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US ARMY CORPS OF ENGINEERS  
PRE-PROPOSAL MEETING  
AUGUST 29, 2002

**COPY**

1 (8:05 a.m.)

2 MR. RICH: As stated, I'm Billy Rich. I'm  
3 Chief, Engineering at Dyess Air Force Base, Civil  
4 Engineering squadron. I'd like to welcome you this  
5 morning to sunny, dry, and hot West Texas. But on a  
6 serious note, I do want to welcome all the perspective  
7 contractors here, on behalf of our wing commander,  
8 General Wendell Griffin. We're glad to have you here and  
9 we're looking forward to a partnership with you and with a  
10 successful offer here.

11 What are kind of our expectations? I'll give  
12 you a quick background. You know, for units that we're  
13 going to build or replace, you know, we hope to keep them,  
14 you know, for a long time, like 50 or 60 years, so we need  
15 to keep that in mind.

16 Of course, we're looking for a quality  
17 product, naturally. I think everybody wants a quality  
18 product. We're looking to develop a new master plan for a  
19 housing area as a part of this Design Build Contract, kind  
20 of a new or different look than it presently has. We'll  
21 develop, you know, new neighborhoods for our military, for  
22 officers and enlisted ranks.

23 I can tell you up front that we hope to  
24 maximize the units and lot sizes. You know, that's what  
25 we would like. Also, we want to minimize the green space,

1 but not to the extent of getting rid of parks and jogging  
2 trails. I guess what I'm trying to say is the green space  
3 we have, we want it to be usable.

4 This area is kind of bound in the corner of  
5 the base between the boundary of a fence and a flood zone,  
6 so we've kind of got a restricted site, but still we can  
7 meet, you know, the district requirements that's in the  
8 contract.

9 And of course, last of all, we want to build  
10 something we're all proud of and will last a long time and  
11 we can set the example for the Air Force. So we're  
12 looking forward to this venture with you.

13 (8:07 a.m.)

14 MR. RODGERS: Okay. I am going to go over  
15 some of the items regarding the contracting price,  
16 contracting process. This is a two-phase design build  
17 process. The prime contractors here have made it  
18 successfully through Phase 1 of the process. You will be,  
19 hopefully, very interested in submitting a Phase 2  
20 proposal.

21 Phase 2 proposal includes design, effort; and  
22 the basis of a two-phase design build is so that when you  
23 get to this point, you won't have such a difficult time in  
24 investing your resources into a proposal which has a  
25 one-in-three shot of being awarded.

1           The latest amendment to come out on the  
2 solicitation, Amendment Number 0002 issued, provides the  
3 basis for the Phase 2 proposals. And currently, we have  
4 that proposal due on the 2nd of October.

5           I caution you to be ready on the 21st of  
6 October. That's when the time frame I'm anticipating that  
7 we may have gone through the evaluation of your Phase 2  
8 proposal and would be coming to you with -- if we were to  
9 open discussions, come to you with efficiencies and/or  
10 weaknesses that we would want you to correct.

11           Solicitation is written to where we don't  
12 guarantee discussions. Look for that in the solicitation  
13 and that's fairly normal. I haven't seen one yet that we  
14 don't actually go out for discussions.

15           We do go out for discussions. We set a  
16 competitive range. The competitive range could be three  
17 or it could be a lesser number. That's a typical part 15  
18 of our negotiated procurement. It takes over as far as a  
19 competitive range. I would have to set a competitive  
20 range before entering into discussions. And those in the  
21 competitive range would have to have a fairly good  
22 probability of being successful. I think we'll just leave  
23 that at that.

24           Bid guarantee, 20 percent or \$3 million,  
25 whichever is less. And for this procurement, we're

1 looking at the task order amount, which is basically what  
2 you are proposing your costs on. The task order amount is  
3 the bid amount. So the 85 housing units, and you prepare  
4 a price for that, that is basically going to be Task Order  
5 Number One issued under this IDIQ Contract. And that task  
6 order amount that you propose will be the bid amount, so  
7 look at that for your bid guarantee.

8 I'll point you to Section 00110, which you've  
9 already been familiar with having done the Phase 1  
10 proposal. And it goes the same way for Phase 2; that you  
11 look at that section for the evaluation factors, the  
12 evaluation criteria. The criteria for award is in Section  
13 00110.

14 And basically, it is explained there that  
15 Volume Two is significantly more important than Volume  
16 One. So now we're into the design portion and the  
17 pricing, as far as the design, in Volume Two. You've  
18 already submitted and been evaluated on Volume One. We'll  
19 match those up.

20 If you take Volume One and Volume Two  
21 together, combined, they would be equal to price, as far  
22 as weight. We feel like that gives us enough flexibility  
23 that we could still do some kind of trade-off analysis for  
24 an award decision. We're not placing all weight on price.  
25 We're not placing all weight on technical design

1 capability. So they're equally balanced and that's how  
2 we'll make our final award decision.

3           Next slide there is -- the proposal format is  
4 pretty well-defined in the solicitation. Have two 3-ring  
5 binders, Volume Two and Volume Three. Volume Two is your  
6 technical proposal and Volume Three is your pricing. The  
7 pricing includes your forms and SF 1442, your bidding  
8 schedule and representations, certifications, whatever is  
9 called for there in Volume Three. I don't exactly  
10 remember if we called for the subcontracting plan to be  
11 included in that, so check that. That would be very  
12 important for us, as far as if we were to proceed towards  
13 award, we need to have that plan.

14           The drawings are four sets of full size and  
15 six sets of half size. Volume Two has an original, plus  
16 nine copies. And Volume Three, which is the price and  
17 other items, has an original, plus one copy. It would be  
18 very nice of you -- I think we direct you to try to put  
19 the original -- state what is the original, especially  
20 when it's handwritten signatures. It would be nice to  
21 know that that's your original.

22           Basically, this next slide here describes the  
23 fact that we are awarding an indefinite delivery,  
24 indefinite quantity contract to a contractor which would  
25 have a five-year base period, and then up to, I think it

1 said, three, four, or five years, and the option. The  
2 program for housing at Dyess, I believe, is right now  
3 looking at eight years, if I'm not mistaken.

4 AUDIENCE MEMBER: Through 2010.

5 MR. RODGERS: Through 2010?

6 AUDIENCE MEMBER: Yeah.

7 MR. RODGERS: Sizeable amount of money  
8 involved here. The contract, IDIQ Contract, envisions  
9 \$160 million over the task orders spread out each year.  
10 Each year we will have a requirement for housing and we  
11 will enter into negotiations with the contractor for a new  
12 task order.

13 So, basically, the first task order is being  
14 competed amongst the three. That will set the task order  
15 number one amount. Whoever gets that award, basically,  
16 has the housing projects at Dyess Air Force base until  
17 2010. So this is going to be a long-term relationship --  
18 at least five years, according to the contract. And so  
19 there will be a great emphasis on working together, as far  
20 as I'm concerned, in the contracting world; an emphasis on  
21 negotiating a task order each year for the new  
22 requirements and administering the current requirements,  
23 as it says here, "Post award task orders negotiated on out  
24 year requirements."

25 Of course, we are going to go into,

1 basically, one-on-one negotiations with a contractor for  
2 Task Orders Two and up. We're basically going to be  
3 looking towards the contractor to submit costs and pricing  
4 data, which is going to be more than just a bid schedule.  
5 It is going to be full-blown, actual costs -- not actual  
6 costs; proposed costs with labor, materials, other direct  
7 costs. And then in order to evaluate that, certainly  
8 there would be a possibility or likelihood of involving  
9 DCAA auditors in on that.

10           There is one thing I don't have on the slide  
11 and I would mention it to you just as a heads up or maybe  
12 an idea. There is a term in the contracting world known  
13 as Alpha contracting; that basically the premise of it is  
14 that, yes, you do have a contractor and the government  
15 working hand-in-hand on a project that maybe the  
16 requirements -- the contractor helps with the requirements  
17 to be formulated; and then the government is right there  
18 with the contractor as the contractor is formulating their  
19 proposal for the requirements. And then when it gets down  
20 to negotiating, there's not a whole lot to negotiate  
21 because everyone has been involved from the start. That's  
22 just an idea that I had come across. It might make the  
23 process very successful and worthwhile.

24           That's all I have. You have my point of  
25 contact information on the solicitation. We had it here

1 at the front. I've got a couple of business cards. I  
2 think y'all know how to get ahold of me since I've been in  
3 touch with you. Keep the communications going. If you  
4 have any questions after this conference, we'll just keep  
5 it flowing.

6 With that, I think our next up is Wayne.

7 Wayne McDonald.

8 (8:19 a.m.)

9 MR. McDONALD: Good morning. My name is  
10 Wayne McDonald. I'm the engineering point of contact on  
11 the RFP. I'd like to encourage you guys, as early as you  
12 have a question, e-mail it to John and include myself if  
13 you'd like to. That might save a day in John getting it  
14 to me.

15 Okay. Some key points in Section 01001. The  
16 RFP requires as a maximum, a design and construction  
17 schedule of 550 days. We also are asking you in your  
18 technical proposal to submit your schedule. We hope you  
19 can improve on that quite a bit. And we're discussing  
20 with Air Combat Command right now including an additional  
21 option in the contract package for a construction and  
22 design period of -- a period yet to be determined.

23 So schedule is very important to us on this  
24 project since the way this is set up, we will be going  
25 into another project year after year after year for the

1 next several years. And the quicker we can get each one  
2 done, the less impact it is going to have on Dyess Air  
3 Force base.

4           As we state in the RFP, we're doing  
5 construction of new housing, as well as demolition of some  
6 existing housing. And we're going to require demolition  
7 of units before -- I'm sorry. We are going to require  
8 construction of new units before we do the demolition of  
9 the existing units. We are going to have some buildings  
10 available for demolition in January; however, you will not  
11 be required to begin demolition until all of the units are  
12 available.

13           It is our desire to accept new construction  
14 in groups and not wait until all of it is completed.  
15 Section 01001 requires some prototype housing units. We  
16 want to establish standards for quality. So we will, in  
17 those prototype units, complete work at various stages  
18 before that work is allowed to commence on all of the  
19 housing units.

20           Our little presentation here this morning,  
21 I'm going to address Part 1. Then our consultant,  
22 Carter-Burgess, is going to just briefly take you through  
23 the technical sections of the RFP in order.

24           Some very key issues. We want you to provide  
25 the minimum requirements and any betterments that we can

1 afford within funds available. We also have quite a few  
2 options. Options are generally in excess of funds  
3 available with the exception of the housing units. There  
4 are, I believe, three options for housing units.

5 We expect you to submit a proposal that  
6 includes all 85 housing units, including the units that  
7 are options within funds available. That's -- that's key.  
8 All 85 units within funds available and that's stated in  
9 Section 01001.

10 In 01001, there's a table that shows you the  
11 size and configuration requirements of the project. The  
12 net square footage numbers are a little different than  
13 they have been in the past. We reference the Army -- not  
14 the Army. I'm sorry -- the Air Force Family Housing  
15 Guide. It's provided with the RFP and the numbers for  
16 square footage in that document are incorrect. They've  
17 been superceded by what's in the RFP. So don't fall into  
18 that trap.

19 AUDIENCE MEMBER: Is that a minimum number  
20 two?

21 MR. McDONALD: Yes.

22 It's key that you stay between the min and  
23 the max net and gross square footage. I have not had a  
24 project where gross square footage was a limitation that  
25 it is here.

1           We've mentioned the demolition. Stage one,  
2 which is the actual project site for the new construction,  
3 we have a single duplex building that needs to be removed  
4 so you can have access to your staging area. And then  
5 once we complete new housing, we'll start the stage two  
6 demolition of the remaining 82 housing units, which are  
7 all in duplex building construction.

8           We have some betterments in the RFP, things  
9 that we would like to have. Don't give us betterments  
10 that we can't afford. Don't exceed the construction cost  
11 limitation. Likewise, don't give us bigger houses than we  
12 can afford. Stay within the funds available. Mention the  
13 net and the gross square footage. There are minimum  
14 requirements scattered all through Section 01000. The 80  
15 units in the base bid, that includes the five accessible  
16 units that are required in the RFP. None of those are  
17 included in the option.

18           Of course, Billy mentioned the site  
19 restrictions of the site. You'll notice in Section 01000,  
20 we've got a noise zone that we are going to stay out of on  
21 one side of the area.

22           And that concludes my remarks on the first  
23 part and now Mike Fitzgerald of Carter-Burgess is going to  
24 walk you through the rest of the Section 01000.

25 (8:25 a.m.)

1 MR. FITZGERALD: Good morning. Like Wayne  
2 said, my name is Mike Fitzgerald. I'm the project manager  
3 for the design team with Carter-Burgess that put the  
4 technical portions of this RFP together. Quick  
5 introductions as well. Also, with the design team, we  
6 have Ladonna Davis here this morning, our senior  
7 electrical engineer; and Jeff Peterman, our senior civil  
8 engineer. So they're here to help answer any questions  
9 you may have during that question and answer session we'll  
10 be having after the site visit.

11 Quick note before I get going. Also, again,  
12 I will ask you to hold all questions till the end. I  
13 encourage you to write them down and hand them in in the  
14 back before we get on the bus to go on the site tour.  
15 That way we can address all the questions. I might even  
16 answer your questions as I go through the rest of this.  
17 So if you'll just hold all of the questions and write them  
18 down and hand them in, I think that's the most efficient  
19 way this morning.

20 You've been involved in the audience enough.  
21 I'll try not to read directly off the slides. You've got  
22 copies, hard copies in front of you, so I'll kind of  
23 breeze through parts 2 through 15, but I do want to hit  
24 the highlights that we've condensed into bullet formats  
25 here so...

1           Jumping right into it. I'll start on Part 2.  
2 I don't want to say a whole lot there other than point out  
3 the codes that Dyess has adopted, IBC 2000, Uniformed  
4 Plumbing, and the latest of the NEC.

5           Part 3, Sustainable Design Considerations.  
6 You've read the solicitation. I'm sure you're familiar  
7 with a SPiRiT rating tool that's in there. We're  
8 requiring -- sorry. A rating of at least bronze is  
9 desired. It's not required.

10           Part 4 of 01000 deals with the site. Wayne  
11 touched on it briefly, but there are two stages of the  
12 demolition process. Stage 1 is the area of the -- the  
13 housing area where new construction, new housing  
14 construction will occur. And in that stage on the  
15 demolition portion, you'll be removing existing water and  
16 sewer lines as your design requires. So there is some --  
17 it is your option whether abandonment of those lines will  
18 happen in place, but again, it all hinges on your design,  
19 your infrastructure layout.

20           We are going to require all gas lines be  
21 taken up, as well as electrical utilities. You'll be  
22 removing streets, sidewalks, curbs, driveways, and street  
23 lighting. And then as Wayne mentioned, there is the one  
24 housing unit, one duplex unit on the -- in the northwest  
25 area of the housing area that will be demolished during

1 Phrase 1 to make a clear path from your staging area to  
2 the project site. So that's got to go up front.

3           Stage 2 is the area immediately to the north  
4 of the Stage 1 area. It's 41 duplex units. They're  
5 included in the demolition scope. Foundations, driveways,  
6 capping utilities at the mains; however, sidewalks,  
7 streets, and light poles will remain. I guess as a  
8 general statement, you'll leave the Stage 2 area similar  
9 to the way you're going to be handed the Stage 1 area that  
10 you'll see today. That's a general statement. That's  
11 true.

12           We provide you an electronic autocad format  
13 of a recent topo; however, this was done prior to the  
14 houses being demolished on site in Stage 1. So you'll see  
15 houses depicted on that detailed topographic survey in the  
16 solicitation. Also to supplement, we've provided an  
17 autocad drawing of the spot elevations of the entire  
18 family housing unit. You can use that as you would.

19           I do want to point out that a new survey is  
20 required by the contractor. And also there is one  
21 existing playground within the Stage 1 area that is up to  
22 you to do with as you please. If you can use it in your  
23 layout as is and keep it available for tenants, that's  
24 great. If not, you'll make that decision as well. But it  
25 cannot take the place of one new required playground that

1 you'll see in the RFP.

2           Again, Billy touched on it, but you will see  
3 in the RFP some example site plans and floor plans.  
4 Addressing the site plans specifically, we're encouraging  
5 you to improve upon that. It's by no means a mandatory  
6 site plan, but the intent there was to bring the housing  
7 area more into compliance with what the Air Force Family  
8 Housing Guide stresses, which is things such as functional  
9 green space, keeping housing frontages on local streets as  
10 opposed to collector and main streets. Those things  
11 you'll see in the Family Housing Guide. So again, that's  
12 just an example in the RFP of moving towards that goal.

13           The site is divided into noise zone contours  
14 based on a compatible youth zone study conducted recently.  
15 The very western most edge of the site falls in a 70 to 75  
16 north contour and we're not going to have any new houses  
17 constructed in that area. Okay? So that's key.

18           Addressing the housing units themselves, the  
19 proposals shall -- should propose at least two distinct  
20 exterior frontages per housing type. Two bedroom, three  
21 bedroom. Jump into the backyard fences. Dyess very much  
22 wants to minimize any green space that is just there for  
23 maintenance reasons. You know, backyards where green  
24 space has to be mowed, but it's not very functional. So  
25 to eliminate that, we're asking that backyards have common

1 fences. Okay? So consider that in the site layouts.  
2 There's a couple of bus shelters for school children also  
3 required in those in there.

4           Some key points in this section: No open  
5 trenching allowed in existing or new roads and  
6 anti-terrorism force protection requirement is the 82 feet  
7 from installation perimeter fence to the edge of any new  
8 housing unit. Okay? So be aware of that. I mentioned  
9 the demolition of a single housing unit there at 124/126  
10 Washington.

11           Part 5 is Soils and Subsurface Conditions.  
12 You've got -- you've got a preliminary Geotech report in  
13 your solicitation from just a few years ago. Again,  
14 that's provided to allow you to move forward with your  
15 design proposals. But again, I do want to stress that a  
16 new Geotech and subsurface investigation is in your scope.  
17 And also in division two, you'll see a tremendous termite  
18 spec.

19           Part 6, Grading. I want to point out that  
20 the finished floor elevations between the living space --  
21 living space and floor renovation and grade, minimum  
22 distance there is eight inches above grade. However, with  
23 the ADA units, we want to accomplish a transition of grade  
24 up to the front entrances to eliminate the need for ramps  
25 in the front. However, you will have ramps in the back

1 due to the four-inch difference between patio elevation  
2 and housing finished floor elevation. Okay? So again, I  
3 just want to emphasize that, that the ADA units will have  
4 a grade transition up to the front entrance.

5           Moving down to Paving. I think we've touched  
6 on this. You will be providing an entirely new road  
7 layout for the Air Force -- for the guidance as --  
8 following it as closely as possible given the site  
9 limitations in the Air Force Family Housing Guide. A  
10 pollution and prevention plan is required.

11           Also, you'll notice in the solicitation,  
12 you'll have asbestos, hazardous materials report that  
13 we've conducted recently in there, addressing asbestos  
14 quantities. It touches on PCBs. It touches on -- a few  
15 notes on lead-based paint. So we bring that to your  
16 attention.

17           One of the key points here is that there's  
18 not a borrow pit on Dyess and that will be on the  
19 responsibility of the contractor to bring borrowed  
20 materials into the site.

21           I think Landscape, Part 7, is pretty  
22 straightforward. We quantify a number of trees, shrubs,  
23 etcetera, for that immediate housing unit, and yards. And  
24 we've quantified a few things for the common area that is  
25 required. You've gotten a list -- a list of improved

1 plant materials in the back. That will be your list to  
2 choose from when you're putting together your landscaping  
3 plans.

4 Part 8, Site Utilities. Quickly touching on  
5 each subchapter, seven -- or sorry, Water. Again, we  
6 mention, you can abandon lines in place per your -- per  
7 your new design. "No dead-end mains and metering" is not  
8 in your scope of work. Okay?

9 We are requiring one specific upgrade of a  
10 line on the eastern edge of this site and that's the one  
11 running north/south parallel to Virginia. There's an  
12 existing 10-inch main. We're requiring an upgrade to a  
13 12-inch main. And the limitations of that are shown on  
14 the drawings. Okay? Existing waterlines currently in the  
15 ground are C900 type.

16 Sewer. Main point there, third bullet down,  
17 we've provided some quantitative data, as far as upstream  
18 flows, for you to help in your sewer calculations. Also,  
19 we are not going to allow any curb lineary lines between  
20 manholes. Okay? Straight runs between manholes is going  
21 to be required.

22 I think I spent way too much time drawing  
23 this for the amount of time we're going to spend on this  
24 slide, but anyway, the intent here is once the flows hit  
25 the mains at Washington and Virginia, flow is generally

1 from south to north.

2           The heading "Storm," what you'll see out  
3 there today is surface sheet flow is the -- is the storm  
4 drainage system they have in place, but Dyess does want to  
5 move to a subsurface storm system across the family  
6 housing area starting with -- starting with this phase.  
7 General flow is permitted once you hit the hundred year  
8 flood plane on either side of our site, but not before.

9           Gas. New distribution system is going to be  
10 required to be polyethylene pipe. Again, metering is not  
11 required in your scope, but we do want provisions at each  
12 housing unit -- not just at duplex units -- at each  
13 housing unit for future gas meters. Of course, your new  
14 distribution system is going to be pressure tested  
15 independently of existing mains. "Valve boxes need  
16 lockable covers," are some of the requirements there.

17           On the electrical side, you can see the  
18 existing voltage out there, 12470. It's an overhead  
19 distribution system right now and Dyess wants to move to  
20 an underground distribution system. They want service  
21 lines to be at the back lot lines and then be brought into  
22 the housing units from the back.

23           A loop system. A quick note on TV and  
24 telephone cables in the buried trenches. We need at least  
25 a one-foot separation between the two.

1           A couple more notes on telephone and cable.  
2 We are requiring conduit from the underground terminal box  
3 to the housing units. Your contacts there, SBC for  
4 telephone. Cox Communications for cable. We'll touch a  
5 little bit more on location of the service entrance when  
6 we get to our question and answer session.

7           Part 9, getting inside -- inside the house  
8 now. Wayne touched on the net square footage and gross  
9 square footage. There are worksheets in the solicitation  
10 that are required to be filled out to help us with the  
11 evaluation, so I'll point your attention to those.

12           Also, to clear up any issues on the  
13 accessible units, what's required and what's not, 9.2  
14 addresses as a short list of what is required at the time  
15 of construction. And it lists also those things that are  
16 going to be upgraded by the government at the time of  
17 occupancy, but I think you'll find the majority of the  
18 construction of the housing requirements that are needed  
19 to bring that house to full accessible standards are going  
20 to be placed on the government at time of occupancy.  
21 Okay? Just a short list of things at the time of  
22 construction that need to be done. So note that.

23           Party walls between duplex units, two-hour  
24 rating. Okay? Between garage and living area, one-hour  
25 rating. Smoke alarms and carbon monoxide are required.

1           Again, I was touching on the noise contours.  
2 The majority of the housing area is in that lower level  
3 noise contour of 60 to 75 and there are some requirements  
4 there. They're not too far out of line with normal  
5 construction practices, but there are a few requirements  
6 there that exceed normal construction. So just point your  
7 attention to those. They have an impact on price.

8           Second bullet down, family room is required  
9 in a three-bedroom unit. It is desired, but not required  
10 in two-bedroom units. Similar with the utility room. It  
11 is required in a three-bedroom unit; however, you'll  
12 notice in our example floor plans examples of the washer  
13 and dryer alcoves. They are desired in two-bedroom units.

14           AUDIENCE MEMBER: Desired or --

15           MR. FITZGERALD: Sorry?

16           AUDIENCE MEMBER: Did you say desired?

17           MR. FITZGERALD: Required.

18           AUDIENCE MEMBER: Required.

19           MR. FITZGERALD: Alcoves are required in the  
20 two-bedroom units.

21           AUDIENCE MEMBER: The alcoves are required as  
22 opposed to utilities?

23           MR. FITZGERALD: Well, we've got a -- refresh  
24 my memory, Wayne. Required/desired utility room in the  
25 two bedrooms?

1 MR. McDONALD: I think it's an option. I'm  
2 not sure they can make you work within the square footage  
3 allowance.

4 MR. FITZGERALD: Yeah. It would be tough to  
5 make it work in the square footage, but we'll talk about  
6 that on the break and address that question and answer as  
7 well. But right now, we'll just leave it they are  
8 required in two bedrooms.

9 Touching on the garage, side entry, the main  
10 vehicle door does not face the street. No detached  
11 garages will be allowed. ADA, for accessibility, ramps  
12 will be required in the garage. You'll note under the net  
13 square footage section, there is an allocation of an  
14 increase, allowable increase, of about 75 square feet  
15 total to net to accommodate any extra room that's required  
16 in the housing units, bathrooms, garage, etcetera, to  
17 accommodate accessibility for such things as ramps and  
18 turning ways.

19 We've got a short carpet spec in the RP;  
20 however, we'll note that the R2X is a preferred carpet. I  
21 think -- I believe it's listed in one of the betterments  
22 referred by Dyess. We've got some upgrades, such as  
23 ceramic tile or VCT, that you'll notice in the  
24 betterments.

25 Exterior of the house, gutters completely

1 around the perimeter. Brick veneer, one hundred percent  
2 around the perimeter. Framing, your choice of wood or  
3 metal stud.

4           Hollow metal, exterior doors. Hollow core,  
5 wood, interior doors. No fireplaces. You want to stay  
6 away from the doors listed here. Accordion, bi-fold,  
7 sliding. We already touched on the accessibility, 75  
8 square foot, allowable upgrade. Windows are single hung  
9 and treatments will be one-inch metal blinds.

10           Housing Unit Structural Design. Most of the  
11 requirements you will find there in the Geotech report are  
12 Part 10 supplements -- supplements that touch on such  
13 items as 16 inches on center spacing, whether or not you  
14 use metal stud or wood -- wood studs. It mentions the  
15 termite/pesticide treatment, as well as the treated wood  
16 as a requirement. 5/8-inch plywood sheathing is a  
17 minimum, and you'll see as an upgrade in betterments,  
18 moving up the thickness on the sheathing.

19           A quick note here, seismic design category:  
20 Following NEHRP, this is Seismic Design Category A, single  
21 story residents. So there's no special requirements. I  
22 just wanted to note that.

23           Part 11, Plumbing. Any underslab pipe is  
24 going to be encased in a PVC sleeve. Lavatory is to be  
25 self-rimming and for the ease of maintenance and

1 replacement there. Stainless steel kitchen sinks.

2 Key points under plumbing. We've got  
3 gas-fired water heater. A drain is required at the washer  
4 location and at the water heater location in the  
5 mechanical room. And you'll see a quick, short paragraph  
6 on flushing for lead residual also in this chapter.

7 I'm not going to go through each of the major  
8 appliances. I think they are quantified pretty well there  
9 with performance criteria, but I will just touch on the  
10 last one. Ceiling fans, I'm sure you've noted, are an  
11 option, but aren't required in the base bid, and they are  
12 going to be provided. So again, I'll just point out that  
13 ceiling fans are an option.

14 All right. Getting into mechanical. We've  
15 got central -- central heat and air system. Furnace --  
16 furnace inside mechanical room; condensing unit, outside.  
17 We are asking that the filter be replaced at the furnace  
18 in the mechanical room. Your dryer vent is going to be  
19 venting through an exterior wall, not the roof. And  
20 again, the point there is to not be able to see it from  
21 the front of the house or the street. So be cognizant of  
22 that.

23 A quick note on thermostats. They do desire  
24 non-programmable thermostats: thermostats with adjustable  
25 range stops. And the intent there is to keep the tenants

1 from cranking it down to 65 or cranking it up to 99 and  
2 giving them a perimeter, an established perimeter that  
3 they are held to.

4           Also, any fan ducts -- similar, any fan ducts  
5 to the roof not be visible from the front of this house.  
6 So we ask that all penetrations be kept to the back as  
7 much as possible.

8           Housing unit electrical design. Each housing  
9 unit has a 20 -- 200 amp service. Exhaust fans in the  
10 bathrooms are separate; at least, switched from the  
11 lights. And it's not any typo in the RP. They do not  
12 want secondary power supplies for the smoke alarms and  
13 carbon monoxide detectors, and it is prohibited. Separate  
14 telephone terminal box and separate cable TV terminal box  
15 for each housing unit. We've got GFCI outlet  
16 requirements, as well as some specific garage outlet  
17 requirements.

18           Lastly, the technical slides here, we're in  
19 Part 15, Energy Conservation. I just note that additional  
20 consideration will be given when we're going through the  
21 technical evaluations for energy conservation measures. I  
22 won't get into that too much.

23           This slide, I pretty much threw in there just  
24 for assistance during the question and answer session if  
25 we have specific things we need to point out here on the

1 site, so I'm not going to spend any time here.

2           Again, just to reiterate a little bit what  
3 John said early on, basically, our briefing here is --  
4 this concludes our briefing. I'll ask that you drop off  
5 any written questions in the back. We'll gather them up,  
6 read them so everyone can hear them up front here after  
7 the site tour. We are going to take a short break. What  
8 did we say? The bus is leaving in ten minutes.

9           MR. RICH: We can take a short break. I'll  
10 go down and get the bus and bring it around to the door  
11 here. I think there's about 15 contractor personnel here  
12 that we need to vouch for on the base. So everybody that  
13 doesn't have a government ID, raise your hand. I think  
14 there's 15 of you. That's about right. Okay. So --

15           MR. FITZGERALD: How long, Billy, till --

16           MR. RICH: Ten minutes, 9:00 o'clock.

17           MR. FITZGERALD: Ten minutes, be a bathroom  
18 break, and drop off your questions in the back and we'll  
19 come back here after the site tour and wrap it up.

20           Thank you.

21           (END OF PRESENTATION AT 8:47 a.m.)

22           (SITE TOUR)

23 (11:10 a.m.)

24           MR. FITZGERALD: Okay. The way I'm going to  
25 go through this, gentlemen, I'm going to go ahead and

1 quickly read through what I just passed out to you. It's  
2 a printout of two groups of questions we received prior to  
3 this conference and we went ahead and plugged in some  
4 answers. So let me roll through those and then we will  
5 address the handwritten ones received today. Okay?  
6 That's how this is going to go.

7                   So on the handout, I'm going to start there,  
8 Comment Group 1. I've got three architectural questions.  
9 The first question addresses materials other than brick on  
10 the exterior facade. And again, Dyess wants to stay with  
11 one hundred percent brick for longevity of the material.  
12 So we're not going to accept anything else, paint or  
13 anything like that for an exterior facade. Okay?

14                   And this is an open forum. If you have any  
15 questions or need clarification, just go ahead and raise  
16 your hand. This is going to be an open question and  
17 answer session, so stop me at my time.

18                   Number 2, I don't have any further details on  
19 the tornado room. That's why it's listed as a betterment.  
20 We don't have specific perimeters on it. Again, as  
21 detailed as I can give you, it needs to be an interior  
22 room with no windows and it's a tornado shelter, so I  
23 don't have any further details on that for you.

24                   Question 3 is in regards to architectural  
25 zones. The Dyess Design Technical Letter Number Two

1 that's in your appendices, breaks up architectural zones  
2 of the base within the actual functional areas of the  
3 base, but excludes the housing area from architectural  
4 zones. So that's just a nonapplicable section of that  
5 document.

6           The next few questions are in regard to  
7 civil. Gas, water and -- yeah, gas and water, both of  
8 these questions are both -- do they have to come from the  
9 back of the unit similar to the system that's being  
10 demolished now? And the answer is, no, not necessarily.  
11 We're just asking that it's designed in accordance with  
12 local, state codes and regulations. It's not a  
13 requirement there to go from the back of the units.

14           Third question under civil, storm sewer -- or  
15 sorry, sanitary sewer. It appears that -- new sewer  
16 system to be demolished appears to be on the street on  
17 drawing CU103. Paragraph 8.1 requires the contractor to  
18 avoid running utilities underneath the streets and  
19 sidewalks. What is the preferred locations for the sewer  
20 main lines? Again, we are not going to dictate the  
21 location of that main. Your street locations may vary  
22 from your layout that you are going to propose, so we're  
23 not going to dictate that. So we're just going to say,  
24 new distribution lines will be up to your design, to your  
25 discretion, as long as they're within local codes and

1 regulations.

2           Okay. Comment Group Number 2. I will caveat  
3 this -- an amendment to the RPs is going to be hitting the  
4 street very shortly and all these changes to the text and  
5 direction that we're going to go through here will appear  
6 in that amendment to come out. Okay? Again, we're going  
7 to have strike-through text and italicized or bold new  
8 text to clearly identify the changes, but that amendment  
9 is going to be coming to the RP. It's going to address  
10 what we're going through here today.

11           The first question here addresses the 6-inch  
12 lateral for sanitary, and basically, we can tone that back  
13 to a 4-inch lateral as a minimum requirement as  
14 acceptable.

15           I'll also amend this answer here. We looked  
16 at it a little closer and we're going to change that  
17 two-hour rating to a one-hour rating. So if you could  
18 correct that there. Number 2 is a one-hour rating,  
19 correct. Correct.

20           Number 3, I concur with that comment that a  
21 clarification is needed, so Table 9-1 is going to go to a  
22 single-line table. The second and third lines that you  
23 see there address sound transmission for primary habitable  
24 areas and wet areas, they're just going to go away. So  
25 you are going to see one line on that table addressing

1 sound requirement for party walls specifically. So you'll  
2 see that Table 9-1 amended. I don't think -- it doesn't  
3 really change anything in the RP, I don't think. It's  
4 just a clarification and it was a good point.

5 Another good point, the dining area  
6 specifically was left off the minimum finishes table  
7 Chapter 9 dash -- 9.10. So you'll see a new line item in  
8 that table addressing the dining room and there's really  
9 two -- two possibilities there. You could provide carpet  
10 if it's part of a larger room concept, you know, where the  
11 dining room is flowing into the family room, that kind of  
12 thing; it's a open-room concept. However, if it's a  
13 distinct separate room, Dyess would like to see VCT as a  
14 minimum with ceramic tile as a bedroom. Did I phrase that  
15 correctly, Karen? Also, sheet vinyl is not desired. I'll  
16 add that note in the RP. Sheet vinyl is prohibited.

17 AUDIENCE MEMBER: Does that also include the  
18 bathroom areas, no sheet vinyl?

19 MR. FITZGERALD: Yes, sir.

20 Question 5 addresses installation values on  
21 that table. I'll clarify it with a note that those "R"  
22 values are for the component. Okay? For the wall, for  
23 the -- whatever it is addressing, for the entire  
24 component.

25 Number 6, I do have an answer for. I've got

1 a TBD there, in response to number six, but we are going  
2 to amend the RP to go with the dark bronze anodized finish  
3 for the exterior windows. So you'll see that change under  
4 the single-hung window spec.

5           Number 7, we're sticking with Uniform  
6 Plumbing, Uniform Mechanical, so you'll see that  
7 correction in Section 01012. It will be revised.

8           Number 8, the idea, the intent there was not  
9 a separate weather cap, but just pipe flashing around that  
10 penetration. So you'll see that correction in the RP.

11           Number 9 addresses defining mains and number  
12 of fixtures. Basically, we're going to -- we're just  
13 going to say as recommended in the initial comment, go  
14 ahead and size for UPC with a minimum line serving the  
15 housing unit to be a four-inch minimum. So I concur with  
16 that comment.

17           Ten addresses gas and flex connections.  
18 We'll specify -- we'll clarify that also. Flex  
19 connections are allowed into the -- to the unit, but not  
20 internal to the unit for sure. So flex connections are  
21 acceptable to connect from the hard piping to the  
22 plumb-ins.

23           Again, number 11, 01012 will be revised to  
24 agree with Section 01000, NFPA 54 being the appropriate  
25 code.

1 Twelve, you'll see that revised to state  
2 elongated bowl from regular.

3 And we've got a bunch of electrical questions  
4 in a row, so I'll turn it over to Ms. Ladonna Davis.

5 (11:19 a.m.)

6 MS. DAVIS: For the dryer, NEMA 10-30R, I  
7 said delete that requirement, but then this morning, I  
8 couldn't find it in the RFP. The bottom line is we wanted  
9 a grounding receptacle, heavy-duty cord that meets NEC and  
10 the dryer manufacturer of whatever dryer you provide. We  
11 want the appliances to be ground in accordance with NEC.

12 There's a little bit of confusion on where  
13 the panelboard will be located. We don't really want it  
14 in a hall -- in a closet or hallway. We want it to be --  
15 I guess the preferred would be a mechanical room, but you  
16 can put it in a mechanical room or the garage. But we  
17 don't want the meter base that you are going to have to  
18 provide to be visible from the street. So if the garage  
19 is at the front of the house, then you can't put the meter  
20 base there, so you need to put the panel in the mechanical  
21 room.

22 The question regarding secondary and primary  
23 conductors. Primary is 12,470/7200 and secondary is  
24 280/120 or 120/240. All conductors will be copper.  
25 They're not going to allow aluminum for the service

1 entrance.

2           The same goes for the -- question number 16.  
3 It's secondary and should be copper.

4           Question 17, "Is the only j-boxes for the  
5 ceiling fans in the living room, dining room, family, and  
6 bedrooms are going to be metal?" That is correct. It  
7 does require a j-box at all locations for bonding of the  
8 grounding screw. We want you to ground the device. If  
9 there is a metal box, you'll ground the box, but we are  
10 not going to require metal boxes for all the devices.

11           "Does the government require GFCI circuit  
12 breakers or are GFI receptacles acceptable?" And they are  
13 acceptable.

14           Then number 19, I don't know the answer to  
15 that.

16           MR. FITZGERALD: That one is addressing the  
17 lighting, housing address number, and we put a website in  
18 there. Basically, let me -- let me defer that one. We're  
19 going to get some more clarification and in the minutes of  
20 this meeting, you'll get a little more detail on that one.  
21 Okay? So we are going to defer --

22           AUDIENCE MEMBER: Will these be in the  
23 minutes or in the amendment?

24           MR. FITZGERALD: In the amendment. Okay? So  
25 we'll defer an answer on that one.

1 MR. RICH: Karen, I thought we sent them  
2 something in the example.

3 KAREN: We did and apparently --

4 MR. RICH: We need to talk about it.

5 MR. McDONALD: The website that we have  
6 there, that's a good indication of the style of numbering  
7 that Dyess would like. That particular model, it mounts  
8 on the exterior of the house, but you have to have a  
9 little transformer that you wire back to the unit. So,  
10 ideally, you'd want to assign it with -- attached to an  
11 electrical box and that one doesn't so... It's a -- but  
12 it is a good indication of a style they would like.

13 MS. DAVIS: For question number 20 on the --  
14 on the CRI for the compact fluorescent lamps. A CRI of 82  
15 is acceptable for the compact fluorescent.

16 On 21, there is an example of a vanity with  
17 three 13W compact fluorescents and magnetic ballasts. We  
18 want electronic ballasts here, but the -- the bottom line  
19 is LPW ratios should be met as we've indicated them in the  
20 RFP. Number 22 -- oh, and number 20 will be -- we'll have  
21 an amendment for that to change the CRI to 82.

22 And question 22, "Does the government require  
23 more than one wall switch operated receptacle at each  
24 living room, or would one switched outlet in each living  
25 room be acceptable? Please clarify the term, 'outlet.'"

1 I guess that's -- the "S" is underlined. We would like a  
2 minimum of two switched receptacles or outlets in the  
3 living room for table lamp control.

4 On number 23, "Should the last sentence be  
5 revised to state that secondary power supply (such as a 9V  
6 back-up battery) is required?" And prohibited is the  
7 correct term. The Air Force doesn't want battery back-up  
8 for these smoke detectors.

9 Number 24, the CO detectors, it's the same.  
10 Prohibited is the correct response.

11 Presently, my answer for 25 stands as  
12 "Provide one dedicated circuit for each system," but we  
13 are still researching that. If we change it, it will be  
14 changed by amendment.

15 For 26 -- question number 26, "Will 2-pair,  
16 24AWG be sufficient to carry the DSL?" We're going to  
17 amend that to say we want 24-gauge, four-pair, category  
18 three, UTP, copper cable.

19 Then for question number 27, which is a  
20 similar question for grade 1 or 2, we are going to -- we  
21 are going to specify it as grade 1. We're going to amend  
22 it to specify grade 1. And then the coax required for the  
23 grade 1 will be provided under the cable television.

24 For question number 28, the terminal boxes,  
25 we would like for you to provide them as the RP states.

1                   Twenty-nine, the requirement of wiring,  
2 again, that's going to be grade 1 and 4-pair, category  
3 three.

4                   For question number 30, which is the -- to  
5 be -- the outlets to be compatible with the media  
6 provided, and it says, "Are 8-pin jacks required if the  
7 cabling only requires 6-pin?" I've said provide a T568A,  
8 8-pin modular jack, but the RFP says you'll provide an  
9 8-pin modular jack, so we're just going to leave the RP as  
10 it is.

11                   For number 31, "The NEC requires no point  
12 along the counter to be more than 24 inches from a  
13 receptacle and does this fulfill the requirement of a  
14 receptacle adjacent to the telephone jack?" We would like  
15 the receptacle adjacent to the phone jack not to be part  
16 of the receptacles required for the small appliances. We  
17 want that to be a separate receptacle. It can be on a  
18 circuit that is just an adjacent receptacle circuit. It  
19 doesn't have to be dedicated, but we want it to be apart  
20 from that.

21                   For question number 32, "Does the dryer refer  
22 to the 240V circuit for electrical dryers?" Yes. It  
23 doesn't say closed dryer, but that's what we meant. And  
24 they will only -- they'll only provide electric closed  
25 dryers, so there won't be any gas connections at that

1 point.

2 For question number 33, does -- we have  
3 family room in that sentence and we will delete the family  
4 room from the sentence that says -- talks about the small  
5 appliance circuit. We don't intend to supercede the NEC  
6 on that point.

7 That's all the questions that I have to  
8 answer.

9 (11:27 a.m.)

10 MR. FITZGERALD: I'll finish out these  
11 questions.

12 34, the answer here is, yes, adhere to  
13 drafting requirements. We don't anticipate modifying that  
14 paragraph 3.6 in 01012, so the answer is, comply with what  
15 you see there.

16 35, the answer here is as written, based on  
17 the code prescribed allowances. "Roofs with 4:12 pitch  
18 cannot be reduced beyond the 20 psf." And when you go to  
19 a 5:12, you can technically go to 19 psf, but I don't  
20 think that would change design a whole lot. So it's  
21 pretty negligible.

22 36 addresses code and that point will be  
23 corrected in paragraph 10.3.5.1. It will conform to the  
24 rest of the document addressing IBC 2000.

25 37, we don't want to waive that requirement

1 to have roof trusses aligned with wall studs from a  
2 structural standpoint.

3 38, we'll clarify that point to make sure we  
4 don't conflict with the Geotech, but I just wanted to  
5 point out, we were calling for no less than four inches  
6 thick. But you'll see a clarification in the RP. The  
7 Geotech report will dictate that point. Sir?

8 MR. MEYER: Sir, I'd like to go back to item  
9 number 37 about the roof trusses.

10 MR. FITZGERALD: Certainly.

11 MR. MEYER: Are you pretty much stating that  
12 the roof trusses are going to be 16 inches on center in  
13 align with the studs? Studs are required on 16-inch  
14 center walls. That means your trusses are going to be 16  
15 inches on center.

16 MR. FITZGERALD: Or closer.

17 MR. MEYER: That is totally uncommon to any  
18 place we've built in the country. Even in the snow zone,  
19 we can do drift locking under the top plates. And that's  
20 with the snow zone in the high sierra mountain with 40- or  
21 50-pound snow zones.

22 MR. FITZGERALD: Okay. Let me get back --

23 MR. MEYER: So I'd like to readdress that.  
24 If you're saying all our trusses have to be 16 inches on  
25 center, then that's a real anomaly.

1 MR. FITZGERALD: I will. That will be  
2 clarified in the issue of minutes. Okay.

3 39 and 40, I don't have a specific answer for  
4 you right now. I will clarify those by amendment also in  
5 the meeting of the minutes.

6 Okay. The questions we received today, no  
7 particular order. The first question I've got, "Can the  
8 proposal provide an electronic autocad polyline graph  
9 indicating net floor areas, gross floors and cabinets,  
10 etcetera, in lieu of the paper worksheets provided, since  
11 autocad constantly calculates these?" The answer there is  
12 no. You can certainly do that for your designs, but we do  
13 need those sheets filled out to aide in our evaluation.

14 I'm sure we'll get into a discussion here.  
15 This next one is on the mold issue. We've got several  
16 people asking about this one. "Due to the increasing  
17 incidents of mold in family housing, there is a growing  
18 evidence that the sealing up of housing walls for energy  
19 conservation is increasing the bad indoor air quality and  
20 the humidity within the homes lead to mold. Based on the  
21 requirements of this RFP, we believe these requirements  
22 will increase the probability of mold. Is the government  
23 willing to accept this condition based upon the  
24 requirements of this RFP? You have put the design build  
25 team in a no-win situation. If you don't want mold, we

1 believe we must deviate from these requirements that  
2 outdoor air carries."

3 I'll go ahead and just open that to up -- can  
4 the author of this cite what specific items in the RP  
5 relate to that, to these requirements?

6 MR. MEYER: We're seeing incidents of mold  
7 all over the country. A lot of it started in California  
8 because of the energy standards and requirements, which  
9 now the national government has accepted, and by sealing  
10 up the house, as your floor hits the ceiling, all the  
11 joints and everything else, which is happening all over  
12 the country now.

13 What happened is the moisture content inside  
14 the house -- and I think you have a mechanic in here that  
15 can probably clarify some of that -- the moisture content  
16 from showering, from cooking, the spaghetti water,  
17 whatever it is, watering your indoor house plants; the  
18 water that is now contained inside the house accumulates  
19 inside raising your humidity 50, 60, 75 percent. Even in  
20 the desert areas, indoor air quality and moisture are  
21 going up to 75 to 80 percent inside the house, because  
22 these houses are being sealed up too tight.

23 And once you have moisture inside, you have a  
24 differential between the outside air temperature and the  
25 inside air temperature and especially on your -- you reach

1 a dew point where the water condenses on the windows. It  
2 runs down. It gets on your seals. It gets into the  
3 Sheetrock, which is paper, and you start having problems  
4 with mold. And paper, it's against the wood. It reaches  
5 a point where you have mold starting to occur because of  
6 the studs and wood and you start getting black mold.  
7 There's litigation all over the place.

8 MR. FITZGERALD: So by stating a "Blower Test  
9 performed in accordance with ASTEME 779," by stating that  
10 in this RP, that's the specific location you're referring  
11 to in this article that's going to lead to that?

12 MR. MEYER: Yeah, plus your vapor wraps. In  
13 other words, you're not allowing the walls to breath, nor  
14 the house to breathe. You're sealing it up like a thermos  
15 pot. When you do that, the mold will occur. And if you  
16 bring outside air in, especially in an agricultural area,  
17 the natural molds in the air are being sucked into the  
18 house and they contribute also to the propensity of mold  
19 to start occurring. And that's going to happen in your  
20 showers and it's going to happen in many, many areas.

21 And then I think there's another section in  
22 your RP that says that the fans in the bathrooms are to be  
23 switched separately from your light. Well, all you're  
24 doing now is allowing the steam to accumulate in the  
25 bathrooms and it's not being ventilated. And every time

1 someone goes in there, that's going to create more of a  
2 department for mold.

3 I mean, it's just an accumulation of things.  
4 There's brand new units at -- Air Force base at --  
5 Washington, there's mushrooms growing out of the floor and  
6 mold growing in the walls -- two years old. It all comes  
7 out of the humidity and moisture in the house. When you  
8 seal the house, you are going to seal that up and you are  
9 going to get a lot of humidity inside the house because of  
10 mold. A lot of requirements in your RFP that are going to  
11 contribute to that.

12 I know it's a standard at the Department of  
13 Defense, Department of Congress -- required to meet energy  
14 standards. I'm just saying, we'll meet your standards,  
15 but we're -- as architects, and I think most of the  
16 builders here are, we don't want to be responsible for the  
17 mold that's going to result.

18 MR. FITZGERALD: So you're also referring to  
19 the vapor barrier called out in 9.14.1.2., the thermal  
20 installation.

21 MR. MEYER: In the electrical outlets, all  
22 those things. It's an accumulation of things in your RP.  
23 I don't know if the other architects, builders, have that  
24 same opinion, but we've been on the Internet now for the  
25 last four months trying to figure out how to stop mold.

1 There's no way to stop it. It's a huge perception and  
2 it's all bad.

3 MR. WALDIE: Basically, I think, if you can  
4 help us nail down the specific things that are in the RFP  
5 that you feel will contribute to the mold growth, if you  
6 can help us nail down where those things are. I think  
7 what we'll have to do is -- we're not going to be able to  
8 give you the answer today.

9 MR. MEYER: Right.

10 MR. WALDIE: We'll have to table it and our  
11 answer will end up being in the amendment as to how we  
12 want it handled, but it's a point well taken.

13 MR. CASS: One is the vapor barrier in the  
14 ceiling. I'm not sure what this RFP speaks to, but that's  
15 a good candidate to maybe give relief.

16 MR. FITZGERALD: And I don't think we  
17 specifically called the ceiling, other than the "R" value  
18 component, 38.

19 MR. CASS: Okay. That's when I know you've  
20 definitely gone over the top.

21 MR. FITZGERALD: Okay. We'll research it and  
22 get an answer.

23 MR. MEYER: One additional thing there. I  
24 know it says the vapor barrier should be on the warm side.  
25 Well, the problem is, you have a warm side in the winter

1 and you have a warm side in the summer based upon your  
2 indoor/outdoor air conditioner, so that fluctuates. What  
3 is considered to be warm?

4 MR. FITZGERALD: We call it "the warm in  
5 winter side."

6 MR. MEYER: The warm in winter side. See, I  
7 didn't catch that.

8 MR. FITZGERALD: The warm in winter side. If  
9 there's no other questions, I'll move on.

10 This one also, I think, will lead to a short  
11 discussion here. "The CABO standards, are they the code  
12 to use?" And one note we found this morning after a few  
13 phone calls is that at least the energy portion of CABO  
14 has been superseded by the International Energy  
15 Conservation Code. So we will -- that will -- you will  
16 most likely see that in the amendment as an addition in  
17 part two as the IECC, the International Energy  
18 Conservation Code 2000 version to address that. But I  
19 actually wanted to ask the Dyess folks, such as Billy:  
20 What's your input on CABO versus the IBC 2000 as a base  
21 standard or --

22 MR. RICH: CABO? What are you saying?

23 MR. FITZGERALD: CABO is the Association --  
24 with a C, Association of Building Officials.

25 MR. MEYER: Council of American Building

1 Officials.

2 MR. FITZGERALD: Council of American Building  
3 Officials.

4 MR. MEYER: And the Air Force Family Housing  
5 Guidelines --

6 MR. FITZGERALD: The Air Force Family Housing  
7 Guide addresses that as a referenced standard.

8 MR. WEBB: I don't have any problem with that  
9 listed as a reference, but our standard is International  
10 Building Code.

11 MR. FITZGERALD: We'd have to do some  
12 research to figure out if there's any conflicts between  
13 the two and get back with you is the bottom line.

14 Sort of a subset of the same question here,  
15 but moving on to a different subject of structural slab.  
16 I believe the question here is, "Are post tension slabs  
17 allowed because of the expansive soils?" And I assume  
18 this is indicating in lieu of Rib-mat. Okay. And we'll  
19 also get a more specific answer, but I think what we're  
20 leaning towards today is Geotech -- Geotech is going to  
21 dictate Rib-mat slab foundations. That's what we want to  
22 stick with. Correct? Okay. I don't anticipate a change  
23 to that, but that's our answer today.

24 Next sheet, this proposer is concerned about  
25 mold. I think we've covered that one.

1                   The next question, CABO standards in lieu of  
2 IBC. We'll get you an answer on that one again.

3                   Next question, again, addresses the same  
4 question about the electronic calculated autocad, polyline  
5 graft in lieu of filling out the worksheets, and I think  
6 we've addressed that. Worksheets are required.

7                   Next question, "Mention of requirement for  
8 site survey required after construction is complete.  
9 Which site is to be surveyed?" is the question. "The  
10 newly constructed site or the demolished site?" It will  
11 be an as-built survey after construction. It will include  
12 utilities, topo, etcetera. No survey is required of the  
13 demolished portion of the site. It is after new housing  
14 construction.

15                   Next question, "Slide indicated a maximum  
16 slope of play areas to be two percent. Is there a  
17 minimum?" The answer there is, yes, we're going to have a  
18 minimum of one percent; a maximum, two percent.

19                   "Is there a requirement for this contractor  
20 to do a master plan, master housing plan, for the  
21 remaining area with this proposal?" And the answer is no,  
22 not in this task order, a master housing plan layout.

23                   Last question, "Are rainfall  
24 intensity/duration curves available for this area?" Oh,  
25 I've got a couple more. Rainfall/intensity duration

1 curves, yes, they are available. And they will be sent  
2 out with the amendment, this next amendment.

3 "Can as-built or design drawings of Virginia  
4 and Washington Streets, sewer, water, storm drain, and dry  
5 utilities be posted to the web?" Design drawings? I  
6 think we had those as backgrounds, didn't we, of our -- of  
7 the electronic files of the drawings we provided?

8 MR. GUHOY: Sir, you've given us a plan -- I  
9 need depths or a connection point --

10 MR. FITZGERALD: Do we have plans and  
11 profiles for what's existing out there now?

12 MR. PETERMAN: Isn't the existing topo that  
13 we show on those, those topos show the inverts of all  
14 manholes on that system?

15 MR. GUHOY: I didn't see them.

16 MR. FITZGERALD: We do have those.

17 AUDIENCE MEMBER: We'll certainly share all  
18 our asphalt information with the successful contractor.

19 MR. CASS: I think what's sufficient, though,  
20 they need an out for pricing and doing the design.  
21 They'll gladly do it then but --

22 MR. FITZGERALD: I know on the topo we've  
23 provided, we have invert elevations on separate layer --  
24 there's some 20,000 of them on a single layer and then on  
25 a different layer is the invert elevations.

1 MR. CASS: How about on both parts? Jack,  
2 e-jack, if you see, there is a gap. It's all proposed in  
3 the end.

4 MR. FITZGERALD: Next question, "Can a larger  
5 scale topo map of the housing area be posted to the web to  
6 analyze region drainage?" You want to respond to that  
7 one, Jeff.

8 MR. PETERMAN: The one that we've provided in  
9 there is the best one we could find in the area.

10 MR. FITZGERALD: We've given you all we have  
11 is the bottom line.

12 Similar question to the one we just covered,  
13 "Can as-built drawings of utilities be made available,"  
14 and we'll follow up on that.

15 Next question, "Is the foundation design  
16 required to be a Rib-mat foundation or will other design  
17 options be considered?" Rib-mat is the required for the  
18 Geotech.

19 And back to the original questions. I'll  
20 open the floor if anyone has any other ones to add? Sir?

21 MR. FOWLER: Would you consider revising the  
22 submittal requirements to eliminate the need for  
23 electrical and mechanical drawings on the housing? It  
24 seems a little extensive for proposal purposes and should  
25 not probably be a factor for evaluation, since all of us

1 are going to design to your codes, acceptable floor plans  
2 or elevations that you're happy with.

3 MR. McDONALD: We'll look at that and  
4 consider it. We may have gone too far.

5 MR. FOWLER: Okay.

6 MR. MEYER: I'd like to echo that same  
7 concern. You're asking us, basically, to do about a  
8 35-percent set of working drawings and the cost to do that  
9 is very expensive as opposed to a proposal.

10 MR. CASS: You just heard from all three  
11 primary, and yeah, you're heavy -- heavy load on this.

12 MR. MEYER: And in 30 days, that's nearly  
13 impossible to do.

14 MR. FITZGERALD: Sir?

15 MR. FOWLER: Also, I recognize your desire to  
16 not have garage doors on the front elevations and that can  
17 be accommodated, but it seems a little extreme to require  
18 one hundred percent of the garages to be on-site  
19 elevations. You have very little flexibility for some  
20 elevation changes, which you also desire in rear-in  
21 elevations. And I'd like to request that you would  
22 consider allowing some small percentage, whether it be 5,  
23 10, or 25 percent of the units be allowed to have the  
24 possibility of garages on either the front or the rear  
25 elevation, so that there's some potential for variety in

1 elevation treatment.

2 MR. MEYER: Echo that same concern,  
3 especially when you start placing houses on cul-de-sacs.  
4 In off that cul-de-sac, into the same garage, really  
5 creates a problem. Front access to garages on maybe 25  
6 percent. Once again, it creates another alternative  
7 exterior elevation.

8 MR. FITZGERALD: Okay.

9 MR. FOWLER: The RFP has a list of  
10 priority -- prioritized upgrades. Are proposers allowed  
11 to provide upgrade number three, four, five before they  
12 provide number one, for example. Or if they have enough  
13 money to do number one, are they required to do that  
14 first? And this goes all the way through the list.

15 Can we provide you number three, five, and  
16 nine, for example, if that's what we can fit into your  
17 budget, or should we combine all that money to the number  
18 one item? And is that a priority you want to see the  
19 upgrades, assuming you would give any of them?

20 MR. RICH: I think the answer to that is we  
21 kind of prioritized what we considered most important to  
22 you, but you may not -- due to cost and design -- do it in  
23 that order. So you can pick and choose.

24 MR. FOWLER: We can, but you -- your  
25 preference would be number one and then after that number

1 two?

2 MR. RICH: Correct. Right.

3 MR. FOWLER: Okay. So if we gave you number  
4 three or five or seven or nine only, you would consider  
5 that an upgrade, but you wouldn't get your first priority,  
6 that's all.

7 MR. RICH: Correct.

8 MR. FOWLER: Okay. Thank you.

9 MR. MEYER: Based on the evaluation of the  
10 betterment that also has -- because we could give you  
11 items three, four, five, six, seven, eight, nine, ten,  
12 eleven, and twelve, and not give you number one, which may  
13 have a much better evaluation factor, so we spent all the  
14 time giving you things that we can do within the budget.  
15 Someone else says, "Well, we'll give you number one," and  
16 we lose because we didn't give you number one. So that's  
17 another consideration, I think, Billy alluded to. I  
18 wanted to restate that. If the number one item is the  
19 number one concern that you have, then in your proposal  
20 you can go after the number one item, especially based  
21 upon the evaluation factor.

22 MR. WALDIE: You're correct. That is exactly  
23 how it works. The number one item is the top priority. I  
24 can't tell you how many of the lower priority items it  
25 takes to counterbalance the first one. That would depend

1 on that one.

2 MR. LaFERNEY: In light of the expensive  
3 proposal package that's due, we would like to request an  
4 extension for the due date.

5 MR. WALDIE: I understand your concern, but  
6 it's highly unlikely that that will happen.

7 MR. FOWLER: Can you tell me when the  
8 amendment will be out which gives us some guidance as to  
9 when we can start on some of these decisions?

10 MR. McDONALD: Our target is next Friday. A  
11 week from tomorrow.

12 AUDIENCE MEMBER: That gives us three weeks  
13 to put this whole thing together. I just can't see that  
14 that's doable or reasonable.

15 MR. FOWLER: I agree, a design and pricing,  
16 you know, in a three-week period is pretty unrealistic.

17 MR. MEYER: And 35 percent, if that's the  
18 decision you make. I just want to add one thing. The  
19 quality of the proposer's package is related directly to  
20 what we have to provide and the time available to do it,  
21 and the cost is going to reflect that.

22 MR. FITZGERALD: Sir?

23 MR. SANFORD: I want to go back to the  
24 as-builts. Your topo that you furnished us does not  
25 extend in -- at least not that I'm aware of -- into the

1 new housing area that was just recently completed. And  
2 for, specifically, water and sewer and the storm drain  
3 systems that closely interface with ours, can those  
4 as-builts be immediately available?

5 MR. FITZGERALD: We'll look. We'll follow up  
6 on that and get you those if we have them.

7 Any further questions?

8 MR. CASS: Just unrelated, just general. The  
9 base just went through a privatization project, I'm aware  
10 of. I'm just curious as a -- is that tipping the hat as  
11 to which way this base is going? Just curious.

12 MR. RICH: At the moment, that's the only  
13 privatized program we have, plan of program.

14 MR. CASS: Okay.

15 MR. FITZGERALD: Okay. If there's no further  
16 questions? John or Wayne, do you have anything? Okay.  
17 Thanks for coming out today. We appreciate your time.

18 (Concluded at 12:00 p.m.)

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