

Responses to Bidder Questions #2

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.

Questions Submitted by Carter Burgess

- Are detention ponds required at all hardstand areas or just where specifically identified on the RFP drawings?

Designer needs to investigate the most economical and feasible form of detention to meet the required storm water management for each site.

- The existing sewer piping in the plenum space above the ceiling in some of the buildings to be renovated is PVC. If this piping is located in an area designated by the RFP to have a return plenum, do we need to change the system to a ducted return or replace the PVC sewer pipe with piping that meets the requirements of the International Mechanical Code, Section 602?

Compliance with Section 602 is required.

- Do all the controls for the buildings with pneumatic controls need to be converted from pneumatic to electronic (Lon Works) DDC controls or just the controls for the new equipment?

Just the controls for new equipment.

- In the barracks with "hammerheads" where the existing air handlers are to be replaced with new units, we only have a 3'-0" x 7'-0" door to get the equipment in and out of the building. There exists a large window across from the entrance to the mechanical room that could be removed to facilitate the equipment replacement, but the window is over the ramp down to the basement area. How are we to remove and replace the equipment in this area?

The Contractor shall disassemble both the existing equipment (removal) and new equipment (installation), if required for access.

- UFC 3-400-01 "Design: Energy Conservation" states that all designs must comply with ASHRAE 90.1 mandatory provisions and either the Prescriptive Path or the Energy Cost Budget Method. Since we are renovating portions of existing facilities and building new facilities we assume that we can use the Prescriptive Path to show compliance. We will use the Department of Energy's COMcheck-EZ to demonstrate compliance. Is this assumption valid?

Yes

- In building 10033 and 10040, what is the intent of the new floor structure and what does it entail (sheet A-102)? In addition what is to be done with the stage?

In 10033 and 10040, the intent is that the newly constructed floor be at the same elevation as the floor at the main entrance. The framing and floor system required to complete this is to be determined by the Contractor.

- Building 9410 is required to have a new air-cooled chiller, but the building will probably not have enough load to constitute an air-cooled chiller, since the smallest chiller you can get is 10 tons. Can we use a DX split system instead of the chilled water system?

If smaller than 10 tons, use DX units.

- Please verify that a fault coordination study requirement for existing electrical equipment related to the renovation and electrical construction work.

Requirements for fault coordination study does not apply to existing electrical equipment.

- Please verify the requirement for the installation of TVSS to existing electrical distribution panels MDP.

Requirements for TVSS does not apply to existing electrical equipment.

- Please verify if the requirement for cathodic protection applies for site utilities to temporary modular buildings.

Reference paragraphs 19.3 , 20 and 21 of Section 01010.

- Maintenance Bldg 4616– is overhead crane to remain?

Yes

- Bldg 90038 – Roof is required to be replaced. Existing roof is a built up roof. Do we replace with the same style roof?

Yes

- Bldg 90038 – Exterior door to the mechanical room was damaged(2sf portion was cut out) but not scheduled for replacement. Recommend replacing this door. Please verify.

Replace the door

- Bldg 90038 – RFP plans show existing exterior windows to remain. Please verify.

Replace exterior windows

- Layout drawings were not provided for the mailroom, armory or Communication Node buildings. Are these plans to be provided?

See amendment #9

- Do we use Appendix B or Appendix D of the UFC 4-010-01 for the AT/FP design criteria for the relocatable structures (modular buildings)?

Reference AM #0002, par. 13.4.2 of Section 01010- Appendices B and C of UFC 4-010-01 should be used. Disregard the erroneous titles of the Appendices in this paragraph. This will be corrected by a future amendment.

- Layout drawings provided for the storage buildings were for a 50x75 building while plans show a 80x200. Are these plans to be modified for the larger building?

The 80x200 dimension is for the permanent storage building at site 9 only.

- Does the designer have flexibility in site layout for buildings or are building site locations shown of the RFP documents firm?

Reference AM#0002, par. 1.4 of Section 01010- Site drawings are intended for information purposes only. Since this is a design/build contract- the intent is for the DB Contractor to layout and design each of the site in the most feasible and economical manner in accordance with design criteria. None of the building locations if shown on the drawings are firm and was used strictly for visual purposes. Amendment #0009 provided conceptual layouts for each site. The locations of these buildings are also an approximation and can be moved as needed by the DB Contractor as the site is developed.

- Are topographic surveys required for sites identified only for 2" asphalt overlay.

Topographic surveys are required as identified on each site drawing and as necessary to properly design and construct the new facilities.

- Various drawings have a note requiring utilities to be sized for future connections? What is intent of this statement and if required please provide design information for future sizing.

Disregard the statement.

- Site 1 - drawings notes do not address utilities. Are they required for this site?

Utilities shall be provided to the Admin building. As already noted on the drawing, existing utilities will be rerouted from beneath the covered shelter hardstand.

- Site 1 – Verify communication requirements to admin building on plans.

See requirements in appendix K – K1

- Site 2 – Does the loading dock in this area remain or is it to be demolished?

Demolished

- Site 2 – Unofficial discussion indicated site improvements to this area are to be start from the south fence line and extend 500 feet northward. Please verify.

Correct. See amendment #9

- Site 3 – Verify demolition of power pole located within construction limit.

Power pole to be re-located

- Site 4. A concrete lined drainage ditch exists between the two proposed areas. Is this ditch allowed to remain in place or is it to be demolished to accommodate access between the two areas?

Ditch to be demolished to provide access, drainage to be re-worked. See amendment #9

- Site 4 – Concrete patch between new building and overlay Lot. COE to clarify what access is needed between them.

Access is required. See amendment #9.

- Site 5 – Site is a major drainage area from two directions with concrete lined drainage ditches. This proposed site will require significant site development improvements in order to be utilized for the proposed buildings. Recommend this site be extended westward along the north fence line of the existing motor pool area.

See amendment #9

- Site 7 – Sanitary line to building is 117' with 70' from building not enough room. Corps rep indicated they would review 70' set back.

There is no Site 7

- Site 9 – Corps rep indicated building site would change to locate it east parallel to North Ave. Please verify

See amendment #9

- Site 10 – Verify location of existing communication manhole for site 10. Refer to Attachment 30E

Locations of utilities to be verified by design build contractor during design phase.

- Site 10,11,12,13,14,15 – Corps rep indicated no survey is required at these sites. Please verify.

Site 10 – The site will require a survey for drainage, grading and utility location.**Sites 11-15 are TVM sites. The contractor will need to locate the structures for as-built information.**

- Site 10,11,12,13 – Corps rep indicated they would provide clarification of hardstand pavement around Vehicle Maintenance Shop. Please verify.

Site 10. See amendment #9**Sites 11, 12, and 13: The TVMs are built on existing concrete hardstand. Demolition only as required to install column foundations. Replace hardstand in kind as required to repair demolition and damaged hardstand.**

- Site 10,11,12, 13 – Please verify if existing light poles are to remain.

Site 10. See amendment #9.**Sites 11, 12, and 13. Exact TVM locations may be adjusted to avoid utility relocations. Final locations to be proposed and determined during final design.**

- Site 13 – During site visit it was noted that the building is to be moved to the east. Please verify with revised site location.

See amendment #5

- Site 16 – Is the existing site lighting to be demolished or relocated?

Site lighting is to be provided. Demolish and replace with new.

- Site 17 – Does the 50 POV parking requirement include the existing parking spaces (approximately 40) or is it in addition to the existing spaces. Can the configuration of the parking lot remain as existing (lot running north – south with entrance off side road) or are we required to revise as shown on RFP documents (lot running east – west with entrance off main road)?

Additional parking, see amendment #9

- Site 18 & 19 – Does the note for a 2” overlay apply only to the 1000SF of repaired surface or does the overlay apply to the entire existing motor pool area? This applies to all sites with a note of this nature.

Overlay applies to entire site. See amendment #9

- Site 20 – Site is totally inadequate as shown for the number and type of facilities and parking lots required for this site and for the AT/FP setback requirements. Unofficial discussion indicated this site should be extended to 77th street. Please verify.

See amendment #9.

- Site 20 - Are all existing roads through this site required to remain open or can they be blocked at the end of the warehouse area?

Site has been expanded. It appears that all facilities will fit on the site without the need to close the street.

- Site 21 - Site has a number of existing facilities on site (temporary buildings 3506, 3518, 3519, 3531, 3533, 3539, & 3541 and permanent facilities 3635 & 3637)? Are these buildings to be removed by the government prior to the contract award, removed by the DB contractor, or remain in place? Recommend the permanent facilities (Laundry building and mailroom building) be retained.

See amendment #9. Many of the temporary facilities will remain.

- Site 21 – This site has existing aerial electric power, telephone and cable TV utilities. Will we be allowed to use this or are we required to place these utilities underground as indicated in the specifications?

See amendment #9 for concept site layout. The latest requirement for the number of temporaries probably dictates that overhead power will need to go underground for clearance.

- Is there any requirement for communication to modular barrack buildings?

See requirements under appendix K - K3

- Site 22 – Site has a permanent building (3538) not shown on RFP documents? Does building remain, or is it to be demolished by DB contractor?

Building remains.

- Site 22 – drawing show 2 maintenance buildings but notes only call out for one maintenance facility. Which is correct?

See amendment #9

- Site 23 – This site has existing aerial electric power, telephone and cable TV utilities. Will we be allowed to use this or are we required to place these utilities underground as indicated in the specifications?

Underground.

- Site 23 - Site has two existing temporary buildings on site (Bldg 835 & 836) and a small kiosk lean to for vending machines. Are these buildings to be removed by the government prior to the contract award, removed by the DB contractor, or remain in place?

Assume removed by the contractor.

- Site 24 – Site has several permanent buildings (theater & dental clinic) and related parking lots, cross roads and hardstand areas. Assume all permanent buildings and parking lots with curb & gutters are to remain. Can existing theater parking lot be utilized for Bn Hq or Company Ops parking? Are existing roads crossing through this area required to remain open or can they be closed?

See amendment #9

- Site 25 – Is the existing fence at this site removed? Is new fencing added to the site. Site notes do not include it.

Site 25 deleted, see amendment #9

- Site 26 – Is the existing helicopter hoverpoint next to this site still an active pad? Are there any restrictions that would impact the expansion of this motor pool area? What are the landing and departure zones for the pad?

There are no restrictions know at this time. Should restrictions on work be determined after award they will incorporated during the final design phase and if cost and time is impacted a request for equitable adjustment should be submitted.

- Site 27 (and others) – Can DB contractor reuse existing fence where an area is being expanded?

Contractor to supply new fencing

- Site 27 Please clarify what is meant by note to provide access drives to adjacent motorpools.

See amendment #9, gate locations are called out.

- Site 28 – Site appears to be too small to provide AT/FP setbacks and building separation for all buildings and POV parking area identified for this site. Site may require waiver from AT/FP criteria or revise siting.

Site expanded see amendment #9.

- Site 28 & 29 – Communication and power diagram in Appendix E was not provided for this site. Please provide.

Site 29 is parking expansion only. See amendment #9

- Site 29 – Existing site will require a waiver for AT/FP setback distances. Please advise if this site is to be utilized for the facilities identified in the RFP or a new site will be provided.

Site 29 is parking expansion only. See amendment #9

- Site 29 – If site is used, can the existing parking lot be utilized for the required parking?

Site 29 is parking expansion only. See amendment #9

- Site 30 – Unofficial discussion indicated site improvements to this area are to be revised with a new drawing to be issued today. Please verify.

See amendment #9

- Site 30 – Will this site be subject to any AOA restrictions during the construction activities, such as installing temporary AOA fencing, type B barricades, etc. Please advise.

Yes

- Site 30 – How does the communications diagram in Appendix E, attachment 29E of the RFP relate to this site? We do not foresee any communications work in this area?

Correct, there is no communications work at Site 30

- Site 30 – This site will require relocation of the existing airfield lighting system. Is there any restrictions or phasing requirements associated with this work? If so, please provide.

Decommissioning of lights to be worked out during contractor's design phase.

- Site 30 – Does existing airfield lighting need to stay in operation during construction.

For bidding purposes assume yes. Details of work phasing to be worked out with the Airfield manager during design phase.

- We were advised that the DB contractor would be required to demolish existing wooden framed structures listed below. Please verify.
 - Bldg 4452 – 5310SF – two story structure
 - Bldg 4465 – 5310SF – two story structure
 - Bldg 4466 – 5310SF – two story structure
 - Bldg 4467 – 5310SF – two story structure
 - Bldg 4468 – 3100SF – single story structure
 - Bldg 4473 – 3100SF – single story structure
 - Bldg 4475 – 3241SF – single story structure
 - Bldg 4476 – 3241SF – single story structure

See amendment #9

Question Submitted by Modtech.

1. Amendment #5, Page 01010-43, section 32.13, paragraph 2 states “All buildings will be provided with Digital Control Units for their HVAC units. The Digital Control Units shall be as specified Specification 13805 One-Way Frequency Modulation (FM) Utility Management and Control System (UMCS) Digital Control Unit.” We do not find Specification 13805. Please advise.

Specification 13805 is provided in Div 13, Special Construction.

2. Can a flexible supply and/or return duct be used from main galvanized duct to registers and grilles? If so, is there a limit to the length of flex duct allowed?

Application and maximum length of flexible duct is established by UFGS 15895. Proper editing of this specification along with pressure drop calculations to be provided as part of design submittals.

3. Do electrical panel box breakers have to be bolt-on breaker type or will snap-in breakers suffice?

Either type is acceptable.

4. Does the classroom folding door have to meet STC-49 rating or will an STC-39 rating suffice due to the weight of a single panel one piece door stored on one side?

STC-39 will suffice for the folding door.

5. Can interior and exterior doors be 80" (6'8") in height or must they be 7'0" per the project specifications?

Modular building doors may be 6'-8"

6. Which doors require the door holder, and which doors require a door closer?

Exterior non-fire doors require door holders. Exterior doors, bathroom doors and all fire doors require closers.

7. Bedrooms, classrooms, conference rooms and private offices have a required STC-49 sound attenuation. Is this mandatory, or will an STC-39 in these walls be acceptable?

STC-49 is desired. for the walls.

8. Mortise door locks featuring a dead lock are specified in the 528 closet doors within the barracks facilities. Would you accept grade passage levers for the individual clothes closets, and grade 1 privacy levers for the restrooms, in lieu of these Mortise door locks?

Yes, the lighter weight passage and privacy latches and locks will be acceptable in the interior doors. Classrooms, conference rooms and secure areas will require mortise lock sets.

Submitted by Hensel Phelps Construction Co. on 10/1/04

1. Please verify that Sites 2, 3, 6 and Buildings 4615, 4617 are the only areas to receive site lighting.

There are more areas requiring site lighting. Please see latest site drawings

2. Please refer to Site 21 Drawing C-22. There is an existing aerial electrical line on Site 21. May this electrical line be used to feed power to this site or is the existing aerial line to be demolished?

Based upon the number of relocatables required at site 21, the overhead electric will probably have to be relocated underground to avoid conflicts.

3. Please clarify communications feed to Site 28. There is no narrative in section 01010 discussing the routing for communications. Please provide routing information.

See paragraph 34.8.13. The write-up for what used to be site 30 now applies to 28 (which was to be incorporated as part of amendment 9 but was left out by oversight).

4. Please clarify routing and termination for communication line reference Site 30.

What now is site 30 no longer has any communication requirements. It is simply the expansion of the apron.

5. Is a new communications node building required to provide infrastructure for Site 32 after demolition of existing buildings?

No. See section 01010, paragraph 34.8.15

6. Please refer to Bidding Schedule 00010 issued with Amendment #9. Please clarify the following:

- a) Refer Item No. 0069B Option No. 72, there are only 16 units required. Shouldn't 16 be changed to 32 units required?

Yes, there are 16 ADA and 16 Non-ADA barracks at site 21. Bid schedule will be corrected in amendment #10

- b) Refer to Item No. 0074D Option No. 108, there are only 2 units required. Shouldn't 2 be changed to 4?

Correct, bid schedule will be corrected in amendment #10

- c) Refer to Item No. 0075E Option No. 117. There is a bid item included for the utilities and slab for 2 Unit Storage Modules for Site 27, however there is no bid item for the Unit Storage Modules located at Site 27. Please clarify.

Will be corrected in amendment #10

- d) Refer to Item No. 0087 Option No. 134. There is a Unit Price Bid Item for "per ea" of the soldiers; however there is no line item for the extension of the Unit Price. Please clarify.

Will be corrected in amendment #10

- e) Refer to Item No. 0096 Option No. 135. Please clarify if the designs costs are to be for all Options No. 1 through No. 134 and No. 136 through No. 141?

Yes. Note: with corrections to bid schedule under amendment #10 the last option number (in this case #141) may change

- f) Please clarify if there is to be a design cost bid item for Options No. 151 through No. 160?

No, items #142 (see note above on starting option number) through the end of the bid item list have the respective design cost incorporated into the individual item.

g) Please clarify if Item No. 121 Option No. 160 is to be for Site 5 instead of Site 27?

Correct, Option number 160 refers to site 5.

Schedule Questions Received September 28

Refer to specification section 01320 "Project Schedule".

Please refer to page 13 of 28. Schedule for Site 4 is to start 2 weeks after the completion of Site 2 and to complete within 150 days after contract notice to proceed. Site 2 is to complete 90 days after contract notice to proceed. This means that all of the work at Site 4 including all hardstand work and new buildings and site utilities must be completed in 56 days (150 days – 90 days – 14 days = 56 days).

See amendment #9. Site 4 is to start two weeks after the completion of Site 2 Hardstand Only

Schedule for Site 5 is to start 2 weeks after completion of Site 1 and be completed 165 days after contract notice to proceed. This means that all of the work at Site 5 including all hardstand work, new buildings, and new utilities must be completed in 46 days (165 days – 105 days -14 days = 46 days)

See amendment #9. Site 5 is to start two weeks after the completion of Site 1A Hardstand and Covered Storage only in Site 1A.

In both instances there appears to be a lot of work to be performed on Sites 4 and 5 in a relatively short period of time.

Please confirm that the owner intends all construction to take place in 56 days and 45 days for Sites 4 and 5 respectively.

Or, was it the intention to have work at Site 4 commence 2 weeks after the completion of Site 2 and be completed in 150 days after start of work at Site 4; and to have work at Site 5 commence 2 weeks after the completion of Site 1 and to be completed in 165 days?

Questions from Modtech

1. Bldg A-113 Are wood floors with 100# load and fire retardant paint acceptable or does it have to be concrete floor.

A113 is the company storage building. Wooden floors structure is acceptable see specific requirements in appendix K. Floor live loads shall be in accordance with IBC 2000. See Table 1607.1 – Storage Warehouse – Light, gives 125 PSF live load for design.

2. Building A-103 Same question as above.

A103 is the unit storage building. Concrete floor is required. Building to be panelized and relocatable without demolition of floor slab.

3. Bldg A-106 Is the classroom dividing wall a hard partition wall or are the recessed stub walls at the door entrances intended to show a folding wall.

Recessed stub to hold a folding wall.

4. Assuming wall hung central heat and air systems are acceptable on various buildings may the unneeded mechanical room space be either deleted or distributed to gain more net space in the balance of the building.

Yes. Floor plans provided to illustrate functional requirements.

5. Can the storage units be set at dock height with continuous decks and ramps at each end or do they have to be at grade?

Storage facilities with concrete slabs are at grade. Re-locatable storage units without slabs may be elevated with stairs to personnel doors and ramps to equipment doors.

6. Will 29 gauge HiRib roofing or EPDM membrane be acceptable roofing alternatives to standing seam and if so may the slope be decreased so long as it meets the roofing manufacturers standards and can be warranted.

Yes. See amendments for acceptable roofing material.

7. Bldg-A-103 If the building is to be built as a modular the OH doors could not exceed 12'W x 8'H. Will this be acceptable?

No. Door heights given are minimum requirements. See answer to question 2 above.

8. Are windows to be located strictly to the supplied drawings or are they required to meet code requirements (particularly in the classroom and admin areas).

Meet code requirements.

9. Are the Admin Buildings and Laundries requiring ADA restrooms?

See specific building requirements. ADA will be required in some modules and will be detailed in a forthcoming amendment.

10. Are the warming plates in the barracks 2 burner or 4 burner units?

Four burner units.

11. Is the microwave in the barracks built in or countertop?

Overhead built-in cabinet to be provided for microwave.

12. Is there latitude to reconfigure building locations at some sites to better utilize utilities?

Yes. Please note that Fire and Force Protection spacing is required

13. The educational facility states the use of gas heating. Is it to be assumed that on all other facilities, which do not specify gas or electricity for the heating, that the use of gas or electricity is up to the contractor on these other structures?

Yes.

Questions Submitted by Paul's Electric

1. What is the contractors liability in cases where as a piece of equipment is not shown to be replaced on the drawings but is not functioning?

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF NON-FUNCTIONING EQUIPMENT, IN ACCORDANCE WITH THEIR FINAL DESIGN DOCUMENTS.

2. What is the contractors liability in cases where a piece of equipment appears to be suitable for the design criteria but is not functioning properly(i.e. fouled chiller, dirty coils, scaled up pipe, etc.)?

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF SUCH EQUIPMENT IN ACCORDANCE WITH THEIR APPROVED DESIGN DOCUMENTS. ALL SYSTEMS WITHIN THE RENOVATED AREAS SHALL BE FULLY FUNCTIONAL.

3. In some cases the "new" equipment shown appears to large (performance wise) for the space. Are we to assume that the design will take precedence over the provided drawings?

THE DRAWINGS PROVIDED IN THE RFP ARE RUDIMENTARY (APPROXIMATELY 15% DESIGN DOCUMENTS), IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE COMPLETE DESIGN DOCUMENTS FOR THE RENOVATION WORK. THE FINAL DESIGN DOCUMENTS ARE REQUIRED TO CONTAIN EQUIPMENT LOAD CALCULATIONS AND RECOMMENDATIONS.

4. Due to the historical long lead times on this equipment will there be some avenue for the contractor to force suppliers to improve on lead times?

CONTRACT IS SPECIFIED AS " DO"

5. What is a reasonable assumption for a plumbing contractor to make in cases were it calls to fix all leaks on second and third floor plumbing systems? This note is not all the Barracks buildings. Is it assumed that it applies to all or only the buildings it is called out on?

THE CONTRACTOR IS REQUIRED TO PROVIDE DESIGN DOCUMENTS FOR THE FIRST FLOOR AND BASEMENTS (WHERE INDICATED) AND PERFORM REQUIRED REPAIRS IN THESE AREAS ONLY. ANY LEAKS OBSERVED FROM THE SECOND AND THIRD FLOORS THAT WOULD REQUIRE REPAIRS BY THE CONTRACTOR WOULD HAVE TO BE CONSIDERED EXTRA WORK.

Questions Submitted by T. Taylor

1. What will be or when will Force Protection be defined?

See amendment #9

2. Will steel siding or hardie panel siding meet the requirements of the commanding officer of Fort Hood Military Base?

See amendment #9

3. Will one hour fire rating be required when modular buildings are less than 10' 0" from each other and equipped with fire suppression systems?

See amendment #9

4. Who will be responsible for receiving equipment at the fire station?

That will be determined during the pre-construction meeting.

5. Who will be responsible for the removal of existing relocateable structures located at proposed construction sites?

Some relocatables will remain. Proposer shall assume responsibility to remove unless otherwise instructed during design phase

6. If a contractor is to perform this scope, are staging-storage locations provided by Fort Hood?

See amendment #9

7. Existing sidewalks located at proposed construction sites are approximately 4' 0" wide. Is the intent to maintain 4' 0" wide walkways at these locations, or is it required to meet the 6' 0" minimum width stated in amendment #2?

See amendment #9

8. Will it be the responsibility of Fort Hood to supply dumpsters at barracks, maintenance shops, classrooms, administration, and unit storage facilities? If so what size requirements are needed for dumpster pads?

DPW shall supply dumpsters. Pad size, if required will be determined during design phase.

9. Addendum #2 requires all utilities to be underground. Majority of the construction sites have overhead power located within close proximity of proposed locations of new facilities. At these locations, will overhead power be accepted?

New utilities will be underground. Where existing utilities can be utilized without conflict they may remain overhead.

10. Will hollow core doors be acceptable at bedroom closets, restrooms, & janitor's rooms?

See Fort Hood Design Guide requirements for barracks doors if requirements are not stipulated in the specifications

11. Will termite control pertain to the relocatable buildings?

Yes. Extent to be determined during final design phase

12. Please confirm if automatic fire sprinklers are required in these areas regardless of building size and occupancies.

See amendment #9

13. Please confirm if utility metering will be by site and not by building.

See amendment #9

14. What is the governing document in place for room size determination Addendum K or Addendum #2 floor plans?

Both.

15. Janitor's closets call for non-combustible construction. Is one hour fire rated construction acceptable?

Yes

16. It is our understanding that the site finished EFIS system pertaining to the mate line only.

See amendment #9 for finish requirements

17. Is the 30 CFM per sleeping room within the barracks intended for fresh air intake?

See amendment #9

18. Is a brigade headquarters floor plan available?

Brigade headquarters not required in relocatables

19. Please confirm if classrooms are an open concept.

Yes

20. Will a communications and arms storage building floor plan be available?

Yes, see amendment #9

21. For above finished floor elevations, will contractor be allowed to set building over underground utilities?

No. Utility routing to avoid going under building except for stub-ups to the building involved.

22. Will unit storage be EFIS or steel exterior?

See amendment #9

Questions Submitted by Comark in Spreadsheet Format

1 When will the schedule for modular deliveries be issued? **Amendments #6 thru #9**

2 When will the CD for the drawings be available? **CD has been mailed, Files are also downloadable.**

3 Will a proposal bidding schedule be provided for the various relocatable modular buildings? **See amendment #9**

4 Does Davis Bacon extend to plants manufacturing relocatable modular buildings, drivers delivering the buildings and/or to factory installers installing the buildings? **Service Contract Act applies to manufacturing. Davis Bacon applies to Installation, foundation work, etc.**

5 What are the payment terms for the relocatable modular buildings. **Standard construction prompt payment clause**

6 01010-5 page 4 under SD-07 (certificates) requires a certification by engineer for each individual building. In order to meet this requirement, full time engineers will have to be stationed in multiple plants during production, at multiple sites during the foundation pour and then again at multiple sites during installation. Is this the intent for the modular building portion of the project? The industry is already governed by a regulatory process for plan approvals and 3rd party inspections. Can we use the existing regulatory approval process? **The requirement stands as written.**

7 Does any small business under SBA meet the qualification standard described on 00100-2 under a Large Business' "Small Business Subcontracting Plan" **This would apply to any business where the three year average Gross Annual Receipts exceeds \$28.5 million.**

8 Is the total small business percentage of 57.2% in aggregate with the other percentages listed for other small businesses? **Yes.**

- 9 Clarify NAICS code 233210 for this acquisition on 00600-5. What industry is it? **236210 is NAICS for this project - Construction Management.**
- 10 On 00600-5, does 52.219-1 (a)(3) apply if the small business is a subcontractor to a prime bidding on the project? **Section 00600 applies only to the Prime Contractor submitting the proposal.**
- 11 What will be the short term and long term maintenance program requirement for the relocatable modular buildings... particularly the barracks? **Standard one year construction warranty will apply. There is no separate maintenance program required.**
- 12 Will the Ft. Hood Installation Design Guide (FHIDG) apply to any of the modular buildings for this project? If yes, which specific buildings if not all of the buildings will the FHIDG apply to and how can we obtain a copy of the FHIDG (CD, download, hard copy, etc.)? **The Fort Hood design guide is included with the solicitation documents.**
- 13 Will force protection requirements be enforced for this project (site layouts--setbacks, spacing between buildings, etc.)? **Yes**
- 14 How can we obtain a copy of the force protection regulations that will apply to this project (CD, download, hard copy, etc.)? Is UFC 4-010-01 (8 October 2003) the correct regulation for this? What appendices apply (B or D or both--please clarify)? **The UFC is available on line. Yes the 8 October 2003 is the correct regulation. Appendix B applies.**
- 15 What will be accepted if there is a conflict between Ft. Hood officials (such as the post fire marshal or other official) that might accept site layouts with building spacing that does not meet the DoD force protection minimum standards? **Contracting Officer shall determine if there is a conflict. Full compliance with the UFCs is required, special requirements of the Fort Hood fire marshall have been noted on the drawings.**
- 16 **NOT USED**
- 17 Do ADA requirements need to be considered concerning restroom layouts, plumbing fixtures (sinks, toilets, grab bars, showers, etc.) and dimensions? If yes--for what specific buildings if not all buildings? **See section 1010 and related facility drawings.**
- 18 Are all relocatable modular buildings to have ADA compliant ramps? If yes--for what specific buildings if not all buildings? **Varies but facility, see individual facility drawings and requirements under section 1010**
- 19 Drawing A105 is almost twice as large as the callout for the admin bldg on page K1-1. Which is correct or is there another admin bldg? **Drawing A105 is correct.**
- 20 Sheet A107 calls for modular storage. Is this to be built w/modular construction to include crawlspace? **No, drawing A107 describes the permanent construction 16000SF storage building. This is not relocatable.**
- 21 Section K calls for a brigade HQS building, there is no floor plan and none shown on site plan...is there a need? **Brigade HQ has been deleted.**
- 22 There are no floor plans or specs for the communication node bldgs...are they relocatable modular buildings? **See amendment #9**
- 23 K6 and drawing A106 call for 2500 sf relocatable classroom facility but the classroom building is a part of the Bn complex. Are there any other classrooms...other than the one for Site 8. **See amendment #5, A106 is the permanent 4500SF classroom.**
- 24 Sheet C-3, Site 1, Scope of Work calls for "Provide a new Admin Bldg." Notes on the drawing state "construct Admin. Facility." Is this building supposed to be modular or site-built? **See amendment #5 thru #9**
- 25 Sheet C-4, Site 2, Scope of Work calls for "Install 1 Administration Facility (Total 5,000 S.F.)." Is this building supposed to be modular or site-built? **See amendment #9**
- 26 Sheet C-5, Site 3, Scope of Work calls for "Provide...1 Administration Facility (Total 5,000 S.F.)." Is this building supposed to be modular or site-built? **See amendment #9**
- 27 Sheet C-7, Site 5, Scope of Work calls for "Install Administration Facility *1 (Total 2,500 SF)...Install Administration Facility *2 (Total 2,500 S.F.)." Are these buildings supposed to be modular or site-built? If modular which floor plan applies? **See amendment #9**
- 28 Is there a site 7? **No, Site #7 is deleted**

- 29 Sheet C-9, Site 8, Scope of Work calls for "Construct Classroom (Total 4,500 SF)." Is this building supposed to be modular or site-built? **Site built, see amendment #9**
- 30 Sheet C-10, Site 9, Scope of Work calls for "Construct new 16,000 S.F. Unit Storage Bldg." Is this building supposed to be modular or site-built? **Site built, see amendment #9**
- 31 Sheet C-21, Site 20, Scope of Work states "Construct...2 Company Operations Complexes (Total 8 Modules)." What makes up the "Company Operations Complex(s)--multiple buildings, which types, etc.?" Appendix K Chapter 7 and Sheet A112 refer to a Company Operations building (are we to assume that this is just one building)?. How many SF for this site for modular buildings? **See amendment #9.**
- 32 Can we get a matrix that sets out what relocatable modular buildings are needed by site? **See bid schedule under amendment #9.**
- 33 If a building is to have a slab foundation is also to be built on site and thus not a relocatable modular building? **Not necessarily. Panelized construction can be used for relocatables with slab foundations. Building must be un-boltable and transportable with minimum disassembly.**
- 34 Sheet C-25, Site 24, Scope of Work calls for "Construct...4 Battalion Headquarters Buildings." Does "4 Battalion Headquarters Buildings" refer to just 4 individual buildings or 4 "complexes" which would be 16 buildings? If indeed it is just 4 buildings not 4 complexes--which type of Battalion Headquarters Building is needed (A, B, C, or D)? **See amendment #9. All Battalion HQs are complexes of 4 modules (A,B,C,D)**
- 35 Appendix K-5 specifies a Brigade Headquarters Building. Is there a floorplan drawing for the Brigade Headquarters Building? **Brigade HQ has been deleted.**
- 36 Is a copy of detailed written specifications going to be made available for each building type including exterior finish? **No. General requirements are contained in the solicitation documents, design/build contractor to prepare final specifications.**
- 37 01010-26.3 calls for 8'0" ceilings is nominal size of 7'10" allowable? **Yes**
- 38 Are the relocatable modular buildings' interior walls to be vinyl covered gypsum, paper covered gypsum, tape and textured, wood paneling or some other type. **Interior finishes vary, see amendment #9.**
- 39 Are the relocatable modular buildings' siding to be .019 trailer aluminum, architectural steel panels, Smart Wood, Hardi panel w/ painted finish, stucco, etc.? **See amendment #9.**
- 40 Are the relocatable modular buildings' roofs to be steel w/exposed fasteners, 30 ga sng pc trailer roofs, shingle roofs, standing seam roofs, single ply membrane roofs, etc.? **Additional information pending on architectural finishes. Architectural steel, one ply membrane are acceptable.**
- 41 Is a fire suppression system required for the Barracks kitchen hoods and, if so what type? **See amendment #9**
- 42 Will complete specs be provided for the document vault. Does the vault require a concrete floor? **Vault floor to support portable document safe (1500# with 40" x 22" base) plus uniform live floor load of 150psf. Concrete floor is not required.**
- 43 There are no appliances called for the barracks buildings are any required? **See amendment #9.**
- 44 There is no callout of how to power furniture in open office spaces...use power poles, 5 wire ceiling whips, floor receipts and/or wall receipts and extension cords? **Contractor option unless specifically called out.**
- 45 How are SIPERNET use areas to be prepped? **All ducts and conduits ingressing/egressing secure areas shall conform to requirements defined in AR 380-5, NSTISSAM TEMPEST/2-95 and DCID 1/21, where applicable. Telecom outlet boxes and patch panels shall be labeled to display the security level being provided in accordance with AR 380-5 and AR 380-19.**
- 46 What additional foundation requirements are there for each modular building type if any (footings, slab, etc.)? **Contractor option unless specified as concrete slab.**
- 47 The specifications call out 3'x6'8" bullet proof doors with 14 ga frames and LCN 4040 closers. Does this apply to all modular buildings? **No**

- 48** The specifications are silent about the quality of cabinets for the barracks...is there a call out reference for cabinets? **See amendments through #9. Where no quality standard is given directly or by reference use standard commercial grade.**
- 49** Interior doors are not specified. Industry std is typically 16 ga steel KD fram w/solid core wood doors and Grade 1 HDW. Is this what is desired? **Use industry standard unless otherwise specified.**
- 50** There is no mention of kickplates in the base document. The Ft Hood Design manual calls for kickplates on both sides of exterior doors, restroom doors and "heavy use" doors. Is this what is required? **Follow the Fort Hood Design Guide requirements.**
- 51** Security design requirements call for 42W Lumark Fixtures on photocells at all entrances and all exterior blank walls over 40' in length. Is this the requirement for this project? **Need to know the source of this requirement, please clarify your question with the referenced requirement.**
- 52** Are SIPERNET rooms to be encased in expanded 9ga steel for walls, floors and ceilings? **SIPERNET is not required in relocatables**
- 53** There are no callouts for water coolers, janitor sinks, separate drains in janitor and multiuse rrms....are they required? **See specific requirement through amendment #9.**
- 54** Are toilet fixtures to be flush valve, tank top or electronic controlled? **Contractor option**
- 55** Are wall mount 3 phase DX HVAC systems required for all non barracks buildings? **These are acceptable for non-barracks buildings**
- 56** Are toilet partitions to be painted enamel, formica, stainless steel or phenolic? **Contractor option**
- 57** There is no callout for the air return system...is it to be ducted, undercut doors direct, etc? **Contractor option**
- 58** There are no specific power requirements (dedicated receipts/circuits) for xerox machines, printers, shredders or any other type of equipement. Is there any requirement. **Pending ammendment in conjunction with additional furniture information.**
- 59** Are there any special floor load requirements for the supply/storage areas? **Refer to referenced design manuals for typical floor live loads. Floor loading for the document vault is provided above.**
- 60** The wire mesh separation shown on the floorplans for the modular buildings and storage areas is to be 9ga 2" diamond fencing with individual matching wire mesh dutch doors w/lock sets compatable with the buildings..is this correct? **Yes**
- 61** The RFP calls for relocatable modular buildings to sit a minimum of 1' above ground they typically sit 30" above the ground is that acceptable? **YES**
- 62** What type of decks/steps/ramps are required (wood/steel/concrete or some combo)? **Contractor choice-low maintenance is essential.**
- 63** Are canopies needed for the entries? **Yes see amendment #9**
- 64** What type of floor decking is required for the relocatable modulars particle board, sturdifloor ply 5/8", 3/4" or 1 1/8"? **Contractor option to meet floor live load requirements specified in referenced design manuals.**
- 65** What insulation requirements are required for floors, walls, roofs or relocatable modular buildings? **See amendment #9**
- 66** Will specs similar to the ones given for the renovation work be forthcoming for the relocatable modular buildings? **No**
- 67** What steps are to be taken to "soldier proof" the barracks? **Specific requirements are provided for each facility type.**

Additional COMARK Questions

- 1 Dedicated Electrical and Mechanical rooms do not appear to be necessary given the size and type of modular buildings shown in the RFP drawings? Can this space be eliminated or applied in other rooms within each of the buildings? **Designer to submit final floor plans during design phase. Mechanical and electrical rooms must meet code minimums and functional requirements.**
- 2 On the site visits, Ed Gill mentioned that a bathroom would serve no more than 3 troops, and seemed to indicate a single fixture in each bath. The codes referenced by the RFP including the International Plumbing Code, may indicate 3 troops can be served by a single; water closet, lavatory, bathtub set. If we can confirm this, do we draw the Barracks with one of each fixture or 2 each in each bath as shown in the RFP sketches? **See amendment #9**
- 3 Many of the floor plans may need to be adjusted for problems that become apparent when the unscaled sketches provided in the RFP documents are drawn to scale. The approval process for changes after award will probably be time consuming. What are the rules for bidding the buildings? Do we make the changes submit drawings with our bid and clarify our pricing? Or do we bid as is? **Bid as is.**
- 4 Can we get all site plans and floor plans drawn by the Corp. for the RFP in DXF format now? **No**
- 5 Some of the floorplan designs show vestibules. Given the climate at Ft. Hood is this feature seems unnecessary in function and cost. Are vestibules going to be requirement for any of the buildings for this project? **Vestibules or covered landings are required for dirt / water control at entrances.**
- 6 What type of floor covering is required in admin space, office, bedrooms, etc--other than the resilient flooring (sheet vinyl) in the specified for wet areas? Recommended--26 oz commercial grade carpet or 1/8" thick 12"x12" VCT. **Resilient flooring is required in modules.**
- 7 Is additional sheathing required on exterior walls (example: thermoply, plywood, etc)? **See amendment #9**
- 8 Is FRP required/acceptable for wall covering in restrooms and shower areas? **Yes**
- 9 Are marker/chalk boards required in any of the buildings/rooms? **See amendment #9**
- 10 Are ceiling/wall mounted projection screens required in any of the buildings/rooms? **See amendment #9**
- 11 Is 2'x4' suspended ceiling--ceiling tile--going to be acceptable in all buildings/rooms other than the barracks bedrooms? **Unless specified, ceiling grid is contractor option.**
- 12 Will the shower rooms require Ceramaguard or equal (moisture resistant) ceiling tile? **Unless specified, tile is contractor option.**
- 13 What special feature will be required for double exterior doors--astragal, fixed mullion, removable mullion, etc.? **Unless specified, contractor option.**
- 14 If SIPERNET prep is required, what kind of special locks, if any, need to be provided to secure SIPERNET rooms (example: XO-9 "spin dial" type)? **See specification amendments through #9.**
- 15 Are 1" metal inset mini-blinds for exterior windows required? **See amendment #9**
- 16 What restroom accessories are required in the modular buildings (example: toilet paper dispenser, soap dispenser, towel rack, etc.)? If accessories are required will Ft. Hood custodial supplier provide restroom accessories or is the modular building provider expected to supply these accessories? **Relocatables are to be complete with standard accessories supplied by the contractor.**
- 17 Are there any additional details available concerning the appliances in the Barracks Building (example: manufacturer, model #, colors, etc.) **No. See amendment #9 for appliance list. Colors to be coordinated by D/B contractor during design phase. Standard industry residential appliances are acceptable.**