

## Responses to Bidder Questions #1

Submitted under

### **Design-Build Miscellaneous Construction, Renovation, and Alteration Projects Fort Hood, Texas W9126G-04-R-0046**

The following Questions and Answers are posted for viewing and are provided for informational purposes only to keep all bidders on equal footing. If the solicitation specifications need to be revised as a result of the Questions and Answers, a formal written amendment will be issued to that effect. The solicitation specifications, terms and conditions will remain as written unless a formal written amendment is issued.

#### **I. Reference: Hensel Phelps Construction Co., September 11, 2004**

1. **Q** We are aware that the Corps of Engineers has cut off questions on 9/10/04. However, we are hopeful that you will address the following item that did not appear to have been addressed in Amendment 0005. Refer to section 01320 "Project Schedule". We were of the understanding that with the addition of the modular units and other facilities that the project schedule would be revised. We did not find any revision of the project schedule with Amendment 0005 please clarify if additional information will be forthcoming

**A. A project schedule and bid schedule was included in amendment #6. Further revisions are anticipated.**

#### **II. Reference: Hensel Phelps Construction Co., September 10, 2004**

2. Refer Sheet C-21 Volume I. Please clarify counts of buildings required. Please confirm if 2 Battalion Headquarters Complexes (Total 8 Modules) means that there are two facilities as shown on drawing Volume I A111 consisting of 12,400 gross square feet per each. Please clarify if 2 Company Operations Complexes (Total 8 Modules) means that there are two facilities consisting of four buildings each as shown on drawing Volume I A112 consisting of a total of 2 @ 12,400 sf. Please confirm if 2 Company Operations Supply Facilities (Total 10,000 S.F.) means that there are five buildings as shown on drawing Volume I A113. Please clarify size of 3 ea. Arms Rooms.

**A. See bid schedule in amendment #5. Each site is called out by type of module, total square footage and number of modules required to achieve the total square footage.**

3. Refer Sheet A108 Volume I– Specifically General Notes # 9 and #10:
- a. Beds:
    - Should we provide wood trim or wood panels
    - What size bed is desired: please specify: length, height and width?
    - Should beds have built in drawers or underbed storage? Should the storage be lockable?
    - Should the bed deck be spring steel or solid steel?
    - Should the headboard be laminated wood or steel?
    - Should the beds be bunkable?
  - b. Student Desks:
    - Should the desks be steel or wood?
    - If the desks are steel, should they have wood trim or wood panels?
    - What size desk is desired: please provide length, width and height?
    - What style desk is desired: table desk or pedestal? If pedestal with drawers, please define the number, size and location of drawers to include central or pencil drawer. Must the drawers have locks?
    - Should the desk have a keyboard tray?
    - Should the desk have a carrel or back? Should the desk have a light or lamp? If so, please define /specify.
  - c. Desk Chairs:
    - Should the chairs be made of wood or steel?
    - Should the chairs have arms?
    - Should the chairs have a sled base, or legs or be a task chair?
    - What grade of fabric is required?

**A. For furniture grade see section 12400 UPH Furnishings, standard grade, type A or C1. Furnishing list by room to be provided in amendment #6. Additional information pending by future amendment.**

4. Are any additional bedroom furniture items required? (i.e. Are night stands, chest of drawers, wardrobes, TV stands / entertainment centers required?)

**A. See furnishing list in amendment #6**

5. Barracks / bedroom style furniture is required for the new modular buildings (see above clarification requested) but is there any requirement for new barracks style furniture for use in the existing barracks?

**A. See furnishing list in amendment #6**

6. Refer to Volume IIB – Drawing G-007 (Amendment #4) “Basis for Bid Notes”. Please clarify what is meant by “percentage of pieces” or “all of buildings” For instance
- a. Please clarify what is meant by “replace 10 percent of flooring in addition to areas specifically indicated for replacement”. For example, Building 9425 (A-104). Would all of area A and B get new flooring, all of the building (including upper floors), or just the areas that have construction activity (all of area A and parts of B)?

**A. The intention is to replace damaged flooring that typically occurs in all buildings wherever complete flooring replacement is not indicated. For bidding purposes this is estimated to be 10-percent of the area of the plan. In the example of Building 9425, new floor tile (ceramic tile) is indicated in the restrooms of Area A (Key Note 37); new VCT is indicated in several rooms of Area B (Key Note 9). The area of new flooring for this building is therefore 10-percent of the total floor area plus the area of rooms with key notes 9 and 37.**

- b. Please clarify what is meant by “Replace all blinds in buildings.....” Is this just the floors that have work done, or is it all floors? For example, do the upper floors of Bldg 9419 get replacement blinds?

**A. The project scope includes only first floors and basements. For bid purposes only, the size and number of windows is given in the note. The window quantity applies to all buildings listed except 4615, 4616, and 4617 where elevation drawings are provided.**

7. The following questions relate to modular building construction.
- a. Removal of the steel frame chassis from each modular building unit during the setup process would save the Government some money but make any future relocation difficult, more expensive and reduce the road portability feature of the modular buildings. Would removal of this steel frame be a consideration to reduce cost?

**A. Yes**

- b. Hitches and axles are normally removed and left in the crawl space of modular buildings for future use in relocation. Removal of these items from the jobsite would also save the Government some money but again, future relocation would require manufacturing of new hitches to fit the steel frames and the purchase of new axles to fit the steel frames. Would removal of these axles and hitches be a consideration to reduce cost or should they be left in the crawl space for future possible relocation?

**A. Yes, haul off site.**

- c. Tires are normally removed and hauled off after the setup process is completed and the modular building units are then blocked down to reduce the height from grade to finished floor to approximately 30-32". Tires can be easily purchased for future relocation and they would quickly deteriorate if left in the crawl space for future relocation. Does the Government require that these tires be left in the crawl space or should we remove them from the jobsite?

**A. Remove tires from jobsite.**

- d. The office buildings can be designed with 12' wide or 16' wide modules that can be easily relocated within Texas in the future. However, the 16' wide units would be difficult to relocate in certain states, such as Florida and California, whereas the 12' wide units can be relocated anywhere in America. Are 16' wide modules for the office buildings acceptable design if we can provide the floor plan desired using these module sizes?

**A. Yes. Contractor may choose any module widths up to 16'.**

- e. Are Monaco Panels and Transmitters required for all fire alarm systems (including the barracks buildings) and if so, can buildings be grouped or provided at the rate of one panel and transmitter per building?

**A. Monaco fire alarm control panels with transmitters are required for all buildings (one panel and transmitter per each building). Existing panels can be used if they are operational (barracks buildings only).**

- f. Are fire alarm detectors/sensors required above and below the ceiling?

**A. Fire alarm detectors/sensors are to be provided below the ceiling, unless otherwise required by code to be above the ceiling. Fire alarm detection shall be installed in accordance with NFPA 72.**

- g. Is hi-rib steel an acceptable exterior finish for both the barracks buildings and the modular office buildings or is a stucco exterior finish desired?

**A. High rib steel is acceptable for the module base bid. A bid add for stucco exterior finish and pitched roof is provided for in the bid schedule under amendment #5. Further information on module finishes pending.**

- h. Is a standing seam roof desired on the barracks buildings or would R-panel be acceptable as a roof finish?

**A. R panel is acceptable. Further information on acceptable finishes (roof / walls) is pending.**

- i. Is a single ply membrane roof an acceptable finish for the office buildings?

**A. Yes**

- j. Will the electrical panel boxes to each building be fed with single phase or three phase electrical supply?

**A. All building renovations are three phase with the exception of 9426 and 9427 (see one-line diagrams shown in Volumes IIB, IIC, and IID). Service requirements for new and modular buildings to be determined by designer except where specifically indicated by Facilities Functional Requirements (Appendix K).**

- k. Is wall mount HVAC an acceptable method for the modular office buildings?

**A. Yes**

- l. Please confirm that site 20 has two Company Operations Buildings.

**A. Site 20 has five (5) Company Operations Facilities (5 Modules)**

- m. Does ADA apply to barracks buildings.

**A. Yes in specific areas. There will be requirements for ADA and non-ADA compliant Barracks modules. Amendment pending to designate specific sites for full ADA compliance.**

- n. Are support columns acceptable for roof support in the office buildings, as needed, or is clear span design desired.

**A. Support columns are acceptable but should be minimized and integrated into partition walls wherever possible.**

8. Please refer to Appendix B paragraphs 1.6 and 1.6.c. Please clarify the foundation requirements under modular structures. Is an all weather surface such as aggregate base course, black base or concrete slab on grade mandatory under modular structures? Or may CMU piers founded on a cast in place concrete footing on existing subgrade be used as supports for modular units?

**A. An all methods mentioned above are acceptable.**

9. Reference Sheet A103 – The general notes refer to a foundation concrete slab, in this building to be a metal structure on a slab foundation or trailer modules as described in section 14 of Appendix K?

**A. The Unit Storage Module is a metal structure on concrete slab.**

10. Reference Sheet A110C – The drawings shows the Document Vault in the middle of the headquarters. This is a 6 sided concrete vault; do special considerations need to be made to support this vault in the center of these headquarters?

**A. The room is designated to hold a document safe. Use 150# per square foot uniform live load for floor plus a spot load of 1500# for a document safe with base dimension of 40” x 22”.**

11. Refer Volume II.a., Chapter V, Furniture, Section B – Furniture Design (CID): How many copies / binders that make up the CID must be submitted when the CID is sent to the Corps of Engineers / Ft Hood? Please clarify how many will be required.

**A. Three copies**

12. Refer Volume II.a., Chapter V, Furniture, Section B.4.c. Is there a specific format for the submission of specification data (see fifth bullet in this section)?

**A. There shall be descriptions of the data on the appropriate line items (Fabric, or Finish).**

13. Refer Volume II.a., Chapter V, Furniture, Section C – Furniture Specifications, paragraph. C.1.: The section states: Materials shall be “fire retardant to the maximum extent possible” – This needs to be defined based on some recognized test or standard. Please clarify.

**A. See section 12400 included under amendment #5**

14. Refer Volume II.a., Chapter V, Furniture, Section C.1 The last sentence of Para. C.1 states that "...shall be used in heavy use areas." Please define what is to be considered a "heavy use area". Please clarify.

**A. Areas used or traffic occurs through on a daily basis.**

15. Refer Volume II.a., Chapter V, Furniture, Section C.1. What grade of upholstery fabric is required? What grade of fabric is required for the executive chairs, versus the task chairs, versus the guest chairs, versus the stacking chairs? Please specify. Is it the customer's desire that we provide the cheapest grade of fabric that meets the minimum specification or does the customer want to better establish the specification?

**A. See section 12400 included under amendment #5.**

16. Refer Volume II.a., Chapter V, Furniture, Section C.4. Must the panels be "acoustical and tackable" or may a panel be supplied that is acoustical and a tack board be also provided that would be hung over the panel surface. Possible only one systems furniture manufacturer makes an "acoustical and tackable" panel which will limit the competition.

**A. Acoustical panels with a tack board is sufficient.**

17. Refer Volume II.a., Chapter V, Furniture, Pages 4 thru 10. Is it acceptable to provide a 72" x 30" or a 72" x 36" desk in lieu of the specified 72" x 24" desk? A 30" or 36" wide desk is certainly more common than a 24" wide desk, plus it is certainly more versatile for the ultimate user. Also "Wood Double Pedestal Desk" (84" x 30") we have been told is a very odd size and the more standard executive desk sizes are more like 84" x 42" or 78" x 42". May the later desk sizes (84" x 42" or "78" x 42") be substituted for the odd 30" wide desk? Also, the cubicle furniture desks are specified as 60" x 24" but may the more common 65" x 30" be substituted for the smaller specified desk?

**A. Yes**

18. Refer Volume II.a., Chapter V, Furniture, Pages 4 thru 10. For the Admin Desks Single Pedestal is it acceptable to provide a 60" x 30" in lieu of the specified 60" x 24" desk?

**A. Yes**

19. Refer Volume II.a., Chapter V, Furniture, Pages 4 thru 10. For all the office furniture specified, what style is require: traditional, transitional or contemporary? Please clarify.

**A. The style shall be User defined.**

20. Refer Volume II.a., Chapter V, Furniture, Section C.5. This section specifies that the “casegoods ... be constructed of solid wood with hardwood veneer”. Does this requirement also apply to the barracks furniture (i.e. Must the barracks furniture be “solid wood with hardwood veneer”. Please clarify.

**A. See section 12400, standard type A or C1.**

21. Refer Volume II.1, Chapter V, Furniture, Pages 4 thru 10. For the Conference Room the list calls for a “Wood Conference Table” – What size and style of table is required? Please clarify.

**A. Style will be User defined to coordinate with office furniture, use 4’W x 12’L size for bidding purposes (Conference room size vary and will need coordination from Design Build Contractor for ordering).**

22. Refer Volume II.1, Chapter V, Furniture, Pages 4 thru 10. Will the cubicles require either task lights or keyboard tray? Please clarify.

**A. Yes, task lights and keyboard trays. Further information on furniture pending.**

23. Volume I – Civil Drawings: What is the specification for new fencing? What is the specification for the gates within the above fencing? Please clarify.

**A. Follow Unified Facility Guide Specifications for fencing. Where new fencing is added to existing fencing to expand areas, match existing fencing. See AEIM, plate C-2 for typical details. Fence high overall to be 7 feet including the 1 foot height for barbed wire.**

24. Refer to drawings Volume I and to Appendix K. K12 Storage Building is noted as a “relocatable” on drawing Volume I A107. Is the intent to use a modular building or a pre-engineered metal building?

**A. Storage building on sheet A107 is a permanent 16000SF pre-engineered building.**

25. Refer to drawings Volume I and to Appendix K. K13 Tactical Vehicle Maintenance (TVM) is noted as a sprung structure in the specs and as a pre-engineered metal building on drawing Volume I TV-1. The requirements for a TVM to include a bridge crane do not seem to work with a sprung structure without additional structure to support the crane please clarify. Is the intent to use a pre-engineered metal building or a sprung structure?

**A. Pre-engineered per TV-1 and TV-2, disregard sprung structure reference.**

26. Refer to drawings Volume I and to Appendix K. K15 Vehicle Maintenance is noted as a “relocatable” on drawing Volume I A104 and as a sprung structure in the specs. The building configuration shown on the drawings does not fit the geometry of a sprung structure. Is the intent to use a modular building, a sprung structure or a pre-engineered metal building?

**A. Pre-engineered metal.**

27. Please refer to section 01010 paragraph 14.3. Paragraph states that contractor is to erect temporary safety fencing at the work sites. Please clarify if temporary fencing will be required at all sites. In other words are we to fence off existing barracks where we modify the first floor? Are we to temporarily fence off sites such as site 2 etc.

**A. Yes, at all sites. Where work is executed in occupied buildings, work areas are to be isolated from occupied areas and temporary fencing used to segregate building access points (contractor from building occupants) and contractor construction safety zones. In large areas such as site two, temporary fencing shall be used to control access to the site.**

**III. Reference Ramtech Building Systems, Inc, September 9, 2004**

28. **Q.** Pricing Schedule – there is no pricing schedule. A pricing schedule is the only way we can be certain of the type and number of buildings to provide. Will you be issuing a pricing schedule to include these buildings?

**A. The schedule of building modules is contained within the bid schedule on a site by site basis. See Amendment #5 and minor revisions in amendment #6.**

29. **Q.** Phasing or Project Schedule – the relocatables/modular buildings have not been added to the project schedule contained in the base bid. Will you be issuing a revised project schedule to include these buildings?

**A. See amendment #5 and #6.**

30. **Q.** Confusing Descriptive Titles/Names for the Relocatables/Modular Buildings – Appendix K includes all temporary/re-locatable/modular buildings. The names and descriptions of the buildings are misleading and confusing. Site-built pre-engineered buildings erected on concrete slabs are referred to as “modular”. Factory built trailer type buildings are also referred to as “modular”. There is no consistency in the description and it is difficult to determine which buildings are

to be factory built and which are to be site-built. Can the descriptions be revised to clearly designate the type of building desired?

**A. “Modules” may be site or factory built. The overriding requirement is relocatable, meaning, that the structure is not permanently attached to a foundation and can be relocated with little alteration; such as single/double/triple wide manufactured structures and panelized structures that can be easily disassembled, transported, and reassembled. Each “module” must be a complete and usable structure. Pricing is on a “module” by “module” basis. “Complexes” and “Facilities” are groupings of modules which, are to be set in close proximity but not structurally connected. Two types of relocatable “modules” require concrete slabs due to wheel and or equipment loads (1) The Unit Storage Module (sheet A103) and (2) The Vehicle Maintenance Relocatable (sheet A104). These are envisioned to be panelized metal structures that are readily disassembled and transported.**

**In addition there are permanent site built structures required:**

**The Covered Storage (Sheet A102)**

**The 4500SF classroom (Sheet A106)**

**The 16000SF Storage Building (Sheet A107)**

**The Van Dock (Sheet A114)**

**Security Guard Houses (Sheet A115)**

**The Mail Kiosks (Sheet A116)**

**The Commo Node Building (Sheet A117)**

**The TVMs (Sheet TV1 and TV2)**

31. **Q.** Conflict with Plans and Narrative Descriptions of Buildings – In numerous instances, the names of buildings as shown on the site plans, building floor plans and narrative descriptions are different. Additionally, the sizes of buildings as shown on the floor plans differ from the narrative description. Do you plan to issue another amendment clarifying these?

**A. Were a conflict occurs refer to the A series drawings for correct square footage requirements. Priority shall be given to the summation of minimum net square foot requirements given for individual rooms within each module. Layouts may vary slightly to accommodate standardized dimensions and break points for transportation and assembly.**

32. **Q.** Since some of the building names differ from Appendix K to Plan Names to reference names on the drawings, would it be possible to provide a consistent naming system so that all buildings are referred to by the same designation in all

instances? Perhaps all buildings should be referred to by the Appendix reference method using K# designations whenever referring to a particular building.

**A. Amendment #6 will attempt to standardize the building naming throughout the documents. Refer to the bid schedule in amendment #5 for the standard naming and modules required per site. Disregard square footages currently given in the appendices.**

33. **Q.** Addressing the noted questions in the Ramtech Table:

<sup>1</sup> K1 – Size of building differs between written description and plan; Sheets C-4 and C-5, notes call for one Administration Facility (5,000 S.F.); Sheet C-7, notes call for two Administration Facilities (2500 S.F.) each; Sheets C-23, C-26, C-27 and C-28 notes call for one Administration Building, no size given on any of these sheets. Please clarify the size and design for these buildings. Example, if the 5,000 square foot is correct, is this a duplicate of the 2,500 square foot floor plan or is it simply an enlarged plan with 2,500 square feet of open office area?

**A. See bid schedule provided with amendment #5, which called out the total square footage required by site and type of structure and the number of modules to achieve the required square footage.**

34. **Q.** K4 – Sheet C-21, notes call for two Battalion Headquarters Complexes (8 Modules), which is consistent with the plans; Sheet C-25, notes call for four Battalion Headquarters Buildings – does this indicate one headquarters complex, or four complexes?

**A. See Amendment #5. Four Battalion Complexes (16 modules) are required.**

35. **Q.** K7 – Sheet C-21, notes call for two Company Operations “Complexes” (8 Modules). Is this description a carryover of the Battalion Headquarters Complexes? Please clarify the size and number of Company Operations buildings desired on this site.

**A. See amendment #5. Five Company Operations Facilities (5 modules) are required.**

36. Q. K14 – Descriptive specification states these are trailer modules equaling 1,536 square feet; Sheet A103 states size as 3,300 square feet with concrete slab floor; Sheets C-4 and C-5, notes call for one 6,600 square foot Unit Storage Building each; Sheets C-23, 26, 27 and 28, notes call for one Unit Storage Building with no size given. Please clarify sizes and type of structure.

**A. A “Unit Storage Facility” consists of two “Unit Storage Modules, each 3300SF” as shown on sheet A103. Sheet C-23 should read “Unit Storage Facility”. See bid schedule in amendment #5.**