (architect + CMAR); coordination burden on owner | ⚠️ Acceptable alternative if owner prefers more control |
| **Integrated Project Delivery (IPD)** | Shared risk/reward; high collaboration | Complex legal structure; limited availability of IPD-experienced teams | ❌ Not practical for this project |
| **Design-Build (DB)** | Single contract; fast-track; performance guarantees; proven for data centers | Less owner control over design details; requires strong RFP and oversight | ✅ **Recommended** |

### Design-Build Team Structure

Owner (SAGA)  
 |  
 Design-Builder (Prime Contractor)  
 |  
 ┌───┴────┬────────────┬────────────┬─────────────┐  
Architect MEP Eng Struct Eng Commissioning Construction Mgr  
 (CxA)  
 |  
 ┌─────────┴──────────┐  
 Subcontractors Vendors  
 (Electrical, Mech, (Generators,  
 Precast, Roofing) UPS, Chillers)

**Design-Builder Responsibilities:** - Design coordination (architectural, structural, MEP, fire protection) - Permitting and utility coordination - Equipment procurement (long-lead items: switchgear, UPS, generators, chillers) - Construction execution (site work, building shell, MEP installation) - Commissioning coordination (CxA oversight, factory tests, IST) - Performance guarantees (PUE, uptime, capacity) - Warranty and post-occupancy support

**Owner Responsibilities:** - Define Owner’s Project Requirements (OPR) and success criteria - Site acquisition and financing - Utility coordination (high-voltage service, telecom fiber) - Review and approve design at milestones (30%, 65%, 95%, 100%) - Engage independent commissioning authority (CxA) - Final acceptance and facility operations

## 0.02 PROCUREMENT STRATEGY

### Phased Procurement Approach

**Phase 1: Design-Builder Selection (RFP Process)** - **RFQ (Request for Qualifications):** Pre-qualify 3-5 design-build teams based on: - Data center experience (Tier III or higher) - Project portfolio (5+ data centers >5 MW in last 5 years) - Financial capacity (bonding, insurance) - Key personnel (project manager, MEP lead, commissioning experience)

* **RFP (Request for Proposal):** Issue to pre-qualified teams
  + Scope: Conceptual design, cost estimate, schedule, risk plan
  + Evaluation criteria (weighted):
    - **40%** - Price (GMP proposal)
    - **30%** - Technical approach (design, systems, redundancy)
    - **20%** - Schedule and risk mitigation
    - **10%** - Team qualifications and references
* **Selection:** Best-value award (not lowest price)
  + Negotiate GMP after design development (65% design)
  + Contract structure: Cost-plus-fee with GMP, or lump-sum turnkey

**Phase 2: Long-Lead Equipment Procurement** - **Critical path items** (order during design development, 4-6 months into project): - Medium-voltage switchgear (20-32 weeks lead time) - UPS systems (16-24 weeks) - Generators (16-20 weeks) - Chillers (12-16 weeks) - Transformers (12-16 weeks)

* **Procurement approach:**
  + **Design-assist:** Major vendors (e.g., Schneider, Caterpillar, Carrier) provide input during design
  + **Performance specifications:** Define output requirements (kW, efficiency, redundancy) vs. prescriptive specs
  + **Sole-source justification:** For standardized equipment or proven integrations (e.g., UPS + EPMS from same vendor)
  + **Competitive bidding:** Where multiple vendors meet Tier III requirements (e.g., chillers, cooling towers)

**Phase 3: Subcontractor Procurement** - **Bid packages** issued after 95% design: - Site work (grading, utilities, paving) - Precast tilt-up panels (fabrication + erection) - Roofing (FM 1-150 system) - Electrical (conduit, wire, terminations, testing) - Mechanical (piping, ductwork, TAB) - Fire protection (sprinkler, pre-action, fire alarm) - Low-voltage (BMS, access control, CCTV)

* **Subcontractor pre-qualification:**
  + Prior data center or mission-critical experience
  + NETA certification (electrical testing)
  + AABC/NEBB certification (test & balance)
  + Financial stability and bonding capacity

## 0.03 CONTRACT TYPES & STRUCTURE

### Design-Build Prime Contract

**Contract Type: Guaranteed Maximum Price (GMP)**

**Structure:** - **Preconstruction phase:** Cost-plus-fee (design development, value engineering, GMP negotiation) - **Construction phase:** GMP with shared savings - Owner: 50% of savings below GMP - Design-builder: 50% of savings below GMP - **Schedule incentive:** $10K/day bonus for early Substantial Completion (max 30 days) - **Schedule penalty:** $10K/day liquidated damages for late Substantial Completion (after float exhausted)

**Payment Structure:** - **Monthly pay applications:** AIA G702/G703 format - **Retainage:** 10% until Substantial Completion; 5% until Final Completion - **Milestone payments:** - 5% - Design completion (100% CD) - 15% - Foundation and precast erection - 30% - Building shell and roof watertight - 30% - MEP rough-in and equipment installation - 15% - Commissioning and Substantial Completion - 5% - Final Completion and closeout

**Performance Guarantees:** - **PUE:** ≤ 1.4 at 50% IT load; ≤ 1.3 at 80% IT load (measured per Uptime Institute methodology) - **Uptime:** Tier III concurrently maintainable (no single point of failure) - **Capacity:** 3 MW Phase 1 IT load; 12 MW total infrastructure capacity - **Schedule:** Substantial Completion within 20 months of NTP (excluding force majeure)

**Penalties for Non-Performance:** - **PUE miss:** $50K penalty for every 0.1 PUE above target (measured over 3 months post-occupancy) - **Capacity shortfall:** $100K penalty if system cannot support guaranteed IT load - **Uptime failure:** $500K penalty if Tier III certification cannot be achieved

## 0.04 VENDOR SELECTION CRITERIA

### Tier 1 Vendor Requirements

To minimize risk and ensure long-term supportability, all critical systems must be sourced from **Tier 1 vendors** meeting the following criteria:

| Criterion | Requirement |
| --- | --- |
| **Market presence** | 10+ years in data center industry |
| **Installed base** | 50+ Tier III or higher facilities |
| **Financial stability** | Investment-grade credit rating or private equity backing |
| **Service network** | 24/7 support with <4 hour response time in U.S. |
| **Parts availability** | Guaranteed spare parts for 15+ years |
| **Warranty** | Minimum 2 years parts and labor (standard); extended options available |
| **Interoperability** | Open protocols (Modbus, BACnet, SNMP) for BMS/DCIM integration |

### Pre-Qualified Vendor List (Examples)

**Electrical:** - **Medium-voltage switchgear:** ABB, Siemens, Schneider Electric, Eaton - **Transformers:** ABB, Siemens, Prolec GE, Hammond - **Generators:** Caterpillar, Cummins, Kohler, MTU - **UPS systems:** Schneider Electric (Galaxy VS, Trinergy), Vertiv (Liebert EXL), Eaton (93PM) - **EPMS:** Schneider Electric (Struxureware, EcoStruxure), Vertiv (Trellis)

**Mechanical:** - **Chillers:** Carrier, Trane, Daikin, Johnson Controls (York) - **CRAC/CRAH units:** Vertiv (Liebert), Schneider Electric (APC), Stulz, Munters - **Cooling towers:** Baltimore Aircoil, Evapco, SPX Cooling - **Pumps:** Grundfos, Armstrong, Bell & Gossett - **BMS:** Johnson Controls (Metasys), Siemens (Desigo), Schneider Electric (EcoStruxure)

**Fire Protection:** - **Pre-action systems:** Victaulic, Tyco, Viking - **Fire alarm:** Notifier, Simplex, Edwards

**Low-Voltage:** - **Access control:** HID Global, Lenel (S2), Genetec - **CCTV:** Axis, Hanwha, Genetec (VMS)

### Vendor Evaluation Process

**Step 1: Technical Compliance** - Review submittals against performance specifications - Verify redundancy, efficiency, and integration requirements - Confirm seismic and environmental ratings (Oklahoma wind/tornado loads)

**Step 2: Reference Checks** - Contact 3 references for similar Tier III projects - Assess reliability, support responsiveness, and warranty fulfillment

**Step 3: Total Cost of Ownership (TCO)** - **Capital cost:** Equipment purchase price + installation - **Operating cost:** Energy consumption (15-year NPV at $0.08/kWh) - **Maintenance cost:** Annual service contracts + parts replacement - **Downtime risk cost:** Probability of failure × revenue impact

**Step 4: Factory Acceptance Test (FAT)** - Witness testing at manufacturer facility (for UPS, generators, switchgear, chillers) - Verify performance, redundancy failover, and control integration - Document test results for commissioning phase

## 0.05 CONTRACT DOCUMENTS

### Design-Build Agreement

**Base contract:** - AIA A141 (Standard Form of Agreement Between Owner and Design-Builder) with modifications for: - Performance guarantees (PUE, uptime, capacity) - Liquidated damages and schedule incentives - Commissioning requirements (independent CxA, IST)

**Exhibits:** - **Exhibit A:** Owner’s Project Requirements (OPR) - **Exhibit B:** Basis of Design (this document) - **Exhibit C:** Site survey and geotechnical report - **Exhibit D:** Utility coordination letters - **Exhibit E:** Design milestones and deliverables schedule

### General Conditions

**AIA A201 (General Conditions of the Contract for Construction)** with supplements: - **Insurance requirements:** - General liability: $2M per occurrence / $5M aggregate - Builder’s risk: All-risk coverage for full project value - Professional liability (design team): $2M minimum - Workers’ compensation: Statutory limits - Delay in startup (DSU): Optional coverage for revenue loss

* **Bonds:**
  + Bid bond: 10% of bid price
  + Performance bond: 100% of contract value
  + Payment bond: 100% of contract value
* **Warranty period:**
  + Standard: 1 year from Substantial Completion
  + Extended warranties: Per equipment manufacturer (UPS, generators, chillers, roof)

### Technical Specifications

**CSI MasterFormat organization:** - Division 00: Procurement and Contracting (this document) - Division 01: General Requirements (submittals, commissioning, closeout) - Divisions 02-14: Facility Construction (site, building, finishes) - Divisions 21-28: MEP Systems (fire protection, plumbing, HVAC, electrical, controls) - Divisions 31-32: Site & Infrastructure (earthwork, utilities) - Division 33: Communications (fiber, telecom pathways)

**Specification format:** - **Part 1:** General (scope, references, submittals, quality assurance) - **Part 2:** Products (manufacturers, materials, equipment, performance criteria) - **Part 3:** Execution (installation, testing, commissioning, closeout)

## 0.06 RISK ALLOCATION

### Design-Build Risk Matrix

| Risk Category | Owner | Design-Builder | Mitigation |
| --- | --- | --- | --- |
| **Site conditions (geotech)** | Owner | — | Geotech report provided; differing site conditions clause allows cost/schedule adjustment |
| **Design errors** | — | Design-Builder | Professional liability insurance; design review at milestones |
| **Construction defects** | — | Design-Builder | Performance bond; 1-year warranty; commissioning verification |
| **Equipment performance** | — | Design-Builder | Performance guarantees (PUE, capacity); factory acceptance tests |
| **Schedule delays (contractor)** | — | Design-Builder | Liquidated damages; critical path management |
| **Schedule delays (owner decisions)** | Owner | — | Timely review of submittals/RFIs; change order process |
| **Utility coordination** | Shared | Shared | Owner coordinates utility service; design-builder designs interconnect |
| **Permit delays (AHJ)** | Shared | Shared | Early engagement with AHJ; design-builder manages permit applications |
| **Force majeure** | Shared | Shared | Schedule extension (no damages); insurance (builder’s risk) |
| **Commissioning failures** | — | Design-Builder | Re-test at contractor expense; IST must pass before Substantial Completion |

## 0.07 SCHEDULE & MILESTONES

### Project Timeline (24-Month Fast-Track)

| Phase | Duration | Key Deliverables | Procurement Actions |
| --- | --- | --- | --- |
| **Design-Builder Selection** | 2 months | Award DB contract | Issue RFQ/RFP; evaluate proposals |
| **Schematic Design (SD)** | 1 month | 30% design review | Engage long-lead vendors for design-assist |
| **Design Development (DD)** | 2 months | 65% design; GMP negotiation | Order switchgear, UPS, generators, chillers |
| **Construction Documents (CD)** | 2 months | 100% permit drawings | Issue subcontractor bid packages |
| **Permitting** | 2 months | Building permit, utility approvals | Continue equipment fabrication |
| **Site Work** | 3 months | Grading, utilities, foundations | Mobilize site contractor |
| **Building Shell** | 4 months | Precast erection, roof, watertight | Fabricate precast panels (overlaps with CD) |
| **MEP Rough-In** | 5 months | Electrical/mechanical infrastructure | Deliver switchgear, UPS, generators, chillers |
| **MEP Final & Startup** | 3 months | Equipment installation, startup | Factory technicians on-site |
| **Commissioning** | 3 months | Functional tests, IST, load bank tests | Independent CxA oversight |
| **Substantial Completion** | Month 20 | CO issued, owner occupancy | Punchlist <50 items |
| **Final Completion** | Month 22 | Punchlist closed, as-builts delivered | Final payment, warranty start |

**Critical Path:** 1. Utility service installation (12-18 months; must start early) 2. Long-lead equipment (switchgear, UPS, generators, chillers) 3. Building shell watertight (before MEP equipment installation) 4. Commissioning IST (final gate before Substantial Completion)

## 0.08 BUDGET & COST MANAGEMENT

### Preliminary Cost Estimate (Order of Magnitude)

**Project Scope:** 50,000 GSF, 3 MW Phase 1 IT load, Tier III

| Cost Category | Estimated Cost | $/SF | % of Total |
| --- | --- | --- | --- |
| **Site Work (Div 31-32)** | $2,500,000 | $50 | 8% |
| **Building Shell (Div 02-14)** | $7,500,000 | $150 | 23% |
| **Electrical (Div 26)** | $12,000,000 | $240 | 37% |
| **Mechanical (Div 23)** | $8,000,000 | $160 | 25% |
| **Fire Protection (Div 21)** | $500,000 | $10 | 2% |
| **Controls & Security (Div 25, 28)** | $1,000,000 | $20 | 3% |
| **Commissioning** | $500,000 | $10 | 2% |
| **Subtotal (Construction)** | $32,000,000 | $640 | 100% |
| **Design fees (8%)** | $2,560,000 | $51 | — |
| **Permitting & fees (1%)** | $320,000 | $6 | — |
| **Owner contingency (10%)** | $3,200,000 | $64 | — |
| **TOTAL PROJECT COST** | **$38,080,000** | **$762** | — |

**Cost per MW (IT load):** ~$12.7M per MW

**Notes:** - Costs assume greenfield site (no demolition or remediation) - Medium-voltage electrical service (11 kV or 35 kV) from utility - Precast tilt-up construction (not PEMB) - FM 1-150 tornado-rated roof - N+1 mechanical, 2N electrical architecture

### Cost Control Measures

**Value Engineering (VE) Opportunities:** - **Building shell:** PEMB vs. precast (savings: $1-2M; trade-off: insurance costs, tornado risk) - **Electrical topology:** 2N vs. N+1 with STS (savings: ~$1M; trade-off: uptime) - **Cooling efficiency:** Standard vs. high-efficiency chillers (higher capex, lower opex; payback analysis) - **Roof:** FM 1-150 vs. FM 1-90 (savings: $400K; trade-off: insurance, wind rating)

**Change Order Management:** - **Change order log:** Track all changes with cost/schedule impact - **Owner approval thresholds:** - <$10K and <5 days: Design-builder approval - $10K-$50K or 5-15 days: Owner project manager approval - >$50K or >15 days: Owner executive approval - **Contingency drawdown:** Track against 10% owner contingency; report monthly

## 0.09 QUALITY ASSURANCE & VENDOR QUALIFICATION

### Pre-Qualification Requirements

**Design-Builder Pre-Qualification:** - Minimum 5 data centers >5 MW completed in last 5 years - At least 2 Tier III or higher facilities (Uptime Institute certified) - Financial capacity: Bonding for $50M+ projects - Safety record: EMR (Experience Modification Rate) <1.0

**Subcontractor Pre-Qualification:** - **Electrical:** NETA-accredited for testing; prior MV switchgear experience - **Mechanical:** AABC or NEBB certified for test & balance - **Precast:** Minimum 10 tilt-up projects; crane capacity for 40-ft panels - **Roofing:** FM-approved contractor for FM 1-150 systems

**Equipment Vendor Pre-Qualification:** - Tier 1 vendor status (see Section 0.04) - Reference projects with similar capacity and redundancy - Factory acceptance test (FAT) capability - Service network with <4 hour response time in Oklahoma

### Quality Control Plan

**Design-Builder QC/QC Responsibilities:** - **Weekly inspections:** Document progress, deficiencies, and corrective actions - **Material testing:** Engage independent testing agency (ITA) for concrete, soil, fireproofing - **Equipment testing:** Factory tests (FAT) and field tests (commissioning) - **Documentation:** Daily reports, test reports, RFI log, submittal register

**Owner Quality Assurance:** - **Independent commissioning authority (CxA):** 3rd-party verification of systems performance - **Design reviews:** 30%, 65%, 95%, 100% milestone reviews - **Site visits:** Monthly during construction; weekly during commissioning

## 0.10 SPECIAL CONTRACT PROVISIONS

### Performance Guarantees

**PUE Guarantee:** - **Measurement period:** 3 consecutive months post-occupancy at 50% and 80% IT load - **Target:** PUE ≤ 1.4 at 50% load; ≤ 1.3 at 80% load - **Penalty:** $50K per 0.1 PUE above target (max $200K) - **Exclusions:** PUE adjusted for weather extremes (>99th percentile) and IT equipment inefficiency

**Uptime Guarantee:** - **Tier III certification:** Design-builder responsible for achieving Uptime Institute Tier III (TCCF + TCOS) - **Penalty:** $500K if certification cannot be achieved due to design or construction defects - **Exclusions:** Owner-driven scope changes, utility failures beyond design criteria

**Capacity Guarantee:** - **Phase 1:** 3 MW IT load with N+1 mechanical, 2N electrical - **Penalty:** $100K if system cannot support 3 MW under all failure scenarios - **Verification:** Load bank testing during commissioning

### Early Completion Incentive

**Bonus structure:** - $10K per calendar day for Substantial Completion ahead of schedule - Maximum 30 days early (max bonus: $300K) - Conditions: - All systems commissioned and passing IST - Punchlist <50 items (no critical items) - CO issued by AHJ

### Liquidated Damages

**Schedule:** - $10K per calendar day for late Substantial Completion (after schedule float exhausted) - No cap on liquidated damages

**Performance:** - PUE: $50K per 0.1 above target (max $200K) - Capacity: $100K if IT load capacity not met - Tier III: $500K if certification cannot be achieved

**Process:** - Owner deducts liquidated damages from final payment - Design-builder may dispute through contract dispute resolution process

## 0.11 DISPUTE RESOLUTION

### Tiered Dispute Resolution Process

**Level 1: Project Team (0-15 days)** - Issue raised at weekly OAC meeting - Project managers negotiate resolution

**Level 2: Senior Management (15-30 days)** - Escalate to owner VP and design-builder senior VP - Mediation facilitated by CxA or independent party

**Level 3: Mediation (30-60 days)** - Engage professional mediator (AAA or JAMS) - Non-binding mediation; costs split 50/50

**Level 4: Arbitration (60-90 days)** - Binding arbitration per AIA A141 - Single arbitrator for disputes <$500K; panel of 3 for >$500K - Arbitration conducted in Tulsa, Oklahoma

**Level 5: Litigation (>90 days)** - Only if arbitration fails or is declined - Jurisdiction: Rogers County, Oklahoma - Costs: Prevailing party recovers attorney fees

## 0.12 INSURANCE & BONDING

### Required Insurance

| Type | Limit | Holder | Notes |
| --- | --- | --- | --- |
| **General Liability** | $2M / $5M | Design-builder | Occurrence basis; owner as additional insured |
| **Builder’s Risk** | Full project value | Owner or DB | All-risk; includes wind, hail, flood |
| **Professional Liability (E&O)** | $2M | Design team | Claims-made; 3-year tail coverage |
| **Workers’ Compensation** | Statutory | Design-builder | All trades and subcontractors |
| **Auto Liability** | $1M | Design-builder | Company vehicles |
| **Umbrella/Excess** | $10M | Design-builder | Over general liability |
| **Delay in Startup (DSU)** | $5M (optional) | Owner | Revenue loss if CO delayed >30 days |

### Required Bonds

| Type | Amount | Holder | Purpose |
| --- | --- | --- | --- |
| **Bid Bond** | 10% of bid | Owner | Guarantees bidder will sign contract if awarded |
| **Performance Bond** | 100% of GMP | Owner | Guarantees completion per contract |
| **Payment Bond** | 100% of GMP | Owner + Subs | Guarantees payment to subcontractors and suppliers |
| **Warranty Bond** | 50% of GMP | Owner | Guarantees warranty obligations (optional) |

**Surety Requirements:** - A.M. Best rating: A- or better - Treasury-listed surety company

## 0.13 CLOSEOUT & WARRANTY

### Substantial Completion Requirements

**Criteria for Substantial Completion:** - Certificate of Occupancy (CO) issued by AHJ - All systems commissioned and passing Integrated Systems Test (IST) - Punchlist <50 items (no life-safety or critical MEP items) - As-built drawings and O&M manuals (draft) submitted - Training completed (40 hours per discipline)

**Substantial Completion Deliverables:** - Commissioning Final Report (CxA) - Test & Balance (TAB) Report - NETA electrical acceptance test report - Fire suppression acceptance test certificate - As-built drawings (red-line mark-ups) - O&M manuals (draft, 3 copies) - Warranty register (all equipment warranties with start dates)

### Final Completion Requirements

**Criteria for Final Completion:** - Punchlist 100% complete - As-built drawings finalized (CAD/BIM + PDF) - O&M manuals finalized (3 hard copy sets + digital) - Final payment application submitted - Lien waivers from all subcontractors and suppliers

**Final Completion Deliverables:** - Final as-built drawings (AutoCAD DWG, IFC BIM, PDF) - Final O&M manuals (searchable PDFs + 3-ring binders) - Spare parts (filters, UPS batteries, sensors, control boards) - Training videos and quick-reference guides - DCIM database populated (all assets registered) - Warranty certificates (original documents)

### Warranty Period

**Standard Warranty:** 1 year from Substantial Completion - Covers all labor and materials - Design-builder responsible for defect repair

**Extended Warranties (Negotiated with Vendors):** - UPS batteries: 5-10 years (pro-rated) - Generator engines: 5 years or 5,000 hours - Chiller compressors: 10 years - Roof membrane: 20 years (manufacturer NDL warranty)

**Warranty Call Process:** 1. Owner reports defect to design-builder 2. Design-builder responds within 24 hours (emergency) or 5 days (non-emergency) 3. Design-builder repairs at no cost to owner 4. If design-builder fails to respond, owner may self-perform and back-charge

## SUMMARY

CSI Division 00 establishes the procurement and contracting framework for the Pryor Data Center project. Key elements include:

✅ **Delivery Method:** Design-Build (DB) with Guaranteed Maximum Price (GMP) for fast-track schedule, single-point responsibility, and performance guarantees  
✅ **Procurement Strategy:** Phased approach with early engagement of long-lead vendors (switchgear, UPS, generators, chillers); competitive bidding for subcontractors  
✅ **Vendor Selection:** Tier 1 vendors only for critical systems; pre-qualification based on experience, financial stability, and service network  
✅ **Risk Allocation:** Design-builder assumes design and construction risk; owner retains site conditions and utility coordination risk; shared responsibility for permitting  
✅ **Performance Guarantees:** PUE ≤ 1.4 at 50% load, Tier III uptime, 3 MW capacity; liquidated damages and early completion incentives  
✅ **Quality Assurance:** Independent CxA, factory acceptance tests, third-party material testing, and rigorous commissioning

**Next Steps:** - Issue RFQ to pre-qualify design-build teams (3-5 firms) - Issue RFP to shortlisted teams with Owner’s Project Requirements (OPR) and Basis of Design - Evaluate proposals and award contract (best-value, not lowest price) - Negotiate GMP after 65% design development - Begin long-lead equipment procurement immediately after contract award

**Related Documents:** - [[Saga Pryor DC/Basis of Design/Erik\_BOD\_Updated/1BOD - General Requirements (CSI Div 01)]] (project administration, commissioning) - [[Saga Pryor DC/Basis of Design/Erik\_BOD\_Updated/2BOD - Facility Construction (CSI Divs 02-14)]] (building shell and core) - [[Saga Pryor DC/Basis of Design/Erik\_BOD\_Updated/3BOD - Site & Infrastructure (CSI Divs 31-32)]] (site work, utilities) - [[Saga Pryor DC/Basis of Design/Erik\_BOD\_Updated/\_BOD - Exec Summary and TOC]] (master TOC)