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PRE-PROPOSAL CONFERENCE
29126G-04-R-0046
DESIGN-BUILD MISCELLANEOUS
CONSTRUCTION, RENOVATION, &
ALTERATION PROJECTS AT FORT HOOD,
TEXAS
31 AUGUST 2004

1 EDWARD GILL: Good morning. welcome to the
2 pre-proposal meeting for the miscellaneous design-build
Page 1

3 alteration, construction and renovation projects at Fort Hood.
4 My name is Ed Gill. I'm the project manager for this project.
5 We also have a number of folks in here from the area office
6 that will be administering this contract after it's awarded.
7 From the Fort Hood DPW we've got a gentleman here,
8 Mr. John Burrows, and my lawyer to my side, Rex Crosswhite.
9 I'd like to introduce -- of course most of you know Leon
10 Carroll who's the area engineer who's here. Barbara Zimmer is
11 the contract specialist working on this contract, and she is
12 the focal point for questions outside of this forum. You're
13 condescending questions, get information from the district.
14 And as mentioned, John Burrows is in the back. And I will ask
15 the typical -- in fact, I have to do it myself -- make sure we
16 turn off the cell phones just so we don't interrupt each other
17 as we're asking questions and getting information.

18 Go to the next slide. A little background
19 information. We have this project that came up -- came to us
20 very recently to prepare Fort Hood to receive a number of
21 troops coming in and in addition to move units around on Fort
22 Hood for unit integrity. What ended up being the project is
23 essentially a collection of many projects, renovations, some
24 new construction and as I'll tell you about shortly will also
25 involve modular relocatable structures for temporary use. The

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1 projects right now, you have a piece of the project.

2 Let's go on to the next slide, please. We have
3 currently in the RFP that you have in your hands the
4 renovations for 45 separate buildings. We have permanent class
5 construction within that RFP, covered storage, classrooms,
6 storage building, tactical vehicle maintenance facilities,
7 miscellaneous such as parking, fencing, area lighting and so

8 on.

9 The third bullet down, the relocatables, that is
10 the subject of the next amendment to come out to this, which is
11 scheduled to come out on Thursday the 2nd of September. That
12 will address the relocatable buildings with their schedule for
13 construction, their location. We have approximately 200
14 relocatable buildings of various types. In addition to the new
15 construction, the renovations and relocatables, two other
16 elements of this project is to provide furniture and to
17 relocate approximately 3,000 folks with their property. The
18 furniture and the relocation is already in your RFP. The
19 furniture is only, of course, at this point listed for the
20 permanent and renovated facilities. It will be added by
21 amendment with the addition of the relocatables.

22 Now, these slides are pretty hard to read. Go on
23 to the next slide. We have the scope of the renovations. I
24 know there are questions on the scope of the renovations.
25 There will be additional information provided on the

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1 renovations on 7 September. As-builts, part of the delay right
2 now is to bring the as-builts up to date and to provide concept
3 drawings -- fairly detailed concept drawings for the renovation
4 for each building. Again, that will be provided to you on 7
5 September.

6 Going back to the -- y'all don't need to go back
7 on the slide. We can go through the slides on the scope. The
8 site locations like I mentioned before with the amendment on
9 the 7th -- excuse me, on the 2nd we will add the renovated --
10 or the modular buildings and we will have new site location
11 maps. At that time, we cover the locations of the modular,

12 slash, temporary facilities.

13 The schedule on this project is aggressive. As
14 you have seen, there is a fairly detailed phasing plan that
15 will again be updated with the addition of the temporary
16 relocatable buildings. The phasing plan right now covers the
17 work in the contract for the renovations and the permanent new
18 construction listed.

19 We are going to use a best value contract award
20 for this contract. That is already detailed in section 110.
21 There are standing questions on that that will be answered in
22 writing on how those factors will be used, how many pages will
23 be allowed and so on and so forth. Those questions will be
24 answered in writing and we'll be putting them on the bid list.

25 Okay. I believe, John, did you -- did you

5

1 bring -- you brought a map of a concept of what was going on
2 with the move and the relocations?

3 JOHN BURROWS: Correct.

4 EDWARD GILL: Could you bring it up for a minute?
5 This is key basically to the phasing plan and the scheme of
6 work. Because of the lights, it will be difficult to see. I
7 was going to ask John just to place the map up here. The
8 overall concept is that units will be moving out of existing
9 facilities into renovated facilities, temporary facilities,
10 combination of the two for unit integrity. I'll let John
11 explain the concept of the modulary unit integrity and what the
12 overriding concept is with phasing and moving folks around.
13 I'll let you come up to the microphone.

14 JOHN BURROWS: First of all, I appreciate y'all
15 coming today. I really wanted to talk to you a little bit,
16 though, too, about what's really going on. The army is making

17 the largest change as far as reconfiguring itself over the last
18 hundred years. It's happening right now. And they're doing
19 all this at a time when we're fighting a war on -- the local
20 war on terrorism and trying to support that with mobilizations
21 and deployments. We also have other issues that are ongoing
22 with Iraq, and you also probably have heard recently President
23 Bush talk about the downsizing of OCONUS which is outside of
24 the United States.

25 A lot more soldiers are coming to the United

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1 States. What does that mean? It means that we need to do a
2 lot of planning and preparation to be able to support those
3 soldiers. How many of y'all out there have even heard the word
4 modularity?

5 (Show of hands.)

6 JOHN BURROWS: Do ya'll know what it means? Do
7 you understand what it really is? A lot of people think that
8 it's -- well, one it means additional soldiers and it's more
9 money to the community. But what it really means is a
10 transformation of the army. The army is reconfiguring itself
11 from a corps division type of configuration where most of the
12 assets are properly aligned in the course of the divisions and
13 bringing it down to the brigade level. That's really what it's
14 all about. That's what all these moves are. We're
15 reconfiguring the current 4ID infrastructure to be able to
16 handle modularity putting the emphasis down at the brigade
17 level. And that's what's represented really on this map.

18 You know, to really go through each one of these,
19 I don't think you guys can really see in the back, but what it
20 is is that when we look at modularity -- the concept of

21 modularity here, we see about six major items. It's a lot of
22 the stuff that you're seeing on the screen. We see
23 infrastructure work. We see renovation to the existing
24 facility that helps support all these moves in an area that you
25 see -- we see relocatables where we don't have the existing

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1 capacity to handle these relocations of the additional troops
2 coming to Fort Hood. We also have to support those renovations
3 with furniture. Also need to support those relocatables with
4 furniture, and we also need to be able to relocate these
5 soldiers from their current existing footprint or facility that
6 they're currently occupying to these new facilities that we're
7 constructing or renovating or bringing in as a temporary basis.
8 But you're going to see -- I don't know if Justin brought the
9 other map that really shows -- there's about 60 separate areas
10 where we're either -- those six items that I talked about
11 across the installation. It ranges from all the way from Hood
12 Army Airfield all the way out to the (Inaudible) which is our
13 current DOL facility. So it's spread out across this
14 installation. You also heard probably modular for 4ID. Well,
15 it's not just affecting 4ID. It affects all units on Fort
16 Hood. Every unit on Fort Hood is affected by this process.
17 And that's what's represented with these arrows. I don't
18 think, Ed, that we can go through each one of these, but what
19 we'll do is we can leave it up here. At the end of the
20 meeting, come up and take a look at it. You can see the
21 impact. These are major moves. Each one of these arrows are
22 major moves. Hundreds of soldiers are moving with each one of
23 these arrows. It affects every type of facility that we have,
24 brigade, battalion, company OPS, barracks, motor pools. All of
25 that is represented on this map. The reason I asked to show

1 this is that the work is over the entire installation of Fort
2 Hood, to get a scope and magnitude idea of the area involved.
3 It's not just concentrated in one area. It's everywhere across
4 Fort Hood. So you will have simultaneous project sites all
5 over Fort Hood.

6 EDWARD GILL: That's correct. This is to give you
7 a concept of the control that you're going to have to man and
8 control your use of the military and what you're going to have
9 to do for this contract. You're going to have people working
10 all over Fort Hood.

11 JOHN BURROWS: Do y'all know why we're doing this?
12 I mean, really, the transformation of the army. It's really
13 the meat and bread out there. The global war on terrorism.
14 Our old structure was basically developed to handle Soviet type
15 of threat where you had large tanks on one side of the line,
16 you had a large mass of soldiers and tanks on one side of the
17 divided line and we are on the other. But this concept of
18 modularity putting the emphasis with brigades, it allows us to
19 meet the current and future threats, which are much smaller
20 kind of threats of organized enemy but at multiple locations
21 across the world. And these modularity, this brigade --
22 bringing it down to the brigade level, resourcing these
23 brigades to be self-sustaining units will allow us to deploy
24 rapidly to meet that threat. So this is very important. This
25 is -- like I said, this is the biggest change in the army over

1 the last hundred years. And one of you guys -- several of
2 y'all are going to be lucky enough to be able to join our team

3 to be able to do exactly what's shown on this map.

4 EDWARD GILL: Thank you, John. Now, as you can
5 imagine with the number of sites involved and the aggressive
6 schedule that we have, this is going to be a fast track type
7 work. It's going to be expected that the prime contractor and
8 as a design build he will design services to be on Fort Hood,
9 working day-to-day with the area office and the government
10 project team both designing, siting and working out all of the
11 logistic issues of getting this construction done. This is --
12 the expectation is this is going to be a day-to-day, over the
13 shoulder reviews of designs and immediate -- immediate reviews
14 and very, very short term, talking either one or two day
15 acceptance of designs and moving on with the construction and
16 then on to the next project.

17 Okay. Barbara, would you like to give a brief on
18 best value contracting, how we -- we're going to be evaluating
19 the proposals?

20 BARBARA ZIMMER: As Ed mentioned earlier, this is
21 a best value. You will submit your proposals and then a team
22 will evaluate what you have submitted. We are looking at past
23 performance, we're looking at experience, we're looking at your
24 project management plans, resumes of your key personnel, and of
25 course for large businesses, the small business subcontracting

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1 plan. Your proposals will be due on the 23rd of September. Ed
2 has already explained that amendments will be coming out on the
3 2nd and the 7th. We will -- on the best value, we are not
4 awarding to low price of course. We are awarding to what is
5 the best value to the government, technical and price
6 considerate. Now, if you have any questions after today,
7 please send them to me. My name and phone number and e-mail

8 address are in section 100 of the solicitation package.

9 I want to introduce Jeannye, our court reporter
10 today. During our question and answer session, if you would
11 please state your name and the firm that you're from and then
12 ask your question. And we would like you to do this every time
13 you ask a question.

14 I think that's it for the contracting side of it.
15 The solicitation on this project gives you the weights of how
16 we're going to evaluate. We have provided the evaluation
17 sheets as -- the same sheet the evaluators will be using to
18 evaluate your proposal. We have given you a sample of how we
19 will score your subcontracting plan with the AFARS. We've
20 tried to give you everything upfront how we're going to
21 evaluate your proposal. Thank you.

22 EDWARD GILL: Thanks, Barbara. Okay. We've
23 covered the introduction, the background information, the
24 project overview and schedule and the best value contract.
25 Some of you folks are in -- all in business to make money and

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1 time is money. Don't want to keep you here any longer than we
2 need to. I would like to -- Leon, if you wanted to say a
3 couple of words on what you envision for the management of this
4 contract, that's fine, or we've already mentioned that. But I
5 would like Leon to come up and talk about it because we've had
6 some similar contract experiences where we had multiple
7 projects going on, design build, and give Leon an opportunity
8 to talk about after award, where we go from here as far as
9 contract management.

10 LEON CARROLL: Good morning. I'm Leon Carroll
11 with the Corps of Engineers, the Central Texas area office.

12 I've been out here 25 years at Fort Hood. And right now the
13 area office has got 300 million dollars' worth under contract.
14 So we're used to a lot of work. And we've had -- we've
15 packaged up projects as many as 50 million dollars before, but
16 nothing larger than that. Been on some more difficult. Back
17 in the '70s when I first came to work we had some over 45
18 million, which would equate today into a lot more money value
19 than that. So this may be the biggest project we've tackled
20 right here as far as money wise and also as far as complexity,
21 difficulty and short time use. Now, we've been doing some
22 preplanning here. Mike Bormann -- stand up, Mike. He's the
23 resident engineer for this project and Mike is -- he's got
24 about half the work here at Fort Hood. He's the resident
25 engineer of resident office A. We've got two resident offices

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1 at Fort Hood, A and B. And Mike has got, like I said, about
2 half the work here at Fort Hood. Justin Johnson is going to be
3 a project engineer on this. Justin, stand up. Now, these two
4 guys are the engineering nucleus around this project here. And
5 we got Cliff Peters back here, we got Atlan Citzler and I got
6 Mike Geigelbrecht back here, chief of my technical section.
7 Wave your hand, Mike. And Mike is a long veteran of the corps.
8 And I can tell you right now, this is the nucleus of the way
9 we're building our project management team. And what we'd like
10 to do is for the contractor that's going to be in requirements
11 if it's not already, we want you to bring your trailers in
12 right across the street from our building, between us and the
13 DPW. John Burrows, the master planner, right over here that
14 talked earlier, he's got people working for him. Any kind of
15 design build drawings, we want to get those things through like
16 Ed said as fast as possible. So we're going to put together a

17 team. We will be in the office just -- my team will be in an
18 office next to your trailers, okay. We're going to have
19 offices in there. We're going to have computer capabilities.
20 We're going to be on the in-house side portion of this
21 contract. We will be in contact with Ed Gill. Hopefully Ed
22 can send some people down. We've got the renovations. We're
23 doing that with an outside AE. And we've already talked to him
24 about getting some of their representatives up on site.

25 So what we're braced for is speed. We want to do

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1 this quickly, and we want to be successful doing that. So that
2 is our goal. And if anybody knows me, I think that we always
3 try to lean forward and do things outside the box and cut
4 through a lot of bureaucracy and make things happen. I believe
5 if you'll talk to any of the contractors, if you're from out of
6 town or the local area, we've tried to do that through the
7 years. Okay. So we're excited about this project. We want to
8 make it a success, and it will be a success for the army. And
9 we'll -- and I can assure you we'll staff it to take care of --
10 remove the roadblocks from in front of you. And that's a key
11 that we -- favorite little saying that I've got to my staff is
12 we're going to remove those roadblocks. And we want you to get
13 the information to us, the questions to us. We're going to
14 answer those questions. And I think the bulk of the drawings,
15 like Ed said, set to come to you on the 2nd of September and
16 the 7th. And we want -- there's going to be time to amend
17 these drawings and we want to do that. Okay. Any questions
18 you got, we want to answer those. And we're looking at every
19 question that you send in. So any questions of me? Yes, sir.

20 KEVIN WALSH: Kevin Walsh with GE Modspace. You

21 mentioned there was an outside AE firm. would you elaborate a
22 little more about what's their scope? This is design to build?

23 LEON CARROLL: This is design to build. The
24 outside AE firm is putting together the scope of those 45
25 renovated buildings. There's some drawings on those. Now, Ed,

14

1 you might want to elaborate on what you're doing for the mod --
2 the real heavy construction.

3 EDWARD GILL: I'll elaborate a little more on both
4 of them. The AE firms were called in to take the admin
5 drawings that we had on hand for the 45 buildings and clean
6 them up. Some of them were a bit out of date. Essentially
7 walk through and then come up with the concept of layouts,
8 minimize the time it takes for you to get those drawings and go
9 to the final design. That package of drawings -- and I believe
10 it's something like 450 drawings -- is coming out on the 7th.

11 Now, for the modularity, right now we are working
12 on the generic floor plans. We're trying to leave this as open
13 as possible for innovation and time for the contractor awarded
14 to leave it open to as many materials as possible that are
15 attractive and durable and allow for some technology. The
16 siting of the modularities, also what we're doing right now to
17 make sure that we have temporary structures located where they
18 need to be and coordination of the plan as far as when the
19 modules have to be in place to support the overall move,
20 relocation scheme of this project. So those are the things
21 we're finalizing right now. The AEs -- the AE firms' work was
22 just primary renovations. That's all they are.

23 MIKE BORMANN: And on that, Ed, I was with those
24 AEs for the past two weeks going through buildings thoroughly,
25 myself and Atlan Citzler and all of my crew over there. But

1 400 something sheets might sound a lot, but what they're doing
2 is they're -- each building is a standalone document but we
3 have options and everything else. We don't know how the things are
4 going to fall out and what's going to be awarded. So each
5 building has about 10 or 11 sheets by themselves. So that's
6 how it makes up the 400 and something sheets because there's 40
7 probably buildings is what there is. So it's not all one big
8 package for the whole thing. They're broken up into each
9 building standalone documents. So don't let the 400 and
10 something sheets scare you. That's the logistics behind that.

11 THE REPORTER: What was your name?

12 MIKE BORMANN: Mike Bormann with the Corps of
13 Engineers.

14 EDWARD GILL: Thank you, Leon. A couple of
15 questions I'm sure that have come to mind with these
16 amendments, the current contract, I believe, is 25 to 50
17 million is the range. That will increase obviously with the
18 addition. And I believe it will be 50 to 75 million will be
19 the range for the contractor, the renovations and modular
20 buildings. Now, a little -- again to touch on the schedule,
21 how we're going to get to award. As I mentioned, the first
22 amendment is scheduled to come out -- first major amendment is
23 scheduled to come out 2 September. That's this Thursday. The
24 following amendment with the refinement of the renovation work
25 is scheduled for Tuesday the 7th of September. On the 8th and

1 the 9th we will have a walk-through of the sites and the
2 facilities. We intended to do that after you have all your

3 documents in hand with more to go by, more to look at. Written
4 questions will need to be submitted after you have that by the
5 10th of September, and we will provide the answers and any
6 final amendments by the 13th of September. And as you may
7 know, your proposals are due by the 23rd of September and award
8 will be made by 30 September. So that basically runs down the
9 schedule for the next month and what's happening on this
10 project. I believe we've covered everything on the agenda as
11 far as the first items. We're now up to the written questions.
12 What I'd like to do is take a break for 15 minutes. If you
13 write out your questions, think it over what we've said, then
14 we'll come back and do a question review and submit your
15 written questions. Some of them we can answer here obviously.
16 Some of them we can't. We need to answer in writing because
17 the answer may be more detailed and don't want to make
18 mistakes. We don't have time for second go-arounds on this
19 project. So I want to make sure I give you the answer that's
20 correct and precise. So about quarter to ten. I have 9:28
21 right now. A quarter to ten we'll convene again to field
22 questions and discuss anything else you want to discuss on this
23 project. Thank you.

24 (Break taken from 9:28 a.m. to 9:49 a.m.)

25 EDWARD GILL: Why don't we get back together and

17

1 go ahead with the questions. This is going to be Leon's spot
2 to answer questions. Like I say, many of them I'm just going
3 to have to say we're going to answer back in writing. The
4 court reporter is going to pick up the questions, but you could
5 submit them in writing.

6 All right. I've got Ramtech Building Systems and
7 their first question, is it your intention to award to a single

8 contractor? The answer is yes. Short and concise. That's
9 about as short and concise as I can get.

10 will the modular buildings be the sole
11 responsibility of the successful contractor? The modular
12 buildings will be part of the general contractor's work to
13 perform, whether he does that through subcontract or whatever
14 it is going to be the prime contractor's responsibility with
15 the amendment to put the modular buildings into this current
16 part. Does that answer those questions?

17 UNKNOWN SPEAKER: Yes.

18 EDWARD GILL: I've got a number of questions from
19 Hensel Phelps. I had some previously and then I have some
20 written here. Okay. With the addition of the modules, what
21 effect to schedule as of -- I guess, a notice to proceed date,
22 one, are modulars in the base bid? That was the first
23 question. There will be an effect on the schedule as far as
24 the phasing plan with the addition of modules. We are
25 examining the overallings of the contract based on phasing plan

18

1 and when all the modules need to be in place. That may or may
2 not change. Right now I believe it's 300 days. It may be
3 extended based on what the modules do to the overall phasing
4 and when they're required to be completed. So that will be
5 issued -- a new phasing plan will be issued with the modular
6 amendment. Any questions?

7 The second part of that question is, are modules
8 in the base bid? I believe what you'll notice when you look at
9 your bid schedule is that we have a base bid right now that
10 covers renovations and just about everything else is options.
11 It is our intent to award all the options. So the concept of

12 the base bid is the base bid as shown plus all the options,
13 unless the options specifically state they're subject to
14 availability of funds. Is that -- do I have a consenting
15 opinion from my contracting? Okay. Unless these state that
16 they are subject to availability of funds, they are all part of
17 the contract with the intent to award and that we have -- we
18 believe we have funds available.

19 Approval of documents, please explain from current
20 RFP 30 day review and 14 day back check, what will this really
21 be? It will be a one day review and go out and do it
22 essentially. In the rush to put these documents together, we
23 do have some standard clauses or standard verbiage in there
24 that's being revised right now. It will come out with the
25 bottom line, fast track, over the shoulder reviews, one day

19

1 reviews, on the spot approvals, that type of thing. we
2 obviously don't have 30 days to review and 14 days to back
3 check.

4 Okay. Planning of modules, is government
5 providing standards for barricades, dining, admin or is it by
6 the AE? The standards for the layout of modules as far as
7 spacing, setbacks, force protection, fire protection, those are
8 included by referencing the RFP. The AE will do the site
9 layout of the modules to comply with the requirements. And
10 also comply and to basically allow them the most flexibility to
11 orient the modules and put them on the sites available, you
12 know, to optimize the utility connections. It's being left up
13 to the AE primarily to site them.

14 STEVE CURRIER: The interior layout will be by the
15 government?

16 BARBARA ZIMMER: And we need the name and the
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17 company.

18 STEVE CURRIER: Hensel Phelps, Steve Currier.

19 EDWARD GILL: The interior layout, we will give
20 you basically a generic floor plan with the module with the
21 space requirements. For instance, a bedroom or office needs to
22 be a certain size. The actual outside dimensions of the module
23 will be up to you folks. You know, you could have something
24 that's 20 feet by 60 feet or 30 feet by 40 feet based on what
25 is most optimal for your manufacturers and what fits best on

20

1 the site. So there's going to be quite a bit of responsibility
2 on the AEs. As long as if you need 1200 square feet and you
3 can get those functions in those 1200 square feet. We do not
4 want to dictate to you exact dimensions on the exterior because
5 certain systems work better with certain dimensions, transport
6 issues and so forth. We're trying to leave that as flexible as
7 possible. We give you a generic floor plan with functional
8 requirements by interior area. Does that answer your question
9 adequately?

10 STEVE CURRIER: Yes.

11 EDWARD GILL: The fast track process does not work
12 with requirements, procedures of AEIM design analysis. Please
13 explain. We'll make it work. We're going to make it work.
14 Fast track is -- when you bring it in, if you have a generic
15 layout and you need to get started with the utilities, you
16 bring in your utility plan, we review it, approve it, move on
17 while you're still maybe working out the details on the module.
18 That's what I mean by fast track. Does anyone have a problem
19 with that answer or do you find confusion in that?

20 (No response.)

21 EDWARD GILL: Okay . A few more questions from
22 Hensel Phelps. I think we're going to give an award for who
23 asked the most questions. What portion of the project, i.e.,
24 renovation and/or new construction does CID apply to? Please
25 provide expectations. I prefer to answer this one in writing

21

1 because right now as we're putting all the stuff together we
2 have to examine what we really hope to get a CID package on. I
3 can tell you we'll need CID on anything that involves furniture
4 and renovations involve furniture, the modules involve
5 furniture. So those will need CID packages. But let me answer
6 that in more detail in writing.

7 A few more questions from Hensel Phelps. I think
8 they're going to get the award by a long margin. Will portions
9 of the buildings being renovated be occupied during the
10 demolition and reconstruction? And that's the first part of
11 the question. The answer is essentially yes. The renovations
12 are primarily in portions of the building. Most of them I
13 believe are on the first floor and basement and all the other
14 floors above that will be occupied during the renovation and
15 there will be other portions of the building that will be
16 occupied during renovation. So that there will need to be
17 requirements for dust control and so on and access control.

18 How do you see the work being done while making
19 these building operations, those buildings operational and
20 occupied? Well, the flip answer is the best way you can. But
21 primarily we see the occupants of the building being in other
22 areas. Most of these building renovations occur in small areas
23 within the buildings. That will be -- you'll actually be
24 moving out occupants, going in, doing the renovation,
25 converting, for instance, what was a recreation area into an

1 admin area. The other occupants of the building will be using
2 separate entrances. It should be fairly straightforward.
3 Mike, when you walk through with the AEs, did you see areas
4 where the joint occupancy was going to present major problems
5 in your experience? I hate to put you on the spot. Well,
6 actually, I don't mind putting you on the spot.

7 MIKE BORMANN: Mike Bormann with the Corps of
8 Engineers. Basically like all of them, you see some of them
9 that are hammerhead barracks that are admin on one end. Most
10 of those -- and correct me if I'm wrong, Ed. Most of the
11 renovation on the hammerhead parts of it are all clean on the
12 bottom floor of the admin. We'll move out of those totally.
13 You can have that whole admin area to do what you got to do and
14 then you demobilize and we'll move the troops back in from the
15 next barracks into there. But most of all the second and third
16 floor, there will be troops living in those areas. I don't
17 know if that answers the question. But most of the admin areas
18 or all of the admin areas where you will be will be all yours.
19 We'll go from a two company off site to three company off site.
20 That whole area will be yours. Not the whole building, just
21 that area where we got to renovate. There will be some
22 coordination between y'all and us trying to keep the fire alarm
23 up and running, the HVAC up and running. So there will be
24 coordination between that. That will have to be done because
25 we can't turn the fire alarm off while there are troops living

1 on the second and third floor. Larry, wherever you are, does
2 that answer your question?

3

LARRY GONDA: Yes.

4

EDWARD GILL: Will the contractor be required to inventory, video, store, reinstall all existing furniture or will that be by others? I believe that's already stated in the general scope of work in 1010 that where it's identified that you are to move property. You videotape it, inventory it, move it to the new location through the inventory, videotape conditions and that's where you set it up. Again, Larry --

11

LARRY GONDA: Larry Gonda with Hensel Phelps. The question is directed at the furniture in the right areas rather than the personal property, the army's furniture and things that are in there. When we go to a building to renovate it, do we have to take care of moving that furniture out or is it already removed by someone -- someone else?

17

EDWARD GILL: You all have to take care of moving it out. That's the way I understand it right now. If I get a different answer on that as far as what the EPW is going to take furniture out of buildings or that units are going to move their own, we'll give you a written clarification on that. But at this point, assume you have to move furniture out.

23

Okay. Questions from Modtech. Is it the intention or possibility to award to multiple prime contractors or to separate the renovation, modular infrastructure and new

24

1

construction into separate awards? Short answer is no. We'll have one prime contractor. Does that answer that question adequately?

4

From Beck, will the hundred percent payment and performance bond be required for the entire contract performance period? Let me answer that one in writing.

7

BARBARA ZIMMER: The answer is yes.

8 EDWARD GILL: Let me answer that right now. The
9 answer is yes. Usually when I say let me answer it in writing,
10 I don't know it off the top of my head. A lot of smart people
11 here to keep me out of trouble. Follow-up, can it be reduced
12 proportionately as the buildings are accepted by the corps?
13 No.

14 Okay. We had a number of questions that came in
15 earlier, and I know for a fact some of these are going to have
16 to be answered in writing. And there's some duplicate sheets
17 here, so I'm going to have to take a second to organize.
18 Again, Hensel Phelps. Refer to section 1010 -- or 110 proposal
19 submission and instructions evaluation basis and awards page
20 110, dash, 21 under factor 1. Design and construction and past
21 performance item number 1 states all projects listed in factor
22 2 incorporating specialized relevance and experience shall have
23 a completed past performance information sheet. Please clarify
24 if in addition to the past performance sheets, what are to be
25 filled out for all of the factor 1 projects. Do all factor 2

25

1 projects have to include a completed past performance and
2 information sheet or is this a typo and should only refer to
3 factor 1 as factor 2? I'm having a hard time understanding the
4 question. Let me -- do you want -- Hensel Phelps, can you
5 clarify that question a little bit? The way it was worded is a
6 little confusing to me.

7 DON YOUNG: I'll clarify. Don Young with Carter
8 and Burgess. Basically the factor 2 outline that you gave us
9 said that every factor 2 project that you put in there will
10 also have a factor 1 spreadsheet done. And you're limited to
11 five projects in each one. Are those five projects the same

12 projects for factor 1 and factor 2? Only five projects in the
13 whole proposal.

14 EDWARD GILL: Let me answer that one in writing.
15 Make sure that what you're asking specifically for. It's
16 somewhat confusing. I prefer not to answer that one verbally.

17 Does the Corps of Engineers anticipate providing
18 existing as-builts for the renovation work? The answer is yes.
19 when will as-builts be made available? 7th
20 September.

21 Are the existing mechanical and electrical
22 services adequate for the new construction? I believe that
23 will come out with the amendment. I believe the -- you're
24 referring to the existing to support construction? For
25 instance, do you have enough power to do construction services?

26

1 There's a couple of ways of interpreting that. So let me
2 finish the question. What documents and drawings and specs
3 will be provided with the build back of the renovated spaces?
4 Let me answer the last part. There will be an updated
5 as-built. There will be a concept floor plan provided and a
6 scope of work in either text form, scope of work. The
7 drawings, last we discussed with the AE, will be broken down
8 mechanical and electrical, architectural highlighting the work
9 that in concept needs to be done. That will need to be taken
10 by your AE and finalized into a final design for the
11 renovation.

12 Now, can I get a clarification from Hensel Phelps?
13 Are the existing mechanical and electrical services adequate
14 for the new construction? Do you mean to support the
15 construction activities or are they adequate to support the
16 division change to the building?

17 STEVE CURRIER: Steve Carrier with Hensel Phelps.
18 It's for supporting the new construction, the new facilities
19 that are being built back, are panels adequate, is the chilling
20 and air conditioning units, are they sized to support that?

21 EDWARD GILL: That will vary case by case. There
22 will be -- there is -- a survey was done to determine that.
23 The AE thought existing panels were adequate and that will be
24 shown on the scope of work. For instance, you won't need to
25 install additional panels. Whether the capacity of the systems

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1 is available, I'm assuming the answer is yes. Whether panels
2 will need to be added to support additional breakers in the
3 case of electrical, that's very possible. These renovations
4 vary from basically cleanup, paint, some hardware work to all
5 the way to gut and rebuild. So the answer is going to vary on
6 that and that should be detailed on the scope of work that you
7 get. Does that adequately answer your question?

8 STEVE CURRIER: Yes.

9 EDWARD GILL: Please verify that the options will
10 be held open for 180 days? This will cause proposers to add an
11 additional six months for the completion of the project? Yes.
12 The intention is to hold the options open for 180 days. My --
13 as far as keeping the completion of the projects, obviously the
14 work being awarded is going to be at the end of these original
15 300 days and we wait 180 days to order it, the final date will
16 be based on notice of receipt plus the calendar time available
17 for that work to get it executed. If it extends the contract,
18 it does. If not, it doesn't. The option -- awarded options
19 would be noticed to proceed with that work with the calendar
20 days to actually get that work done. Does that make sense?

21 STEVE CURRIER: Steve Carrier with Hensel Phelps.
22 what we were after was your prior comment about the modules.
23 The way I took what you said was at award your intent was to
24 award all options.

25 EDWARD GILL: Correct.

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1 STEVE CURRIER: And what you're saying now is
2 essentially of the hundred bid items, 22 of them are currently
3 in the base bid.

4 EDWARD GILL: Correct.

5 STEVE CURRIER: So that means that the 70, 80
6 something options, we will not know at bid -- we may know but
7 we will not know prior to submitting our proposal that those
8 80 -- all 80 could be awarded 180 days after NTB.

9 EDWARD GILL: That's not the intent. The intent
10 is to award all the options and notice to proceed 1 October.
11 The concept is if there are some options that just cannot be
12 awarded because of the price of the project, then those may be
13 awarded later as they become available. Now, that's kind of a
14 way of saying subject to availability of funds. But our
15 estimate is going to cover everything that we have in the
16 options. But if our estimate is a little bit low, there may be
17 some options that drop off the bottom of the list. Again, the
18 intent is to award all of them December 30th and give notice to
19 proceed on October to have the work done. Obviously if
20 something does fall off the bottom of the list, it needs to be
21 awarded 60 days later. Then the notice to proceed with that
22 work will be 60 days calendar time of work. Does that -- any
23 comments from Barbara.

24 BARBARA ZIMMER: That's exactly right.

25 EDWARD GILL: Okay. Refer to sheet C4, the scope
Page 24

1 of work, is it to correctly assume limits of work to extend
2 within three feet of the fence as listed per the statement? I
3 didn't have a chance to look at scope of work on C4. I'm not
4 sure. Does it actually -- I'm not sure I understand that
5 question. Scope of what the limits of construction basically
6 outline, if it shows it right up to the fence line, it's up to
7 the fence line. If it shows there's a setback, it's a setback.
8 If it's unclear, we may have to amend that. Is it the scope
9 of -- the limit of work is unclear? Is that the question?

10 ROSS MESSNER: Ross Messner with Hensel Phelps.
11 Yeah.

12 EDWARD GILL: Well, what we'll do on that one,
13 we'll examine C4 and make sure the limits of the work, the
14 boundary of the work is clearly defined. You're asking whether
15 it includes the fence, doesn't include the fence, is that --
16 I'm not sure the three feet --

17 ROSS MESSNER: Ross Messner, Hensel Phelps. I
18 think that's an existing stand. I think that was the purpose
19 of the question. How close to an existing fence are we
20 supposed to have?

21 EDWARD GILL: Let me answer that one in writing
22 with part of the amendments. Now, we are cleaning up some of
23 the drawings that we found errors on.

24 ROSS MESSNER: Some of those questions we asked
25 are considered very technical in nature and to be honest with

1 you, you might read through those and some of those I don't
2 know that you can answer here today.

3 EDWARD GILL: Right. Let me answer that one in
4 writing. It may be that it is or is not or there's an amended
5 site plan that has a clear definition. The same with this next
6 question, C9 what is intended by the features surrounding.
7 we'll answer that one in writing. And refer to C10 scope of
8 work, 4500 square foot classroom building. Okay. There is no
9 classroom building. we'll clarify that one in writing wherever
10 the amended site plan to make sure that's clear as to what your
11 scope of work is.

12 Next set of questions from Hensel Phelps. Refer
13 to building schedule. Site 3R3 and site 3R4 do not show up on
14 the project schedule, refer to section 1320. Please provide
15 scheduling information. Those were added to run at the last
16 minute on the bid schedule and thus are not broken down. But
17 essentially the schedule is per site rather than relocatables.
18 so if there's a schedule for site 3, it applies all the work on
19 site 3 unless there's something specifically saying it doesn't.
20 so site 3 is site 3. It includes the 4, 5 relocatables,
21 permanent building, hard stand fencing, so on. whatever it
22 includes, everything on site 3 is what's scheduled. so the
23 schedule refer to site 3 rather than the fence at site 3 or the
24 relocatable at site 3. Does that clarify that? we'll go back
25 and take a look at that anyhow because we're going to be coming

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1 out with a new schedule and new phasing plan. with the
2 relocatable plan, we'll try to pick up anything that's on
3 there.

4 Project schedule calls for renovation of building.
5 10,006 building schedule does not call for a bid item for
6 10,006. Clarify. That will come out either as amended and
7 clarified or with a new schedule. so that would mean the

8 answer on that would be in writing.

9 Okay. Calls for the renovation -- next question.
10 Calls for the renovation of 10,045 schedule. Does not call for
11 an item 10,045. In writing. Logic sequence for phase 3 shows
12 we're starting 120 days -- calendar days after notice received.

13 Okay. Required completion liquidated damages for
14 buildings calls for construction 10 days after notice received.
15 Please clarify which is correct. That will be in writing with
16 an updated schedule.

17 Question number 5, building 90,038 located. It's
18 located on west Fort Hood. Apparently building is not
19 indicated on drawing C1 or C2. That's correct. It will be
20 added to probably C2 just by note. It's noted in 1010 that
21 locations of projects will be either by a site map showing
22 specific location or by building number. Building numbers are
23 shown on the site maps also. So if -- if we miss a building
24 number as far as circling the building, it's still in your
25 contract by building number. And building means the work is

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1 just going to be in that building. Hopefully on the 8th and
2 9th when we do a walk-through and have all the drawings out for
3 you, that will clarify any site location issues. But building
4 90,038 is at west Fort Hood.

5 Refer to appendix X, no area is listed for
6 buildings. What is the square footage for buildings? We will
7 provide that in writing. Trying to have as few amendments as
8 possible. So a lot of these will be addressed and we can help
9 you out as needed. There will be additional information in
10 there on schedules, phasing, updated site maps, so on and so
11 forth. I do appreciate your questions, though, because of the

12 fast track nature of our design work a lot of things slip
13 through the cracks. There's a lot of details and we appreciate
14 your looking through them thoroughly.

15 Okay. I have another list of questions from
16 Hensel Phelps. They obviously win the prize. Running away. I
17 believe some of these are duplicates. Refer to bidding
18 schedule building 90,038. we've already talked about that one.
19 That's at west Fort Hood.

20 Next question was building 7019 is not noted on
21 the bidding schedule. we will clarify that in writing.

22 Refer to option 60 renovate building 10,005 not
23 shown on C1 or C2. That will be done in writing with the
24 amendment. It will be shown.

25 Refer to option 6710, 12,002 building not shown on

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1 C1 or C2. That will be on the updated site map in writing.
2 Same with number 5 for building 12,008. Okay. Same with
3 question number 6, 12,006 that will be answered with the new
4 site maps and that was building 12,006.

5 Refer to C1 site 7 shown to be renovated, not
6 noted on bidding question. That was deleted at the last
7 minute. Site 7 is not in the contract currently. If it's
8 added back in, it will be added in by amendment.

9 Okay. Please explain the Corps of Engineers
10 intentions and desires and logistics in managing the design
11 effort. It will be over shoulder review, be done at the
12 district level by the area office in Fort Hood. I believe we
13 covered that pretty thoroughly in the discussion at Fort Hood.
14 It will be done basically by building side by side, AEs work
15 there right along with our field folks and will bring whatever
16 design folks down we need to support the area office in our

17 over the shoulder daily reviews and so on to be done at Fort
18 Hood on fast track basis day-to-day with on the spot reviews
19 and approvals . Any objections? I think that's what we said
20 earlier on.

21 Please clarify the Corps of Engineers plan for
22 document review and approval. I think we've already covered
23 that. 30 days is an error. If you see two dates, take the
24 shorter of the two. If we say one day in some places and 30
25 days in other places, one day. But we're cleaning that up in

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1 documents. That formal answer actually will come out with
2 amendment to the documents.

3 Okay. Briefly explain the owner's concept behind
4 the phasing plan outlined in the RFP. John previously covered
5 the concept of moving folks around Fort Hood. Hopefully the
6 phasing plan is fairly complete in that it covers move out of
7 one building, renovate, moving back into that building. Then
8 we'll go on another building, renovating. Other areas will be
9 providing temporary facilities for people to move in. It's a
10 complex series of moves. Move in and move out. The
11 information that we provided adequately answer the question
12 behind -- our intent behind the phasing plan or was there
13 something else missing? That was a Hensel Phelps question,
14 whoever from Hensel Phelps. Are you adequate with what we've
15 covered?

16 ROSS MESSNER: With today's presentation that
17 answers it.

18 EDWARD GILL: Good. With the significant amount
19 of information requested, the technical proposal will be
20 preferable to increase the page count to 75. Is this

21 acceptable? Let's answer that in writing. Again, the
22 technical proposal is more managerial in nature. It's not
23 really a technical proposal on how you intend to build the
24 module or how do you intend to renovate. It's how do you
25 manage similar type projects, if you've ever managed one like

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1 this, if it's fast track, what was your performance, what types
2 of projects have you managed before of a similar nature.
3 That's the nature of what we're asking for in proposals. But
4 let me answer that specifically in writing whether it's 75 or
5 it remains 50.

6 Please advise when documents are anticipated with
7 future amendments. I think we've already covered that.

8 Some messages. Modtech has some questions from
9 Kelly Kauffman. Number 1, is there an overall program
10 definition as to physical requirements of modular structures?
11 Yes. There's going to be a performance -- basically a
12 performance requirement, spec for the modules provided with the
13 amendment. Are there any specific requirements for the fast
14 track modular structures, i.e., the square footage by location
15 or site, approximate dimension of the structures, are they
16 definable in quantifiable scopes of work with modular
17 structures which ought to be required among the nine phases
18 with priorities described within the layout of solicitation? I
19 think we've already covered a little bit about how we're going
20 to present the modular buildings and requirements for them with
21 the amendment and the phasing plan. Again, will be updated to
22 incorporate this division of work. Does that -- Modtech, did
23 that answer your question?

24 KELLY KAUFFMAN: Yes. Thank you.

25 EDWARD GILL: what level of force protection and
Page 30

1 antiterrorism standards are applicable to the new structures
2 and what level of force protection in the antiterrorism
3 standards are applicable to the renovated structures? Are we
4 to follow the new standards as revised in October 2003? Yes.
5 You are to follow UFC. It's 4, dash, 010, October 2003.

6 Are the financial strength, the national buying
7 power of the company, resources and the capabilities of the
8 modular builders to produce the modular structures in the
9 accelerated schedules of significant consideration in award of
10 the contract of this solicitation? Yes. Schedule will be
11 considered. Variance of the schedule, comments on the schedule
12 will be part of the projected proposals. But basically the
13 answer is yes. Barbara, that falls into the contract
14 evaluation. Any comments on that? Okay.

15 Historically inner cities and defense contractors
16 such as Lockheed Martin, General Dynamics, Boeing have limited
17 their solicitation of modular projects. Do those companies
18 which own modular factories and production centers in order to
19 ensure that we receive maximum value under a factory direct
20 scenario, is that the case with this solicitation? Primarily
21 no. We're not limiting you to the competition. We certainly
22 welcome those folks to be subcontractor or as prime contractors
23 with the other work to be subcontracted. But the primary goal
24 is to have one prime contractor orchestrating all the work. As
25 we show, it's very diverse as multiple components. It's all

1 over Fort Hood. It's of prime importance to us, no pun
2 intended, that the prime contractor be capable of managing

3 multiple project sites on a fast track basis doing different
4 types of work, renovation, new construction, modular
5 facilities. We welcome strong subcontractors that can support
6 the prime contractor, though, in executing that plan.

7 will the structural integrity and life cycle
8 analysis of the modular structures using more durable materials
9 such as concrete and steel have a preference in the evaluation
10 or is speed such a priority that the materials and components
11 being incorporated into the modular be such the modular
12 facility is of little importance? Let me answer that in
13 writing. I believe the answer to that will be the evaluation
14 factors that will be used to evaluate your bid. More than
15 that, I can't really say but the evaluations and factors should
16 give you an idea as to what is primarily important and what is
17 of secondary importance.

18 I believe that covered all of the written
19 questions that have been submitted so far. I believe at this
20 point -- do we have any additional written questions that you
21 want to submit right now? Are there any additional questions?

22 LARRY GONDA: Larry Gonda with Hensel Phelps.
23 Will the attendees list from this meeting be made a part of the
24 amendment or available?

25 EDWARD GILL: Yes. In fact, I think we're going

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1 to copy them. Normally we send that out.

2 BARBARA ZIMMER: It will be posted to the web.

3 EDWARD GILL: It will be posted the web with the
4 minutes of the court reporter. Yes, sir.

5 DON YOUNG: Don Young with Carter and Burgess.
6 What is the extent of -- or is there going to be any government
7 furnished topo survey?

8 EDWARD GILL: There's no survey that will be
9 provided. Base maps are all that we have to work on. Any
10 questions then? If there are no further questions, we will
11 conclude this pre-proposal meeting and see you on the 8th.
12 Thank you.

13 (End of proceeding at 10:33 a.m.)
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1 STATE OF TEXAS)

2 I, Jeannye L. Skinner, a Certified Shorthand
3 Reporter in and for the State of Texas, do hereby certify that
4 the foregoing as indicated was made before me on the 31st day
5 of August, 2004, in the conference room of the Killeen Civic &
6 Conference Center, and were thereafter reduced to typewriting
7 by me and under my supervision.

8 I further certify the above and foregoing proceedings
9 as set forth in typewriting is a full, true, correct and
10 complete transcript of the proceedings had at the time of
11 taking said conference to the best of my ability.

12 USArmyCorps_preproposal.txt
Given under my hand and seal of office on this
13 _____ day of _____, A.D., 2004.

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JEANNYE L. SKINNER, CSR
Associated Court Reporters
425 Austin Avenue, Suite 2100
Waco, Texas 76701
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