

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

PRE-PROPOSAL CONFERENCE  
FOR THE DESIGN-BUILD FY 00/01/02 DORMITORIES  
LACKLAND AFB, TEXAS

15 MAY 2002

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

1                   LEWIS HERRING: Is everybody here and  
2 signed in? If you haven't signed in, please sign in.  
3 And we'll get everybody a copy of that, the minutes that  
4 go out. Kay Record is going to be making a record of the  
5 proceeding here and that will also go out to everyone  
6 that signs in on here. I'm Lewis Herring, I'm the  
7 project manager for the Corps of Engineers out of  
8 Ft. Worth. Happy y'all are here today.

9                   We're here for the 00, 01 and 02 Pre-Proposal  
10 for the Design-Build project here at Lackland. I'll  
11 introduce some of our people. Kay Record, the  
12 stenographer. Bob Gilbert is the Engineering Manager  
13 from the Corps. He runs the AE contract we have. Bobbi  
14 Ferrell is our Construction Manager out of Ft. Worth.  
15 Lisa Yale is our Contract Specialist out of Ft. Worth.  
16 Manuel Fano is our local resident engineer. Whoever gets  
17 the contract will have to deal with Manuel and his  
18 people. Got Chico Fernandez. Chico Fernandez and Rick  
19 Enrico from AETC. I'm just going to let everybody --  
20 Carlos Garcia is the Base Project Manager.

21                   I'm just going to go around the room real quick  
22 and let everybody introduce themselves and their company.  
23 And when you speak after this is over and ask a question,  
24 please identify yourself with your name and your company  
25 so that the she can get this down. I'll start with Jerry

1 Buchert.

2 GERALD BUCHERT: Jerry Buchert, BPLW, Fort  
3 Worth office.

4 MIKE MELICHAR: Mike Melichar, mechanical  
5 engineer with BPLW out of the Albuquerque office.

6 GUY JACKSON: Guy Jackson with BPLW, civil  
7 engineer, also out of the Albuquerque office.

8 RICHARD BRAY: Richard Bray, the project  
9 architect from BPLW out of the Albuquerque office.

10 ROGER YANDALL: Roger Yandell, Zollars.

11 CHARLIE ALDREDGE: Charlie Aldredge,  
12 Zollars.

13 RICHARD KING: Rick King, Sedalco.

14 JACK MULLIGAN: Jack Mulligan here with  
15 Spaw Glass, Croslin team.

16 EDDIE SMITH: Eddie Smith with Spaw Glass.

17 JERRY POWELL: Jerry Powell, CVS.

18 SHAWN FRANKE: Shawn Franke with Lundy &  
19 Franke, structural engineers.

20 CHUCK CROSLIN: Chuck Croslin, Croslin &  
21 Associates, architects.

22 RON BROWN: Ron Brown, Lackland Air Force  
23 Base, Environmental Flight.

24 RALPH MARTIN: Ralph Martin, HMG &  
25 Associates, electrical engineer.

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

4

1 DAVID OMAN: David Oman, CHG

2 Architectural.

3 SHAWN SCOTT: Shawn Scott, SGS, Oklahoma  
4 City.

5 THOMAS KILLINGBECK: Thomas Killingbeck,  
6 Lackland Air Force Base, Housing Manager.

7 DON BARKER: Don Barker, HMG & Associates,  
8 mechanical engineer.

9 RON STARK: Ron Stark, OTM Engineering,  
10 Spaw Glass team.

11 TED SAFFER: Ted Saffer, Corrpro  
12 Companies, Inc.

13 JOHN BLANTON: John Blanton, KZF Design.

14 MIKE DEAN: Mike Dean, Caddell  
15 Construction.

16 ALAN HAUTMAN: Alan Hautman with KZF  
17 Design.

18 LEWIS HERRING: All right. Thank you.  
19 Game plan is to have a project overview with Richard  
20 Bray. I'll introduce Richard in just a minute, bring him  
21 up here. Then we're going to have -- Lisa Yale is going  
22 to go over some contracting requirements. I'm going to  
23 go over the bid schedule, then we're going to go over  
24 some other stuff with Bob Gilbert and Bobbi, who will  
25 have some questions. Then we're going to have a site

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

5

1 visit.

2 And if you need -- what you can do is if you

3 have some written questions for us, we'll try to answer  
4 those during the -- when y'all are out doing the site  
5 visit. We're going to stay back and try to answer the  
6 questions and have those answers when you come back from  
7 the site visit. That sounds reasonable. All right.  
8 I'll introduce Richard Bray, project manager for BPLW.

9                   RICHARD BRAY: Thank you, Lewis. My name  
10 is Richard Bray. I'm with BPLW Architects and Engineers  
11 from the Albuquerque office. Our firm is contracted by  
12 the Corps of Engineers to provide the technical part of  
13 this RFP. We're basically involved in producing the part  
14 of it that tells you what you can and what you can't do  
15 when you design this thing.

16                   There are requirements in this RFP that are  
17 pre-scripted. They tell what you got to do. There are  
18 some requirements that are restrictive that tell you what  
19 you can't do. And the rest of it is up to your designers  
20 to figure out the best and most economical way to get  
21 this project going.

22                   I don't know if you guys can see the screen.  
23 Am I in anybody's way? I'm basically going to just say  
24 what's on the screen, but just in case you need to move a  
25 little bit to see what I got up here. This project is

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

6

1 located on the main Lackland Air Force Base. It's  
2 between McCord Street, Kelly Drive and -- this map is not  
3 the best resolution in the world, but I believe this is

4 call Trumper Street on this side and Kinnley Street on  
5 that side. Am I correct there, Carlos?

6 CARLOS GARCIA: I don't think that's  
7 Trumper over there on that side.

8 RICHARD BRAY: Okay.

9 CARLOS GARCIA: Everything else is okay.

10 RICHARD BRAY: This is reproduced from a  
11 very small base map. But, primarily, we want to indicate  
12 on this -- when you get out there for the site visit,  
13 this will all become pretty clear. And this is in your  
14 proposal book that -- a map very much like this that  
15 shows all of these same things.

16 This is the 1999 dormitory right here. And in  
17 that slide in a minute I'll explain a little bit about  
18 what that's about. The sites that have been designated  
19 in a previously approved master plan for these three  
20 buildings, three new buildings, is for the 2000 building  
21 to go in this area, the 2001 building to go in this area,  
22 2002 would be here. These shaded outlined areas are just  
23 a building envelope area, an area to work in. They don't  
24 represent any footprint of the building. They don't  
25 represent anything other than that's just the space

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

7

1 you have to work in.

2 They are established by setbacks from some --  
3 from some parking and some other buildings. And the  
4 force protection issue is what established the setback

5 for the 2002. Force protection requirements do not apply  
6 to the 2000 and 2001. So those setbacks don't apply.  
7 That's just a federal regulation that has come down that  
8 says anything 2002 or later has to meet those force  
9 protection requirements and that's what establishes the  
10 setbacks for this one building and gives you the outline  
11 of the area you can build in.

12 Briefly, the project goals on this thing are  
13 pretty straightforward. We need to -- the attempt is to  
14 construct three 96-person dormitories, achieve the  
15 construction within the budget indicated, award the  
16 contract within fiscal year 2002 and the established  
17 design criteria.

18 A little bit of project history, not that this  
19 has whole lot to do with what you guys are doing, but the  
20 site was originally master planned for 11 new  
21 dormitories. That master plan has now been reduced to a  
22 total of eight new dormitories as it stands right now.  
23 The first dormitory the fiscal year 99 project was  
24 completed I understand Carlos --

25 CARLOS GARCIA: It's still under

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

8

1 construction.

2 RICHARD BRAY: It's still under  
3 construction but it's been awarded. And I'm told  
4 they are like at final inspection stages on it right now  
5 so it's -- it's nearly done. And that's -- originally

6 the concept was to have the 00 and 01 and 02 dorms all be  
7 just site that -- or a replication of that original  
8 design. It has been those -- the 00 and 01 were put out  
9 for bid and bid way over the budget so that's what  
10 prompted the decision to combine the 00, 01 and the next  
11 one in the sequence the 02 building into a combined  
12 three-building design-build process which is why all you  
13 folks are here.

14 Now, the design-build process, most of this  
15 you have already been through. Obviously, it's a  
16 two-step solicitation process where we go out for  
17 qualifications for design-build offerers and create a  
18 short list of qualified offerers, which is what you guys  
19 are. And then we have a step two which is issue --  
20 you have also received that and we're here in the middle  
21 of that process -- as a pre-proposal meeting to answer  
22 questions so that you can proceed with the process.

23 Okay. What's in the design-build package that  
24 you have got basically are the requirements for your  
25 submittal of your proposal, design and construction

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

9

1 requirements which is kind of our main job as the AE firm  
2 on the Corps of Engineers side, the program requirements,  
3 what the buildings need to have in them and what kind of  
4 rooms and spaces and those kind of things.

5 Performance requirements, how hot and cold we  
6 want the rooms and those kind of issues. There are some

7 mandatory specifications section required on federal  
8 projects like this. There are a couple of drawings that  
9 basically just showed the existing site conditions and  
10 what the building envelope was that you saw on an earlier  
11 slide, and there are some of the published criteria and  
12 standards, things like the architectural engineering  
13 construction manual, the AEIM, Corps of Engineers. There  
14 is a design guide for the dormitories for -- if it's an  
15 Air Force document, and several other things. The force  
16 protection criteria is included in there and several  
17 other published criteria and standards.

18 Our strategy on getting this project built is  
19 basically to relax government criteria but exceed  
20 commercial standards as far as we can within the federal  
21 mandates. We'd like to get this back to as close to  
22 commercial standards as we can except where the federal  
23 government requires things above and beyond that. We  
24 want to have the building architecturally compatible with  
25 the 99 building, but it doesn't have to replicate it. It

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

10

1 doesn't have to be a site of that -- carbon copy of that  
2 same set of drawings. And we're recommending that all of  
3 you proposers, offerers, of this project come up with  
4 some new ideas of some ways to build it. Build it just  
5 as good, but cheaper. You know how that old story goes.

6 The technical requirements for the project, got  
7 two basic pieces of that. Got the program requirements

8 which are in the book you have got as the program summary  
9 which is just an overview of what the project is and the  
10 actual project program which defines how many rooms, how  
11 big they basically need to be, the arrangement, the  
12 layout, that's up to your designers.

13           The second part of it is the -- what we call  
14 performance requirements which get pretty specific.  
15 That's what we were talking about. That's where the  
16 pre-scripted and restrictive things happen. That's where  
17 we go in and tell you what you got to do and what you  
18 can't do. Maybe I should say "cannot" so our  
19 stenographer -- I'm not saying "can."

20           Okay. It's -- the facility performance is just  
21 a continuation of Chapter 1 and it has things like  
22 temperatures we have to meet and ownership issues that  
23 we have to accomplish in the building. Chapter A deals  
24 with foundation and it primarily refers to the foundation  
25 system, what it needs to be, and it cross-references the

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

11

1 geotechnical report that is included in the RFP package.

2           Chapter B is the shell. That's floors, walls  
3 and roof. That's what encloses the space, the outside  
4 exterior parts and pieces. The chapter C is interiors.  
5 That's interior partitions, doors, and all the rest of  
6 the stuff that goes to divide the interior up into  
7 smaller rooms and pieces.

8           Chapter D is services. That's a biggie.

9 That's electrical, mechanical, plumbing, communications,  
10 all of those services for the building that create the  
11 environment inside.

12 Chapter E is equipment and furnishings. That's  
13 pretty straightforward. That's things like carpet and  
14 window blinds, those issues that may or may not be in the  
15 project.

16 Chapter F deals with demolition, anything on  
17 site that needs to be removed before the project can be  
18 constructed. And Chapter G is site work, deals with the  
19 external utilities and paving landscaping. That's pretty  
20 self-explanatory.

21 Next issue is the schedule. And this I  
22 understand I've got one date wrong. I've been told  
23 that's the 17th of June that the -- that your proposals  
24 are due. Am I correct on that?

25 LISA YALE: Yes.

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

12

1 RICHARD BRAY: And after that, there's  
2 review and award of contract. We anticipate that to  
3 happen by the 31st of August of this year. Immediately  
4 following that, there's no specific dates assigned to  
5 these yet, as far as I know, that the contractor will  
6 complete and submit design and construction documents for  
7 the project.

8 When the government receives those, they will  
9 review and approve one of those -- I mean your set of

10 documents. And I understand that there is -- that  
11 they are entertaining the possibility that the first  
12 level of submittal is like a nominal 50 percent complete  
13 set, but if -- that's if that contains 100 percent  
14 acceptable design of the grading and foundation type work  
15 that it can be awarded that way. Is that true?

16 BOBBI FERRELL: No. We aren't going to  
17 fast track. It's going to be 60 percent design of the  
18 building.

19 RICHARD BRAY: Standard 60 and standard  
20 100. There was some discussion earlier about possibly  
21 doing that.

22 BOBBI FERRELL: There is an amendment that  
23 went out that kind changed the language.

24 RICHARD BRAY: Okay. All right. After  
25 those drawings and documents are approved, you'll be

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

13

1 contractor -- successful contractor will be given notice  
2 to proceed with construction. And the next biggie is  
3 substantial completion or beneficial occupancy, whatever  
4 term is used, on or about March 2004. The next thing to  
5 be talked about is these things right here and that's  
6 basically Lisa's part so I'll turn it over to her.

7 LISA YALE: My name is Lisa Yale and I'm a  
8 Contract Specialist for the solicitation. And as stated  
9 in section 102, which was changed by amendment 4 of the  
10 solicitation, that section was entitled Pre-Proposal

11 Conversation Site Visitation and Interpretations. And a  
12 decision made at this conference will not become official  
13 unless and until verified by an amendment to the  
14 solicitation issued prior to receipt of the proposals.

15 I'd like to direct your attention to section  
16 120 and 150 of the solicitation. Those are in terms of  
17 what we want to see from you from a proposal standpoint.  
18 They're very important sections. Section 120 is the  
19 proposal submission requirements which is what we want to  
20 see in terms of the proposal.

21 And I would recommend that the offer follow  
22 this form and the order presented in this section. It  
23 makes it much easier for the evaluators to find the  
24 information. While the evaluators will read the entire  
25 proposal, if they have to search for requested

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

14

1 information it's possible that they might miss something.  
2 So it's in your best interest to follow your proposal in  
3 the order presented in section 120. Obviously, you did a  
4 good job of that in phase one so this is just a reminder  
5 or recommendation.

6 Section 150 details how we're going to evaluate  
7 your proposal. And the AE's already touched on some of  
8 these things so I'm going to skip past them. Your phase  
9 two proposals will consist of two separate volumes, the  
10 first volume being your technical package, your design  
11 package and the second being the price, the

12 subcontracting plan, if you're a large business firm, and  
13 your small disadvantaged business utilization plan.

14           A bid bond will also be required with your  
15 phase two volume two proposal. And we've provided  
16 standard subcontracting plan as well as the checklist  
17 that we used to score your subcontracting plan. It was  
18 an appendix called appendix CC and it was in the original  
19 solicitation package after section 500. And I believe  
20 all of y'all have done other government work and  
21 subcontracting plans. It's no different than it normally  
22 is for a sealed bid job.

23           Someone had sent in a question and regarding  
24 the subcontracting and the pricing that you give us is  
25 going to determine your potential subcontractors. We

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

15

1 realize that may change, but you're still going to be  
2 required to meet your subcontracting goals, you know,  
3 that -- like I said, that is subject -- it's a working  
4 document subject to change, but you will have to have a  
5 subcontracting plan approved prior to the contract award.  
6 And as the AE has already told you, phase two proposals  
7 are due on June 17th. And I handed out amendment 5 to  
8 most of y'all which revised the bid schedule. And I'll  
9 let Lewis Herring talk about that a little bit.

10           LEWIS HERRING: Does everybody have a copy  
11 of amendment 5? All right. Let's go to page 3 of that  
12 active bid schedule, the base bid. Item number 1, what

13 our goal -- what our plan is, what you want to do is the  
14 02 dorm is 96 rooms, period, and a minimum of 72 on the  
15 other two dorms. And the 72 minimum came up -- we can go  
16 plus or minus 25 percent before we have to go back to  
17 Congress. And that's 25 percent off of 96. So we have  
18 got a 72 room minimum. Hopefully y'all can bid -- be  
19 great to bid 96, 96, 96. Whatever you can do within the  
20 money.

21 The money is listed on page 5, paragraph 5 as  
22 we have \$16,684,000, period, right now to award the  
23 construction contract. Any proposals that exceed this  
24 limit may be rejected. That's all the money that the Air  
25 Force has right now. They are going to try to go back

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

16

1 and get some more money. That's not guaranteed, so we  
2 want you to bid as many rooms. You might be able to bid  
3 96 -- say 90, 90, 84, 84. Whatever the number is, that's  
4 what we want to you to put on bid item number 1.

5 Add that up at the base bid on page 4, the  
6 option is the difference. Say you bid 96, 90 and 90,  
7 then on page 4 the old one, the number of rooms then  
8 would be 6 and 6. Or if you bid 72, you know, 96, 72,  
9 72, then these numbers on page 4 bid item number 5 double  
10 A would be 24 and 24.

11 That's what we're planning on trying to do is  
12 get up to 96 rooms with this. The Air Force is going to  
13 try to fund it, but there is no guarantee. You know,

14 they have -- they desperately want three 96-room dorms  
15 out here and they will do everything they can, but  
16 there's no guarantee. You must assume, like I said  
17 16,684,000 is the amount of money we have. And I'll tell  
18 you right now page 94, the final record drawings for the  
19 option is 50,000, that will be reduced by the amount of  
20 the check. Check the price you are quoting to that  
21 construction cost.

22 BOBBI FERRELL: This is the construction  
23 costs. This is your bid price. 16,684,000 is the amount  
24 we can award in contract. Has nothing to do with our --

25 MIKE DEAN: You were -- Mike Dean with

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

17

1 Caddell Construction. Are you looking for 01 and 02 to  
2 be able to match?

3 LEWIS HERRING: They don't have to be.  
4 No, sir.

5 MIKE DEAN: We could do a 96, 96, 72?

6 LEWIS HERRING: That's correct. Yes, sir.

7 BOBBI FERRELL: Okay. When -- Lewis, I  
8 wasn't listening very closely, but when you were talking  
9 about this item that we just put out, did you clarify  
10 that the base bid is also for the design?

11 LEWIS HERRING: No, I did not. Good  
12 point, Bobbi. The base bid is -- we want you put the  
13 design of the -- of 72 or 90 or 90, whatever the number  
14 is, up and then also the design for the option to go up

15 to the full three 96. It's in the base bid. So we're  
16 going to pay a little bit more to have two designs. But  
17 that way we feel like if we -- if you have designed that  
18 way -- and there shouldn't be much since you are  
19 going to have a 96-room design anyway -- that when we  
20 award the option, it can go quicker.

21 BOBBI FERRELL: And then the option work  
22 will just be for the construction only. Because you  
23 already have the design covered in your base bid. The  
24 design for option one is considered in your bid of the  
25 base bid.

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

18

1 LEWIS HERRING: Any questions on that?

2 That's a good point, Bobbi.

3 BOBBI FERRELL: And then we have 240 days.

4 LEWIS HERRING: Then we have 240 days to  
5 award the option. We realize that may cost us some  
6 money. You can go ahead and start on the 02 dorm, but we  
7 know it's going to be 96. But the Air Force is willing  
8 to pay a little bit maybe in some delay costs. It may  
9 mess up your schedule a little bit, but they feel  
10 strongly that they want this option. And where we are  
11 going to get the 240, that we have to go back to congress  
12 and reprogram. That's why we have that in there. It  
13 could be shorter. If y'all have good bids, we don't have  
14 to worry if you give us three 96-rooms in the first.  
15 That's all I have. Any questions on the bid schedule?

16 Okay.

17 LISA YALE: Did you want to mention that  
18 the as-built drawings will be changed?

19 LEWIS HERRING: I said that.

20 LISA YALE: I know amendment six is in the  
21 works. It has some changes to the communication  
22 requirements. And we'll fix the -- prepare the bid  
23 schedule as part of the cost of the final record drawings  
24 in the next amendment, too. Other than that, that's all  
25 I have. And I know all y'all have my phone number and

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

19

1 e-mail address because I talked to most of you. So with  
2 that, Bob Gilbert will --

3 ROBERT GIBLERT: Okay. I'm just going to  
4 hit a few things first. I really want to stress that  
5 section 00120 on the format. I'm fairly new to  
6 design-build, but I've been involved in contracting for a  
7 long time and I've sat on many evaluation boards. And,  
8 guys, while we do read every proposal, every 255, if it's  
9 doesn't stand out it could be missed if they're expecting  
10 to see something next. I highly recommend you follow the  
11 format that's listed. Be to your definite advantage.  
12 Pointed out the maximum contract duration as stated in  
13 section 01000, 730 days. That's for both design and  
14 construction. Also I need to point out that you can  
15 propose a different time. And if you are the successful  
16 proposal, that then becomes a new contract duration.

17 BOBBI FERRELL: Not exceeding the 730.  
18 ROBERT GIBLERT: Not exceeding the 730.  
19 Correct. It's up to you to determine how much of that is  
20 needed for the design and construction. You could take  
21 more time for design but use less for construction. Keep  
22 that in mind. There's also no separate NTP for  
23 construction -- for design or construction. You got one  
24 NTP. The government review times are stated in section  
25 01015. You need to take those in account when you are

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

20

1 planning your times.  
2           Need to point out a few key clauses and  
3 expectations. The order precedent clause is section  
4 00800. You really need to read and understand this.  
5 There's two key elements. The government accepted  
6 deviations and betterments in the award proposal take  
7 precedence over minimum requirements in the RFP.  
8           So if you propose something a lot better than  
9 our minimum requirements and that is a successful  
10 proposal, that is then the new minimum. If your  
11 contractors final 100 percent design documents specify a  
12 higher level of quality than the contract and include  
13 also deviations and betterments then quality level and  
14 the hundred percent design documents become as new  
15 minimum requirement for the contract.  
16           Warranty construction work. The clause is  
17 basically the same one-year warranty as in a standard

18 construction contract except there is no one-year  
19 warranty on the design. Section 800 on recommended  
20 insurance. Although it's not a contract requirement to  
21 the contract, y'all might want to consider design  
22 liability protection. You are responsible for correcting  
23 and changing any work resulting from errors deficiencies,  
24 defective design, at no additional cost to the  
25 government.

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

21

1 Value engineering after award in section 00800.  
2 Value engineering change proposals are limited to the  
3 pre-scripted elements in the solicitation. Value  
4 engineering does not apply to those items in the contract  
5 identified by performance criteria. That was basically  
6 the things I think I needed to emphasize. Bobbi, do you  
7 have a little bit more?

8 BOBBI FARRELL: Just that construction  
9 submittals -- make sure your construction submittals are  
10 stamped by your CQC and your designer of record. And  
11 then likewise with your design submittals the contractor  
12 and the designer of record have to -- you know, stamp off  
13 and approve the design submittal before submitting it for  
14 government review.

15 And, let's see, unless specifically identified  
16 as government approved such as color boards and fire  
17 protection, construction submittals are information only  
18 and that government is just reviewing for conformance

19 with the RFP. And all deviations must be approved by the  
20 government. And so you have to really call these  
21 deviations out, you have got to justify them, why are  
22 doing it and what the advantage is of the deviation. And  
23 your betterments have to be listed. We've got to be able  
24 to separate all that out.

25 And I'd like to go into -- there is a question

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

22

1 that was submitted in writing before the meeting today  
2 and the question is, "How are betterments and deviations  
3 to be addressed? Included in values on the bidding  
4 schedules or as a separate listing with associated  
5 values?"

6 So that would fall under section 00120 proposal  
7 submission requirements. Under drawings there is a  
8 paragraph that says, "All alternate designs which may or  
9 may not be priced as additive or deducted items that were  
10 geographically designed on separate drawings from the  
11 base proposal design. All alternate designs shall meet  
12 the minimum requirements of the solicitation."

13 So if you are submitting an alternate design  
14 they will be on separate drawings and they will be  
15 identified in the material written part of the proposal  
16 and you would add an attachment to the bid schedule to,  
17 you know, for the decrease or the increase for what that  
18 alternate design may be.

19 But -- and then it would always be wise the put

20 a copy of that attachment to the bid schedule in your  
21 written proposal document, but don't put the price on it.  
22 That way it's easier for the evaluators to go there and  
23 say, okay, this guy is submitting an alternate design.  
24 We got his drawings and he's got a separate bid schedule  
25 for it. We don't know what the price is but at least we

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

23

1 know that he's submitting an alternate cost to -- with  
2 that design.

3           And also in proposal submission requirements  
4 if the design proposal -- let's see, did I already say  
5 that? Oh, yeah. If the design proposal includes any  
6 deviations from the RFP requirements including functional  
7 or adjacency requirement, identify the deviation, provide  
8 justification for the deviation and describe the benefit  
9 or/improvement that the deviation provides to the  
10 facility.

11           So if you submit a deviation from the design,  
12 that would totally be called out separately too and  
13 identified and justified like it says here. But just be  
14 aware that proposals with deviations can be rejected in  
15 the evaluation process. So if you are going to propose a  
16 deviation, I would suggest that you have your base bid  
17 design and that meets the requirements of the contract  
18 and the price for that.

19           And then if you submit a deviation, it would be  
20 like -- kind of like an alternate design, but it's a

21 deviation because you don't want to risk that your main  
22 design having a deviation in it would be rejected. So I  
23 would have two; one that meets the requirements and one  
24 that -- with the deviation because we will consider the  
25 deviations. But if we don't like them, then can be

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

24

1 rejected.

2           So identify all the proposed betterments. And,  
3 again, design freedom requirements stated in this RFP are  
4 minimum requirements. Innovative, creative or cost-  
5 saving proposals that meet or exceed these requirements  
6 are encouraged and will receive consideration  
7 accordingly. Deviations from space and adjacency  
8 requirements are discouraged unless the change results in  
9 an improvement to the facility. Deviations from any  
10 requirement should be clearly noted and justified in the  
11 proposal.

12           Let's see. Also, there's -- you might want to  
13 make sure that you look at the section about  
14 clarifications in the RFP. I want to call your attention  
15 to that too in section 00120, proposal submission  
16 requirements. That there is clarifications prior to the  
17 proposal due date. In the event that clarifications are  
18 required prior to the submission of phase two, contact  
19 Lisa. All RFP holders will be advised of significant  
20 clarifications effecting the scope of the project. Then  
21 you can also submit clarifications with your proposal.

22                   And then under final proposal revision, if the  
23 Contracting Officer determines that discussions are  
24 necessary, all offers in the competitive range will be  
25 given an opportunity to submit a final proposal revision.

                  HOFFMAN REPORTING & VIDEO SERVICE  
                  800.395.2840

25

1 All proposal revisions must be submitted as required in  
2 the previous paragraphs. So that's -- I think that's all  
3 we had. That's all I had.

4                   CHARLIE ALDREDGE: I have two questions.  
5 Charles Aldredge with Zollars. One, on your bid form on  
6 page 4 you have for the total bid base bid plus options  
7 and on 3 and 4 you have for the base bid and option  
8 separately. Will the evaluation of the cost be based on  
9 the total base bid plus or will it be on the base bid as  
10 the initial selection and then the options awarded if you  
11 guys have the money?

12                  LISA YALE: The page of the bid schedule  
13 where it talks about the evaluation of options, except  
14 when it's determined to not to be in the government's  
15 best interest, the government will evaluate offers for  
16 award purposes by adding the total price for all options  
17 to the total price for the basic requirement. Evaluation  
18 of the option will not obligate the government to  
19 exercise the options.

20                  So when we are looking at your price versus  
21 your technical, it's going to be that the overall price  
22 including things -- the options because we won't know

23 if -- we won't know if we're going back for reprogramming  
24 or not or if we're going to get it.

25

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

26

1 CHARLIE ALDREDGE: So you're going to be  
2 looking at the total with the option?

3 LISA YALE: Total.

4 CHARLIE ALDREDGE: Then my follow up to  
5 that, based on what you said, Bobbi, of adding our  
6 betterments in some format to the back of this bid form,  
7 in our past dealings with the government, you guys can't  
8 go beyond the bid form at valuation of cost.

9 BOBBI FARRELL: Well, betterments would be  
10 included in your price for the base bid and the option on  
11 this bid schedule of betterments are included in these  
12 costs.

13 CHARLIE ALDREDGE: Okay.

14 BOBBI FARRELL: It's an alternate design  
15 like you have got an alternate design you would attach --  
16 make an attachment to the bid schedule that would say  
17 however we have this other design that would, you know,  
18 make a change to this item. And to do this then our bid  
19 amount would be so and so.

20 So I would say then -- and correct me if I'm  
21 wrong, Lisa -- that during the evaluations they are going  
22 to evaluate his first design that he's got submitted with  
23 the costs and all the betterments or whatever that's on

24 the bid schedule and then he's going to have separate  
25 drawings and a separate attachment to the bid schedule

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

27

1 that's going to have his alternate design. And so both  
2 will be evaluated.

3           So if the evaluators feel that the alternate  
4 design looks better, you know, it may cost more. Of  
5 course they don't know because they are reviewing it  
6 technically. It's looking at the price but if that  
7 alternate design looks better to them than your base  
8 design then that -- then the costs that apply to that  
9 alternate design would be -- that would be the one  
10 selected of the two designs and that's what would be  
11 evaluated for price.

12           CHARLIE ALDREDGE: Points don't count for  
13 each one of them on what you do?

14           BOBBI FERRELL: Well, we don't --

15           LISA YALE: We can't use points anymore.  
16 We're using adjectives --

17           BOBBI FARRELL: The evaluation criteria in  
18 the 00150 tells how each factor and subfactor and element  
19 is going to be looked at and in all of those items and  
20 subfactors there's all like minimum requirements. And so  
21 if you have any betterments that they are what meet or  
22 exceed those requirements, those are going to be looked  
23 at more favorably.

24           So when they are looking at a betterment that

25 you may have proposed that meets or exceeds something to

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

28

1 do with the HVAC or something, then that's going to be  
2 considered more favorable and be weighted more favorably  
3 in the evaluation.

4 CHARLIE ALDREDGE: So the pricing  
5 evaluation -- we'll be looking at value of betterments  
6 for that, deductions that we're -- that we're showing.

7 BOBBI FARRELL: Um-hum.

8 CHARLIE ALDREDGE: Even though you are  
9 getting beyond the bid form evaluating that? Because in  
10 my past experience with the corps, you guys are limited  
11 to looking at the number when it comes to the pricing  
12 proposal part of it.

13 BOBBI FARRELL: Well, the technical  
14 proposal, you know, we aren't going to -- we aren't going  
15 to award based on low bid, if that's what you mean. It's  
16 going -- the technical proposal has even more weight than  
17 price. Let me just find it and read it. Yeah. I mean  
18 we're looking at everything. If that proposal with the  
19 betterments and everything is more advantageous to the  
20 government, you know, but it costs more than another  
21 proposal and if we've got the funds for that, then we'll  
22 make the award for that one that was more advantageous  
23 considering the technical and the price both. But, you  
24 know, if it's a better design, we like it better, we can  
25 afford it, then we'll go with that one.

1 CHARLIE ALDREDGE: Very well. Thank you.

2 BOBBI FARRELL: So I would say if you are  
3 submitting two designs -- an alternate, a basic -- then  
4 you would have two bid schedules, you know. One for your  
5 basic design and one for the alternate design. If  
6 you have time to do that, you know, to submit two designs  
7 but you can, you can have an alternate design but once we  
8 select the one we like the best, that's the one that's  
9 going to be, you know, the price will be.

10 LISA YALE: Section 15 paragraph 1.4.3  
11 describes in detail the basis of the award if y'all want  
12 to look at that later.

13 ROBERT GIBLERT: I did have a couple more  
14 things. First, amendment 94 had a copy of the design  
15 guide attached to it. That is not the correct design  
16 guide for this set of dorms. We will be issuing another  
17 amendment. We're going to go back -- what was attached  
18 to this is the latest dorm guide. We're going back to  
19 the older version.

20 And another thing, I had a couple questions  
21 about plans and specs for the FY 99 dorm. I have a CD  
22 here that I ran off the award set of the FY 99 dorm. If  
23 somebody from each team will see me sometime today, I'll  
24 give you one.

25 BOBBI FARRELL: Then also I want to make

1 sure you heard me when I was sitting over here about the  
2 fast tracking that. You know, we did issue an amendment  
3 that changed all the language in the specs as far as the  
4 design submittal, that there will be a definite  
5 60 percent of all the total design and a 100 percent and  
6 construction with it, not starting until 100 percent  
7 design is accepted by the government.

8 LEWIS HERRING: Any questions? The game  
9 plan is to if y'all have any written questions turn them  
10 in. We already have some written questions. That's what  
11 we're going to work on while the group goes out. And  
12 Carlos Garcia is going to lead the entourage. Also you  
13 are staying on base so you don't have to worry about  
14 getting on and off base. We'll go over that.

15 RON BROWN: Ron Brown, Environmental  
16 Specialist. I just wanted to let everybody know that we  
17 did do an environmental assessment for it. It was  
18 entitled Dormitory Master Plan and the plan expansion and  
19 that was dated August 2001 and it was signed in October  
20 of 2001. So you might want to be familiar with the  
21 environmental assessment, especially the mitigation  
22 section in the back. So my telephone number is 671-5338  
23 if you needed any information from this.

24 DON BARKER: Don Barker, HMG. While we're  
25 taking the site tour, can we take pictures, photographs?

1 CARLOS GARCIA: Sure.

2 LEWIS HERRING: Sure. Yeah. They  
3 probably won't shoot you. Just don't go on the flight  
4 line. From personal experience, don't go on the flight  
5 line without a pass. Don't do that. Any other  
6 questions? All right. Anybody have any written  
7 questions they want to turn in now? Okay.

8 CHICO FERNANDEZ: Lewis, do they already  
9 know what big differences there are between what the 99  
10 dorm presently has and what we're looking for with the 01  
11 and 02?

12 BOBBI FERRELL: Chico wanted me to bring  
13 up -- explain the difference between the 99 dorm that  
14 you'll see today. And it's basically 100 percent  
15 complete and what we are wanting now. First I think,  
16 like Richard said, we don't want an exact duplicate now.  
17 It's really -- we're trying to open this up to the  
18 skilled architects and engineers to come up with a -- it  
19 can be the same plan, it could be a different plan or --  
20 architecturally it has to be compatible, you know. It  
21 can't be a Spanish tile or stuff that matches Randolph.  
22 It's got to match architecturally with the Lackland  
23 pre-engineering building.

24 GERALD BUCHERT: No.

25 LEWIS HERRING: We want the -- you know,

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

1 whatever, you know, we're trying to relax the standards,  
2 trying to get away from the military specs, the standard  
3 corps spec. There are some requirements in there we have  
4 to meet, but we're trying to open it up to be as -- get  
5 the designers as much freedom as we possibly can on that  
6 thing. I'm not going to go in any specific details, but  
7 there's a lot of them in there where we backed off.  
8 Couple of them I can think of.

9           Normally we require EMC for conduit for  
10 electrical and we've gone to the blue plastic for the  
11 conduit. In that sprinkler system instead of steel we've  
12 gone to PVC. That's a couple of examples where our  
13 normal specs have been backed off.

14           CHICO FERNANDEZ: And the walls, instead  
15 of CMU walls, they would be steel studs. You still have  
16 to maintain a continuation between the rooms, you know.  
17 You may have to double up on the sheetrock on either side  
18 or the stud walls between the rooms. You are not  
19 going to have a crawl space in these. Presently in the  
20 99 dorm it has a crawl space. We're not asking for a  
21 crawl space for the 99, 01 and 02.

22           Some of the things you might see -- we want to  
23 be able to get access to the air handling unit, wherever  
24 you put it. We need to be able to get parts out of it  
25 for replacement or things like that or changing the

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

33

1 filters and -- without too much of a problem. I guess

2 those are the main things that I can remember.

3 LEWIS HERRING: Okay. All right. Carlos,  
4 will lead you over there.

5 ROBERT GIBLERT: Lewis, I don't -- it's  
6 before 10:00. Why don't they come back here about  
7 11:00 --

8 LEWIS HERRING: An hour, 11:00 --

9 ROBERT GIBLERT: Not later than 11:00 so  
10 we can all get back together.

11 LEWIS HERRING: All right. See y'all back  
12 in an hour.

13 (Off the record.)

14 LEWIS HERRING: Manuel Fano, our Resident  
15 Engineer, brought up a good point. Since the Kelly  
16 problems over there with environmental issues, there's a  
17 soil management plan that's actually a soil/water  
18 management plan, I think, but a soil management plan  
19 that's very critical. We will issue this as a -- a  
20 revision. There's one in the documents now. It's not  
21 most current one. Pay particular attention to this.

22 I believe -- Manuel, correct me if I'm wrong --  
23 everything's got to be manifested, tested going off the  
24 base. Manuel, you might want --

25 MANUEL FANO: I don't know what the

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

34

1 environmental assessment came up with, but even if the  
2 soil is clean -- well, if the soil is clean, the base

3 will accept it here. About a couple blocks from here, I  
4 don't know if you noticed, there's some soils piles over  
5 here. The base will except any clean soil that you have  
6 on site that you aren't planning on hauling off. They  
7 will accept it here only if it's clean. If it's not  
8 clean, then it has to -- either use it on site or has to  
9 be hauled off to a licensed land fill and manifested off  
10 base.

11           Anything you take out of the base, any debris,  
12 any soil, has to be manifested. Any concrete debris that  
13 you have should be classified a Class II and manifested  
14 and it goes to a licensed land fill. The same thing with  
15 asphalt. Any asphalt that you take out has to go to a  
16 land fill -- licensed land fill. That is a requirement  
17 by TNRCC and the base environmental plan. So none of the  
18 concrete or asphalt can go to anybody's back yard.

19           CHARLIE ALDREDGE: Charlie Aldredge here  
20 with Zollars. So if we have contaminated soil, are we  
21 responsible for the price of getting that taken to a  
22 classified land fill?

23           MANUEL FANO: Depends on what that  
24 environmental assessment says, and I don't know what it  
25 says. We probably need to get copies of that and give

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

35

1 them to the --

2           CHARLIE ALDREDGE: But even if you have an  
3 environmental assessment that says there's nothing there,

4 if something comes up what do we do?

5 LEWIS HERRING: I think we're going to  
6 assume the risk on that. If the environmental assessment  
7 says it's clean and we find it -- we don't -- we can't  
8 have y'all bidding on something you don't know about.

9 CHARLIE ALDREDGE: Sure.

10 LEWIS HERRING: So we're trying -- you  
11 know, if the environmental assessment says it's clean,  
12 and I think it probably does, then we'll get you a copy  
13 of that into the -- into the amendment coming out. Then  
14 if there's any -- we can find any, then we don't have to  
15 bond the contract and pay you for that.

16 All right. And we have some questions here  
17 we're going to go over some of the questions. We didn't  
18 answer all the questions. I might just ask, before we do  
19 that, are there any questions that came up out at the  
20 site that y'all want to ask?

21 RICHARD KING: Rick King, Sedalco.  
22 Demolition of the existing dormitories, is there any in  
23 this scope?

24 LEWIS HERRING: No.

25 RICHARD BRAY: New sites are --

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

36

1 LEWIS HERRING: Eventually down the road  
2 oh, four or five or six or something. Any other  
3 questions? Yes, sir.

4 DON BARKER: Don Barker with HMG. Looks

5 like y'all want to add a chiller for the 02 buildings in  
6 this existing central plant out there.

7 RICHARD BRAY: Yes, sir.

8 DON BARKER: One of the concerns looking  
9 at the central plant was whether the piping from that  
10 central plant over to that side is big enough to handle  
11 the capacity on the third chiller. Has that been  
12 evaluated?

13 MIKE MELICHAR: We're assuming it is large  
14 enough, but that's something that's going to have to be  
15 researched out in the -- in the design and identified  
16 whether if, indeed, it is not large enough.

17 DON BARKER: In our proposal then if we  
18 determine that that piping is not large enough --  
19 (inaudible)

20 COURT REPORTER: I'm sorry. Could you  
21 please stand? I can't hear you. Thank you.

22 DON BARKER: Is it possible as an  
23 alternate instead of putting a chiller there, putting an  
24 air cool chiller near the 02 buildings?

25 MIKE MELICHAR: No.

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

37

1 DON BARKER: No? We have to modify the  
2 existing central plant?

3 MIKE MELICHAR: The way it's written up,  
4 the 02 dorm will install a new chiller in the existing  
5 central plant along with its associated air cooler or

6 cooling tower. The piping distribution under the ground  
7 supplying to the -- what you have to do is research the  
8 piping underground and determine at what point you have  
9 to connect to that chill water piping and extend it to  
10 the dorms.

11 DON BARKER: What time will the existing  
12 drawings or the -- that central plan on the 99 building  
13 be available to us?

14 MIKE MELICHAR: You have got them on CD  
15 here right now.

16 DON BARKER: They are on CD here?

17 MIKE MELICHAR: Yes.

18 DON BARKER: Are the capacities -- I  
19 assume all the mechanical drawings are in there so we can  
20 evaluate the capacity?

21 MIKE MELICHAR: Certainly. Certainly.

22 ATTENDEE: Does the --

23 COURT REPORTER: I'm sorry. Who are you?

24 ATTENDEE: Is the design analysis for the  
25 99 project in that CD? The design analysis should have

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

38

1 the calculations and whatnot?

2 BOBBI FARRELL: I don't know if it is or  
3 not.

4 MIKE MELICHAR: I think it is but I don't  
5 know.

6 LEWIS HERRING: If it's not a design

7 analysis -- we'll research it. If the design analysis is  
8 not in there, we'll send you a copy of the design  
9 analysis.

10 ROBERT GIBLERT: Don't make a promise you  
11 can't deliver, Lewis.

12 MIKE MELICHAR: I think all the  
13 information -- I think all the information that an  
14 engineer would need will be contained in those drawings.  
15 The spec that we included in the package that you have  
16 now came off of those drawings for the new chiller. I  
17 believe you'll find everything in there that you need.  
18 If not, then you are going to have to send in another  
19 RFI.

20 DON BARKER: The specifications disk that  
21 you gave us, actually the solicitation disk, there are  
22 some mandatory specifications in there. Are the -- is  
23 the base EDC system specifications included in that?

24 ROBERT GIBLERT: I don't know.

25 LEWIS HERRING: Is the what? The base --

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

39

1 DON BARKER: I assume Lackland has a DDC  
2 system that centrally monitors -- I know it states in  
3 here it's a Johnson Madison system, but I would assume  
4 y'all have very particular requirements on the Madison  
5 system, particular types of devices, that sort of thing.  
6 Usually that's covered by a specification section.

7 LEWIS HERRING: We'll have to research

8 that. I don't think anybody here knows.

9 GERALD BUCHERT: We'll have to look at  
10 that.

11 CHARLIE ALDREDGE: Charlie Aldredge here  
12 with Zollars. Following up on his question, will the  
13 chiller for the 02 be sized for 02, 03, 04 or just or the  
14 02?

15 CHICO FERNANDEZ: Right. For the next  
16 three.

17 CHARLIE ALDREDGE: You want to duplicate  
18 what's there?

19 RICHARD BRAY: We need -- we ought to  
20 clarify that, though. That is not specifically what we  
21 say. We say we need to add a chiller for the 02 dorm.

22 MIKE MELICHAR: No, the chiller is  
23 included in the 02 dorm but it is for 99, 01, 02. For  
24 all of the --

25 CHARLIE ALDREDGE: You're talking about

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

40

1 the first chiller. The first chiller. The first chiller  
2 is 99, 00, 01. The second chiller, though --

3 MIKE MELICHAR: Is 02.

4 CHARLIE ALDREDGE: Only?

5 CHICO FERNANDEZ: It's for the next three  
6 dorms, so it should be sized the same.

7 MIKE MELICHAR: That's what we got --

8 RICHARD BRAY: We need to clarify that.

9 We will clarify that by amendment that it should be sized  
10 to same -- the same size and capacity as the first.

11 MIKE MELICHAR: It's already in here.

12 RICHARD BRAY: It says the same size and  
13 capacity?

14 MIKE MELICHAR: Gives them exactly the  
15 size.

16 RICHARD BRAY: Okay. Well, then the  
17 question's answered.

18 MIKE MELICHAR: Yes.

19 RICHARD BRAY: Okay. Never mind. It's  
20 answered. Any other questions that came up?

21 LEWIS HERRING: All right. Like I said,  
22 we're not going to go over each question because we  
23 didn't get through all the questions. We will, as part  
24 of the minutes, go over the -- write down all the  
25 questions, our answers, and they will go out within about

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

41

1 a week to 10 days, probably. We're going to get the  
2 minutes back in a week. We'll get them as soon as we can  
3 after that out to everybody on this.

4 "What building codes should the dorm be  
5 designed to?" Handbook 1008C. And that further  
6 references some more codes in there.

7 "Could you give us some clarification to the  
8 bulk storage requirement?" Reference the requirements in  
9 the design guide which is soon to be reissued. We'll get

10 you the revised, which happens to be the older design  
11 guide, but that has that in there.

12 "Does a multi-purpose room need to be on each  
13 floor?" See the design guide. I think basically the  
14 answer is it's up to y'all where -- you know, it  
15 specifies if it wants one on the first floor or a floor  
16 and you want to have one on the second or third floor  
17 that's a betterment, that's your choice. As long as it  
18 complies with the design guide.

19 CHICO FERNANDEZ: What was the question  
20 before that?

21 LEWIS HERRING: "Could you give some  
22 clarification to the bulk storage requirement?" And I'm  
23 saying look in the design guide.

24 CHICO FERNANDEZ: Yeah. Because the bulk  
25 storage, the cages that you saw there today were part of

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

42

1 the contract. But in the future, these bulk storage,  
2 whatever, is going to be provided by the government and  
3 installed by the government. So you're not going to have  
4 a floor there for a third floor. So you have to keep in  
5 mind that the access ladder that you are going to put up  
6 to the attic needs to start from second floor rather than  
7 the third floor.

8 RICHARD BRAY: Chico, I think the way the  
9 design guide is written, all we've told them is they need  
10 a certain amount of square footage for that. It may be

11 somewhere totally different from where it is in the 99  
12 building.

13 CHICO FERNANDEZ: Oh, okay.

14 RICHARD BRAY: That's -- you know, you  
15 need whatever -- two square meters per cubicle, you need  
16 two cubicles per every three people. Where you put it,  
17 have fun.

18 CHICO FERNANDEZ: Okay.

19 LEWIS HERRING: "The site plan shows a  
20 future chiller plan. Can you explain?" And I think we  
21 talked about that earlier. Any additional site contours,  
22 utilities, capacities, et cetera, drawings, there's  
23 not -- the base has utility plans but we have used those  
24 utilities plans to incorporate into the drawings that  
25 we have in the RFP package right now. Carlos, you

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

43

1 don't -- do you have any extra plans that you haven't  
2 given?

3 CARLOS GARCIA: No. You probably have  
4 them all. You probably have everything I have.

5 LEWIS HERRING: Anything else? Okay.

6 CHICO FERNANDEZ: Maybe it doesn't go with  
7 this same question, but in the master plan that you all  
8 developed, the new one, we had told you to incorporate in  
9 there a volleyball court, pavilions and stuff like that.  
10 I'm assuming that you did?

11 RICHARD BRAY: They were incorporated --

12 they were listed in the performance requirements as  
13 optional items simply because they are not part of the  
14 design guide requirements. And they will be considered  
15 as betterments. The offerer that gives us more goodies  
16 will have a higher consideration.

17 CHICO FERNANDEZ: I just want for them to  
18 realize that.

19 (Inaudible)

20 COURT REPORTER: I'm sorry. I didn't hear  
21 any of that.

22 ALAN HAUTMAN: Alan Hautman with KZF. On  
23 that question of the site drawing, those are, I believe,  
24 presented in CAL files or PDF files on the RFP. Can  
25 those be made available in MicroStation?

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

44

1 ROBERT GIBLERT: Carlos?

2 CARLOS GARCIA: I want to say -- I want to  
3 say no because I think they start -- we received them as  
4 CAL files and we can't -- we can't convert them into  
5 MicroStation. But I'll have to look -- I'll have to look  
6 into that. We may have -- we may have the auto CAD  
7 drawings for those and those could be converted, but  
8 offhand I don't think we do.

9 ROBERT GIBLERT: If you do, we can ship  
10 them out?

11 ALAN HAUTMAN: Auto CAD would be fine.

12 GUY JACKSON: I've got a question to your

13 question. Guy Jackson. You mean the original 99  
14 drawings or the one that's in the RFP?

15 ALAN HAUTMAN: Well, I guess the one in  
16 the RFP.

17 MANUEL FANO: Okay. Because the one in  
18 the RFP is the one that we put together. And we could do  
19 the auto CAD file, but we will -- we've had a discussion  
20 about qualifying that. That is basically just a  
21 correlation of as many of the site plans or site utility  
22 plans that were -- that we worked with Richard Reese and  
23 Carlos to get together. But -- and a lot of them are  
24 just out of the head of Richard Reese. So it's really  
25 just an exhibit. And if we were to issue that, it would

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

45

1 have big caveats or disclaimers on it as such. So I  
2 don't know if that would be -- even be helpful for you in  
3 what it is, but it's generally an exhibit.

4 CARLOS GARCIA: Are you looking to develop  
5 your own drawings from those drawings?

6 ALAN HAUTMAN: Exactly. I mean because  
7 right now I don't think I've got a topographical or a  
8 utility site plan that I can use to develop the response  
9 drawings that are required for the RFP response.

10 GUY JACKSON: Now, what we did -- Carlos  
11 was aware of this -- we started with the -- with the 99  
12 drawings because they had pretty extensive site topo and  
13 the contours that were associated with that as well as

14 the land features. And you can do the same thing, maybe,  
15 to back up to that. But we just added -- there's a lot  
16 more utility information based on, again, discussions and  
17 some other mapping that we have dug up. But, again, it's  
18 plus or minus. They are distribution maps, not design  
19 maps. So you could do the same thing we did and at least  
20 have a basis of a topographical survey.

21 RICHARD BRAY: And I'm pretty sure the DWG  
22 files are included on the award CD. If that's what you  
23 copied, Bob, was the award CD.

24 ROBERT GIBLERT: I couldn't find them on  
25 the award CD, but maybe I missed them.

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

46

1 RICHARD BRAY: We can check. But those  
2 would be available also from the Corps of Engineers if  
3 you want to start -- just a raw DWG files.

4 ALAN HAUTMAN: You have seen the FY 99  
5 site drawings?

6 RICHARD BRAY: Yes.

7 ALAN HAUTMAN: Does it go far enough to  
8 cover all sites?

9 RICHARD BRAY: It's pretty close.

10 GUY JACKSON: It is pretty close. There's  
11 a -- maybe not as detailed in some areas and others, but  
12 it would be a great place for -- what am I trying to  
13 say -- supplemental survey or some --

14 ALAN HAUTMAN: Reasonable starting point.

15 GUY JACKSON: I would think so. And then  
16 as a guide, again, in the RFP, that would be great for  
17 line spotting and pothole between those two and get a  
18 more accurate survey.

19 ALAN HAUTMAN: Like I said, we'd request  
20 if it is available we get the RFP site drawing even  
21 though it is just with caveats.

22 GUY JACKSON: And I think we'll have to  
23 reissue that as part of the addendum with that language  
24 on there. Yes.

25 LEWIS HERRING: All right. "Will a wood

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

47

1 frame structure be allowed?" No.

2 "What is the overall height limitation of the  
3 buildings?" Only as imposed by the building codes and  
4 the force protection. Above three stories will require  
5 additional elevators. Whatever it -- you know, whatever  
6 building codes required and the force protection, you  
7 know. We can have a 10-story building, you know, but you  
8 are going to have to meet the codes in force protection.  
9 Realistically, we think probably a three-story building  
10 is what will happen, but that's for y'all to determine.

11 "Will HVAC controls be stand-alone or connected  
12 to base MCS?" We're going to review and apply that by  
13 amendment.

14 MANUEL FANO: Be connected to base.

15 LEWIS HERRING: It will be connected to

16 the base, but we will put that out. And there's some  
17 questions about the central energy plan. I think we  
18 talked about those already. And we will answer each of  
19 these questions.

20 "If the existing central plant is not used, are  
21 through-wall units allowed for conditioning the dorm  
22 rooms, hotel type units?" No.

23 "Can we use electric heat in the suites?" No.

24 "Can we use gas heat in any central units?"

25 No.

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

48

1 "Can we use two-pipe fan coils in the suites?"  
2 Shall be four-pipe systems per D3-2.

3 "Can PVC be utilized for sanitary and vent  
4 piping inside the building?" Yes.

5 "Can plastic pipe be used for sanitary lines  
6 outside the building?" Yes. Jerry, did you write this  
7 question? It's got a yes and it's got a no.

8 GERALD BUCHERT: Which one?

9 LEWIS HERRING: Number 13.

10 GERALD BUCHERT: Yeah. Should be yes.

11 LEWIS HERRING: Answer is yes. "Can  
12 plastic pipe be used for sanitary lines outside the  
13 building?" The answer the yes.

14 "Can type M copper be utilized for domestic hot  
15 and cold water piping?" We're going to research that.

16 "Can UL listed PVC be utilized for automatic

17 sprinkler piping inside the building?" Yes.

18 "Are porcelain, enamel, steel or acrylic  
19 bathtubs acceptable?" There are no bathtubs in the  
20 projects. See the new, soon to be issued, design  
21 guide -- dorm design guide. The one that y'all were  
22 issued has it in there that they are not in this project.

23 "Can plastic pipe be used for the storm water  
24 systems?" Yes.

25 "Can fiberglass manholes be used for storm

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

49

1 water systems?" No.

2 "Is asphalt pavement acceptable for the drives  
3 and parking areas?" If it meets G21-1 and has a 20-year  
4 life span like we require, the answer is yes. If not, it  
5 has to be something else.

6 "What CAD format is preferred for this  
7 project?" Auto CAD 14. And there's a question about the  
8 substantiation items. We're going to take all of those  
9 out. We have them in there several places. There will  
10 be no substantiation items in this RFP.

11 "Are the documents required to use metric  
12 dimensions or is it contractor option?" It's a  
13 contractor option. Whichever you -- y'all want to do. I  
14 probably have no guess on which we use but it's English.

15 There are some questions -- some very detailed  
16 questions, and I don't think we're going to get into  
17 these. We need to research these. We're afraid if we

18 give you an answer right now, it could be incorrect. So  
19 the rest of these I think we'll -- on these questions  
20 we'll have to research those.

21 "Does Lackland Air Force Base have a current  
22 telecommunications standard? If so, can it be made  
23 available to the design team?" We'll issue it by  
24 amendment.

25 "Does Lackland Air Force Base wish to install a

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

50

1 structured cable system for data/voice infrastructure?"

2 We're going to have to answer that. We're not sure.

3 "Will cable TV distribution design be required  
4 for the dorms? If so, will it be required in common  
5 areas, private baths or both?" Look in section D-7. And  
6 the answer is yes, it is.

7 "where will the voice data video services  
8 originate from the dorms? And will the design team be  
9 responsible for the interbuilding connections to the  
10 existing services?" Again, it shows in D-7.  
11 Requirement's going to be only to connect up -- actually  
12 wire it to the -- within the building to the com room.  
13 Then the conduit will be required out to the manholes.

14 "Please clarify the proposed requirements for  
15 voice/video data in each dorm unit., i.e., one voice data  
16 per desk area and one common video." Again, look at D-7  
17 on that.

18 That's the only questions that we have. Any

19 other questions that y'all have come up with? Like I  
20 say, we will answer all these questions in the minutes.  
21 And if it changes something in the RFP, we will put that  
22 out as an amendment.

23 DON BARKER: Don Barker with HMG. In the  
24 performance requirements, says heat generation, has a  
25 requirement for the make up water for like a boiler being

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

51

1 treated for soft water. I did not see a water softener  
2 in the 99 dorm. If we do have a water softener, is it  
3 only for the boiler? Are you trying to do soft water  
4 into the building?

5 MIKE MELICHAR: No. The intent is just  
6 for the boiler itself. Pretreat the water going to the  
7 boiler and to effect the hot water hydraulic system.

8 DON BARKER: Okay. The two chemical  
9 injection system with controller, do y'all have a  
10 manufacturer y'all use and specific specifications for  
11 the chemicals y'all use?

12 MIKE MELICHAR: I believe that came out of  
13 the maintenance people here at Lackland. And I believe  
14 they have their standards manual included within the  
15 guides that we issued. And you should be able to find  
16 that in there. If not, we'll have to do further research  
17 on it.

18 DON BARKER: Okay.

19 LEWIS HERRING: Yes, sir.

20 JERRY POWELL: Jerry Powell, CDS/Muerrry  
21 Services, Spaw Glass team. Will fire plug data be  
22 available to us?

23 LEWIS HERRING: Yes, sir.

24 JERRY POWELL: And how will we get that?

25 CARLOS GARCIA: I'll send you a copy. You

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

52

1 can view it.

2 LEWIS HERRING: We'll get it from the base  
3 and then we'll put it in.

4 RICHARD BRAY: Could I make a comment  
5 about some of these questions? Richard Bray from BPLW.  
6 Maybe I'm looking a little too far ahead and maybe some  
7 of you guys are, too. Some of the information that  
8 you'll need to get will only be needed after you're  
9 awarded the contract. You should be looking for -- right  
10 now you should be looking only for information that will  
11 affect your proposal price. Like, you know, a specific  
12 configuration of a DBC system, if that doesn't affect  
13 your price, don't worry about it now. You know, just  
14 know that you have to have one, you have to hook it in.  
15 But, now, if that -- if it does affect your price, fine,  
16 you know. Ask the question. But if it's something that  
17 doesn't affect your proposal price, wait until after you  
18 have got the contract and then dig out that information,  
19 I guess, is what I'm saying. Does that make sense,  
20 Lewis?

21 LEWIS HERRING: Yes, sir.

22 CHUCK CROSLIN: Chuck Croslin, Croslin &  
23 Associates. Are we going to have to wait 10 days to get  
24 the revised design guidelines or are they going to be  
25 released earlier?

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

53

1 LEWIS HERRING: Bob, When can you have the  
2 revised design guidelines?

3 ROBERT GIBLERT: I've got to find it  
4 somewhere first electronically.

5 LEWIS HERRING: The new one?

6 ROBERT GIBLERT: No, the one we're looking  
7 for. The answer to your question is we'll get that as  
8 soon as we can. We will not wait until 10 days. We will  
9 get that out because y'all need that immediately. You  
10 need that. That's why we tried to get the right one out  
11 and we sort of guessed wrong.

12 MIKE DEAN: Mike Dean with Caddell. Can I  
13 ask that you look at those questions and try to pinpoint  
14 some that may also fall in that same category of things  
15 that need to be answered immediately and not hold it up  
16 with everything? Because we've got a few in there that  
17 we feel like --

18 LEWIS HERRING: Yes, sir.

19 MIKE DEAN: Thank you.

20 LEWIS HERRING: Any other questions?

21 CHARLIE ALDREDGE: Charlie Aldredge here

22 with Zollars. In the information that was sent to us,  
23 you did identify that interior loaded hallways was  
24 acceptable. In our walk out there, it was indicated that  
25 preference is still to go exterior loaded. Can we get

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

54

1 more definitive direction on that? Because it can effect  
2 us quite a bit on price whether we're going interior or  
3 exterior.

4                   LEWIS HERRING: Whichever -- to be honest,  
5 they prefer exterior but for the money you may have to go  
6 interior.

7                   CHICO FERNANDEZ: That's more or less what  
8 I said. We prefer exterior corridor. But I said that if  
9 they say we can provide you so many rooms with exterior  
10 corridors but we go interior corridors we can provide you  
11 these other rooms, it might make a difference.

12                   CHARLIE ALDREDGE: I don't think we are  
13 talking about adding rooms. It's just --

14                   RICHARD BRAY: We are talking about adding  
15 rooms. The difference between 72 as a minimum and 96 as  
16 the --

17                   CHARLIE ALDREDGE: I understand that. I  
18 understand that. What I'm saying is interior loaded  
19 versus exterior loaded may have some benefits in costs  
20 that, from a design point of view, from a base standard  
21 point of view, is not preferred. But if it means keeping  
22 the cost in control, it almost sounded like you are

23 forcing us to show both.

24 RICHARD BRAY: No.

25 LEWIS HERRING: Not necessarily. Well,

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

55

1 technical review-wise, yeah. Bottom line cost, no.

2 RICHARD BRAY: As I understand the  
3 technical review, we have given you the technical  
4 requirements. And one of the technical requirements is  
5 neither interior or exterior corridors. And when we do a  
6 technical review, we're going to be reviewing it to see  
7 if you met the technical requirements. And, there again,  
8 the people who are reviewing it may have their own idea  
9 of what the preferences are, but they -- that won't --  
10 that question -- I don't see how that --

11 ROGER YANDALL: Roger Yandell here with  
12 Zollars. So if we have one of the other that -- both of  
13 which meet the criteria, then they will get equal score?

14 RICHARD BRAY: Well, that's what I'm  
15 guessing. But then I got --

16 GERALD BUCHERT: You are not the corps.

17 RICHARD BRAY: I'm not the guy who's  
18 putting the score on it. I'll be doing the technical  
19 review and --

20 CHICO FERNANDEZ: You are going to get the  
21 maximum number of rooms for either one.

22 ROGER YANDALL: Yes, sir. That's what I'm  
23 asking.

24 CHICO FERNANDEZ: We'll probably vote for  
25 the exterior corridors.

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

56

1 GERALD BUCHERT: I don't think you can.

2 RICHARD BRAY: You can't unless it's a  
3 criteria.

4 GERALD BUCHERT: Right. That's right.

5 RICHARD BRAY: Unless you put it in the  
6 criteria, you can't --

7 BOBBI FARRELL: We would have to say --

8 COURT REPORTER: Excuse me. Just one  
9 person, please.

10 BOBBI FARRELL: I think if -- if you want  
11 that as a preference, if you are saying that we're going  
12 to look more favorable upon exterior corridors, then  
13 we have to change our criteria. Because right now --  
14 isn't that right, Rick?

15 RICK ENRICO: That's right.

16 BOBBI FERRELL: Because right now we tell  
17 them interior or exterior. And if we're going to tell  
18 that them more favorable --

19 GERALD BUCHERT: If it's architecturally  
20 compatible, I'm going to go with architecturally  
21 compatible.

22 CHICO FERNANDEZ: Okay.

23 BOBBI FARRELL: So -- so we would have  
24 to -- if you are going to say that we're going to look

25 more favorable upon exterior, then we have to get that

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840

57

1 into the descending order of importance on our criteria.

2 LEWIS HERRING: But right now unless we  
3 change it by amendment --

4 CHICO FERNANDEZ: No, don't change  
5 anything.

6 LEWIS HERRING: -- and we don't think  
7 we're going to, it's either. Which one you can come up  
8 with to get the most rooms. Obviously, the more rooms  
9 you get, the more favorable you will be looked at.

10 CHICO FERNANDEZ: Yeah. Stay with that.  
11 Thank you, sir.

12 LEWIS HERRING: Any other questions?  
13 These are great questions.

14 JOHN BLANTON: This is John Blanton, KZF.  
15 How can we be architecturally compatible with, you know,  
16 an interior corridor system versus what you have out  
17 there as a 99 that's an exterior corridor system?

18 LEWIS HERRING: I'm going to let an  
19 architect answer that because I'm a civil engineer.

20 RICHARD BRAY: That's incredibly  
21 subjective. However, let me throw this back at you this  
22 way. Architectural compatibility is basically just don't  
23 make it look like it's something from another planet, you  
24 know. The base has a standard for the standing seam  
25 metal roof. Okay. That's a big issue architecturally.

1           You know, there's -- we've suggested a --  
2 possibly instead of going all brick with the precast  
3 concrete -- which are kind of expensive -- go with a  
4 little bit of brick and some stucco or a little bit of  
5 brick and some EFIS. But if you put brick, make it the  
6 same color as the other brick, you know. If they've got  
7 bronze anodized aluminum railings, don't use silver  
8 anodized aluminum. You know, just -- is any of this  
9 making sense? You know, it doesn't have to have a  
10 balcony because the other one has a balcony, you know.  
11 It's more just the -- that's why we say don't replicate  
12 it just, you know, make it look like it belongs in the  
13 same parking lot.

14           GERALD BUCHERT: Blends in.

15           RICHARD BRAY: Yeah. It blends. They  
16 blend. They look like they were -- the guy who designed  
17 this one was at least looking at that one when he  
18 designed it.

19           LEWIS HERRING: Anybody else? All right.  
20 Any of our team? Bob, Bobbi, Lisa, Manuel, Chico?

21           CHICO FERNANDEZ: I will probably think of  
22 something later on but not right now.

23           LEWIS HERRING: Rick? Carlos?

24           ROBERT GIBLERT: Got the fire department  
25 here okay.

1                   MANUEL FANO: Manuel Fano. New security  
2 requirements here on base after September 11th, some new  
3 implementations that weren't in place. Contractors are  
4 bringing in material on base, there's only two gates you  
5 can use. So that affects your whole route. The Luke  
6 east gate or the Valley-Hi gate. Those are the only two  
7 gates available on base to use to bring in material for  
8 contractors. Every contractor, every contractor employee  
9 will have to have an ID to come on base.

10                   RICK ENRICO: Is that throughout the  
11 duration?

12                   MANUEL FANO: Yes. What you'll do is you  
13 will send us a letter listing all the employees of the  
14 that will be working on that project and we will forward  
15 that list to the security forces and they will have that  
16 list at their office. And each employee will have to go  
17 through their office and get a pass. So allow for time  
18 for the employee to sit and wait to get a pass.

19                   ATTENDEE: Site fencing?

20                   MANUEL FANO: Yes, site fencing. And it  
21 needs to have plastic strips, the chain-link fence,  
22 brown. Or we have allowed the option of using like the  
23 tennis court type of -- what do you call it -- screen.  
24 You can use that also.

25                   ROBERT GIBLERT: If there's nothing else,

1 we thank y'all very much. We look forward to June 17th.  
2 That's when our work begins. Is there any questions?  
3 Anything else? Be sure and get in touch back with us and  
4 we'll certainly try and answer them. We'll get these  
5 out, the questions, as soon as we can, the design guide  
6 as quickly as Bob can find the thing. And then we'll get  
7 the minutes of it out. And any amendments, we will not  
8 hold up for anybody. All right. Thank y'all.

9 (Meeting concluded.)

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 THE STATE OF TEXAS \*

2 COUNTY OF BEXAR \*

3 I, KAY COUNSELLER, a Certified Shorthand  
4 Reporter in and for the State of Texas, do hereby certify  
5 that the above and foregoing pages constitutes a true and  
6 correct transcription of the Pre-Proposal Conference for  
7 FY 00/01/02 Dormitories, Lackland AFT, Texas Meeting had  
8 taken by me in shorthand on the 15th day of May, A.D.,  
9 2002, at Lackland AFB, San Antonio, Bexar County, Texas.

10 Witness my hand and seal of office this the \_\_\_\_  
11 of \_\_\_\_\_, A.D., 2002.

12

13

14

---

KAY COUNSELLER, Texas CSR 1874  
Expiration Date: 12/31/2002  
Hoffman Reporting & Video Service  
206 E. Locust Street  
San Antonio, Texas 78212  
Telephone: (210) 736-3555

18

19

20

21

22

23

24

25

HOFFMAN REPORTING & VIDEO SERVICE  
800.395.2840