

## DACA41-02-R-0007

## Technical Questions and Answers

### Question: 0001 02-Jul-02

The proposal due date of July 29 offers an extremely tight schedule for the Civil Engineer preliminary design process, and consequently for civil related construction cost estimates. It appears that an additional 2 to 3 weeks would be invaluable in obtaining more precise estimates which would benefit the project. Will you allow more time for offerors to respond to the RFP?

### Answer: 09-Jul-02

*We do not anticipate extending the proposal due date.*

Amendment Required? No Amendment Number:

### Question: 0002 02-Jul-02

An understanding of the decision process for evaluation of the prototypes during construction is vital for obtaining the best prices for engineers and subcontractors. A complex process with many approvals will be more time consuming than a quick single point of decision, but the sub-contractors need to be aware of this complexity if it will be required. What will the Corps and the Base approval and refusal process be, particular at the time when the prototypes are being evaluated? As be, particular at the time when the prototypes are being evaluated? As much detail as possible is needed here.

### Answer: 09-Jul-02

*The stages of prototype evaluation are described in section 01451 and para 4.1 of the RFP. Quality Control process is the direct responsibility of the D-B contractor. How the offeror intends on executing the QC is one of the critical elements and requirements for evaluation of this RFP. During construction, the DIS and other interested parties will be present during the inspections, and will likely provide input, but ultimately it is the COR's call. The Government will make a visual on-site inspection and evaluation of the contractor's workmanship and adherence to building codes and criteria contained in this RFP and the design specifications prepared by the Contractor's AE. The Government will provide the Contractor a list of items that must be corrected prior to proceeding with the next phase. The Contractor should tell us in his QC plan how he intends to implement prototypes into the construction schedule.*

Amendment Required? No Amendment Number:

### Question: 0003 02-Jul-02

It is unclear how the quality and price of proposals can be competitively evaluated since there are no specifications for major areas. Specifically, CSI Divisions 3-12,14,part of 15 and 16 are not included in the specification. Is there a standard specification we need to use as a reference? Without a specification to standardize proposals, will you require offerors to submit a spec. to detail what the price proposal includes.

### Answer: 09-Jul-02

*The NPC and UMC will be added to section 01010, item 2-2.1 (minimum standards for CSI sections 15 & 16). In a Design-Build project there are items and details that must be defined by the Design-Build AE and Contractor. The criteria provided with this RFP defines the outcome and Government's need Specifications and design requirements are discussed in section 01012 Design after award. Pricing for these sections should be determined in accordance with the industry standards cited (minimums), as supplemented in section 01010, "Statement of Work."*

Amendment Required? Yes Amendment Number: 0001

**Question: 0004 02-Jul-02**

The specifications mention small dimensional changes, what type of changes constitute a small dimensional change?

**Answer: 09-Jul-02**

*Slight changes mean slight changes. If offerors have specific issues identified, and a clarification is required for pricing purposes, they need to submit them for review by the Contracting Officer. From a practical point of view, the AE and contractor will be allowed to make changes for field-fit type of issues, i.e. changes that allow duct work and piping to be installed into the floor plan arrangement. The units and room can be larger but not smaller.*

Amendment Required? No Amendment Number:

**Question: 0005 02-Jul-02**

Can walls be shifted to align vertically from floor to floor?

**Answer: 09-Jul-02**

*See answer to Question Number 0004 above.*

Amendment Required? No Amendment Number:

**Question: 0006 02-Jul-02**

Can plumbing fixtures be re-positioned to stack above plumbing on the level below to avoid soil line descending above doors and windows?

**Answer: 09-Jul-02**

*No. We acknowledge that the soil lines for the master baths are challenging, and may have ramifications for the selection of structural members spanning the great room area, but relocation of plumbing fixtures should not be allowed.*

Amendment Required? No Amendment Number:

**Question: 0007 02-Jul-02**

Is there to be a continuous soffit in the ceiling of the dining area?

**Answer: 09-Jul-02**

*The dining room does not require a soffit. It will have a standard 8' ceiling height as part of the base bid.*

Amendment Required? No Amendment Number:

**Question: 0008 02-Jul-02**

Is it permitted to place a column in the center of the garage to carry the load of bedroom #3 in the 4 bedroom two story units?

**Answer: 09-Jul-02**

*This would be allowed. If columns are provided, two standard 8'-0" width garage doors must be provided (need to add OH Door model number for 8'-0" units). This should be changed via amendment.*

Amendment Required? Yes Amendment Number: 0001

**Question: 0009 02-Jul-02**

Is it permitted to place a column or load bearing wall to reduce the spans in the great room in a manner similar to what is permitted in the basement?

**Answer: 09-Jul-02**

*No.*

Amendment Required? No Amendment Number:

**Question: 0010 02-Jul-02**

Is there a ceiling Height Upgrade option for the accessible units?

**Answer: 09-Jul-02**

*The intention is to upgrade all the housing units or none. A ceiling upgrade betterment for the HC units will be added by amendment.*

Amendment Required? Yes Amendment Number: 0001

**Question: 0011 02-Jul-02**

Will the offeror be allowed to submit a list of contractor-proposed betterments with this proposal and if a list is of contractor proposed betterments is submitted how will it be evaluated?

**Answer: 09-Jul-02**

*No.*

Amendment Required? No Amendment Number:

**Question: 0012 02-Jul-02**

Documents indicate where the soils report has been provided but there is no soils report in the RFP. Can you indicate where the soils report is located or provide the offerors with the information?

**Answer: 09-Jul-02**

*The preliminary soils report is provided as an attachment on the CD.*

Amendment Required? No Amendment Number:

**Question: 0013 02-Jul-02**

"The Grading / Landscaping of the spoils deposit berm are indicated as NIC. What are the requirements / limitations for soil placement in the spoils area ( beyond the 4,600 CY quantity cap)?"

**Answer: 09-Jul-02**

*The note on CG101 is self explanatory. There is no spoils area on the installation -- any spoil over the 4600*

*cyd must be removed from the installation.*

Amendment Required? No Amendment Number:

**Question: 0014 02-Jul-02**

What is the significance of the 50' and 100' buffers from fenceline on CU103?

**Answer: 09-Jul-02**

*None, this will be deleted by amendment.*

Amendment Required? Yes Amendment Number: 0001

**Question: 0015 02-Jul-02**

Betterment 0008 calls for finishing the basement study with vinyl flooring. Bettermetn 0009 calls for replacment of vinyl flooring with tile. Do you intend for the study to be provided with tile flooring?

**Answer: 09-Jul-02**

*No, Betterment 0009 only applies to the base bid. Betterment 0008 is for finishing the basement study.*

Amendment Required? No Amendment Number:

**Question: 0016 02-Jul-02**

Betterment 0012 calls for substitution of vinyl coated steel for base -bid material of fiber cement siding - which is regaurded as a more durable material. Is this correct?

**Answer: 09-Jul-02**

*The vinyl coated steel is considered the more desirable by the installation. No maintenance is a very desirable feature.*

Amendment Required? No Amendment Number:

**Question: 0017 02-Jul-02**

Is the soccer field requested in betterment 0014 to be irrigated or equiped with sub-surface drainage?

**Answer: 09-Jul-02**

*No, If it's not in the RFP it is not required.*

Amendment Required? No Amendment Number:

**Question: 0018 02-Jul-02**

Are there size or appearance standards for the picnic pavilion requested in betterment 0015? Are there desired amenities for the pavilion ( i.e. grills, site furniture, tables, etc.)?

**Answer: 09-Jul-02**

*Clarification of the requirements will be added to the RFP by amendment.*

Amendment Required? Yes Amendment Number: 0001

**Question: 0019 02-Jul-02**

What is the desired material for the running paths requested in betterment 0015?

**Answer: 09-Jul-02**

*This requirement is already provided in section 01010, item 3-3.3.2 "Jogging Paths."*

Amendment Required? No Amendment Number:

**Question: 0020 02-Jul-02**

"Are the plantings along the running paths part of the base bid or part of betterment 0015?"

**Answer: 09-Jul-02**

*All plantings are in the betterment. Will to clarify by amendment.*

Amendment Required? Yes Amendment Number: 0001

**Question: 0021 08-Jul-02**

Will there be any permit charges for any work performed on the base? Please be specific.

**Answer: 09-Jul-02**

*Per contract clause 52.236-7 PERMITS AND RESPONSIBILITIES (NOV 1991) The Contractor is responsible for obtaining any licenses and permits, and for complying with applicable Federal, State, and municipal laws, codes, and regulations. The installation does not charge any fee for permits (such as hot work permit) issued by and administered by the installation. For example, the government does not know where or how an offeror plans to dispose of demolition debris, and can not take into consideration every possible alternative. It is the offeror's responsibility to determine what licenses, permits, or fees may apply.*

Amendment Required? No Amendment Number:

**Question: 0022 08-Jul-02**

How can the offeror be expected to acknowledge its self to 52.235-3, when an incomplete soils report is provided?

**Answer: 09-Jul-02**

*Reference to 52.235-3 is unclear, because FAR 52.235 has been listed as "Reserved" in its entirety. As for the soils report, Section 01010 of the solicitation states, at 4-1.1 Soil and Foundation Report (Geotechnical Report). "A preliminary Soil and Foundation Report is provided as part of this RFP. A drawing indicating Subsurface Explorations and Geologic Profiles for the proposed site is also provided. The report provides an overview of soils and geologic conditions, and is furnished for informational purposes only. The Offeror to whom this contract is awarded shall, with his or her consulting professional geotechnical engineer experienced in geotechnical engineering, be responsible for determining site specific geotechnical conditions."*

Amendment Required? No Amendment Number:

**Question: 0023 08-Jul-02**

Will extra time be granted to the offeror to complete the betterments that will be chosen?

**Answer: 09-Jul-02**

No.

Amendment Required? No Amendment Number:

**Question: 0024 08-Jul-02**

Why is the completion date of phase one earlier than the acceptance dates listed on page 64 of 71?

**Answer:**

*The table at 52.211-12(c)(1) is for loss of availability for occupancy is based on the anticipated scheduled move-in dates for new student families arriving to attend the Command and General Staff Officer Course. This is a one-time assessment based on the loss of housing allowances if the families cannot move in as scheduled. The daily Liquidated Damages rates listed at 52.211-129(c)(2) and (3) are for the costs of Government quality assurance surveillance personnel after the scheduled completion dates. These are quite different issues, and are assessed differently because of that.*

Amendment Required? No Amendment Number:

**Question: 0025 08-Jul-02**

This question is concerning evaluation factor 4 of the technical report. The RFP mentions that factor 4 is based on sub-factors A-E however there is no (E) subfactor listed. Should I assume that Factor 4 sub factor (E) doesn't exist?

**Answer: 09-Jul-02**

*Factor 4 under Section 00110 Paragraph 3.00.c. will be corrected by ammendment to read "items A thru D below."*

Amendment Required? Yes Amendment Number: 0001

**Question: 0026 08-Jul-02**

On page 71 of section 01010 10-12 which asks for a Whole House fan betterment. This is not listed as one of the betterments in section 00010 Solicitation Contract form. Can you direct us on this matter?

**Answer: 09-Jul-02**

*It is listed in the betterments. From the price schedule, Option CLIN 0012, Residence Upgrade Package, the Whole House fan is listed as "attic fan" right before "ceiling fans."*

Amendment Required? No Amendment Number:

**Question: 0027 08-Jul-02**

Will the government be requiring lightning protection as part of the project scope?

**Answer: 09-Jul-02**

*No. Lightning protection systems are not required.*

Amendment Required? No Amendment Number:

**Question: 0028 09-Jul-02**

In addition to the Questionnaires ... will evaluations and letters of commendation that we already have in our files for past projects be acceptable to submit for the Factor 2 Section of Volume I - Technical/Management Proposal?

**Answer:**

*Factor 2 is for the Past Performance Questionnaires, which must be submitted by the references directly to the Government. The appropriate place for copies of letters of commendation and previous evaluations would be in Factor 1. Any such documents must be counted against the 100 page limit for the Technical Volume.*

Amendment Required? No Amendment Number:

**Question: 0029 09-Jul-02**

Regarding the specifications for the window package, please clarify the following:

- 1) A double-hung in an aluminum window? What about a single-hung in this scenario?
- 2) If an aluminum window is the window of specification, no manufacturer anywhere can produce simulated divided lite in an aluminum window. The only option is for grilles in the airspace (GIA) or some manufacturers call it grilles between glass (GBG).
- 3) Has a vinyl window been considered for this window specification or would it be considered a "betterment" or "upgrade". A vinyl window is more thermal efficient than any aluminum window and is generally less expensive.

**Answer: 09-Jul-02**

*The installation has agreed to allow aluminum clad wood, vinyl clad wood, and solid vinyl windows as acceptable alternates provided that they meet all salient characteristics listed in response 2 (below).*

*1. There are numerous manufacturers of aluminum double hung windows.*

*2. The window specified meets the following industry standards: AAMA/NWDA 101/I.S.2-97 and ASTM F*

*588-97. The following specific criteria were met: NFRC overall design pressure testing (25), ASTM E330 structural testing (less than 0.4 residual deflection at a test pressure of 37.5 lb/sq ft), operating force (less than 30 lbs), ASTM E547 air infiltration testing (leakage not to exceed 0.25 cu ft/min/sq ft at a test pressure of 1.57 lbs/sq ft), ASTM E547 water resistance testing (no leakage when tested in three cycles of five minutes ea, with a one minute rest period between cycles at a test pressure of 3.75 lbs/sq ft), ASTM F 588-97 forced entry testing (passed), and ASTM 588-97 deglazing testing in operating direction at 70 lbs and remaining direction at 50 lbs.*

*3. Use of single hung units was evaluated and rejected by installation.*

Amendment Required? No Amendment Number:

**Question: 0030 10-Jul-02**

According to the blueprints, there are no elevations for the rear of any units. Will these be available? I can not do a window take-off or scale the height of any window on the rear of each unit. Also, I understand there are 42 duplexes to be constructed. However, how do I know or find out exactly how many of each unit is required? Can you tell me?

**Answer: 11-Jul-02**

*The final design (which will be completed by the design-build contractor) should have a full set of drawings, schedules, and specs. The exact dimensions of windows/doors will be in the design drawings, not necessarily the RFP. In other words, the final design \*could be\* different from the RFP drawings (subject to approval by the Contracting Officer).*

Amendment Required? No Amendment Number:

**Question: 0031 10-Jul-02**

We had our local blueprint company download the specs for the above referenced Project from the internet and print them out. We also received a disk in the mail. While preparing the Past Performance Evaluation Questionnaire to send out, I noticed that the last couple of questions from the separate downloads are different. On the questionnaire Draft for Review that was downloaded from the net, page 0800-9 ends with question 16.: Timeliness of Performance, and then continues onto Page 0800-10, #23: Other Remarks - questions 17-22 are omitted. Then When I downloaded the questionnaire from the disk we received, question 16.: Timeliness of Performance continues to question 17. Contractors Safety Record, missing from the internet download, and then to #18 Other Remarks. Do we include Contractors Safety Record when we mail out the draft for references?

**Answer: 10-Jul-02**

*Use the version issued in the CD-ROM.*

Amendment Required? No Amendment Number:

**Question: 0032 10-Jul-02**

The RFP denotes the possibility of a need to import or export of earthwork to and from an offsite location.

Could the finish grades of the project be adjusted to offset the need for import or export?

**Answer: 10-Jul-02**

*The contractor may make adjustments in the design to balance cuts and fills as long as the final grades comply with the solicitations requirements (for example, slope and drainage requirements).*

Amendment Required? No      Amendment Number:

**Question: 0033    10-Jul-02**

What code is to be used for the MEP design? The RFP states the design is to be in accordance with a standard national code. The basic building code is stated to be 97 UBC, but is the International Mechanical, Gas, and Plumbing code to be used for this project?

**Answer: 10-Jul-02**

*This will be clarified by amendment.*

Amendment Required? Yes      Amendment Number:      0001

**Question: 0034    10-Jul-02**

1. The soils report does not show rock. Do we have any information on depth of rock?
2. Does sanitary sewer have to be approved by KDHE?
3. Who will be responsible for sewer inspection?
4. What is the process for utilities contracts and approval for: gas; water; power; sanitary sewer; and telephone?
5. Who do we contact to schedule all other construction inspections?
6. What specifications do we need to follow for concrete and asphalt mix design? KDOT? COE?

**Answer: 10-Jul-02**

*1. The preliminary soils report, borings, and laboratory testing indicated that bedrock was encountered at depths ranging from 3.1-5.5 meters below the existing ground surface (NOTE: this information in no way relieves the contractor of the responsibility to verify existing soils conditions. Section 01010, paragraph 4-1.1 states that the design-build contractor, with their consulting professional geotechnical engineer, shall be responsible for determining site-specific geotechnical conditions.*

*2. KDHE approval is required.*

*3. COR, with input from installation personnel, will conduct quality assurance surveillance, construction oversight, and acceptance inspections.*

*4. The contractor will sign a utility sales contract with the Deputy Chief of Staff for Resource Management (DCSRM) to reimburse the installation for metered consumption of gas, water, sanitary sewer, and electrical service. The COR will facilitate this process. Monthly bills, based on current utility unit pricing, will be forwarded to the Contractor through the COR. The contractor is responsible for all utility checks and markings, excluding fiber/telephone and communications (refer to 01100, 1.25 and 1.38). No utility permits are issued by the installation, nor does the installation charge a fee for connections to government-owned utilities (electric, gas, water, and sanitary sewer). Per contract clause PERMITS AND RESPONSIBILITIES, the Contractor is responsible for any licenses, permits, or fees applicable to privately owned utilities (i.e., telephone). Offerors must make their own determination as to applicable Federal, State, and municipal laws, codes, and regulations regarding such connections.*

*5. (See answer 3 above.)*

*6. The RFP cites the KDOT specification for Asphalt. The designer of record is responsible for the concrete mix design.*

Amendment Required? No      Amendment Number:

**Question: 0035    10-Jul-02**

How will the government resolve differences in interpretation of the requirements? As an example, what

if the government may have a \$50 light fixture in mind while an Offeror was planning to install a \$5 fixture.

**Answer: 10-Jul-02**

*The Design-Build process is meant to give the contractor a great deal of latitude in designing to budget. Those areas that the installation felt were critical have been proscriptively defined in the RFP. For those features not specifically proscribed, the design-build contractor must follow the criteria in the RFP. The RFP establishes the minimum acceptable quality level as a contract requirement. By using the best value selection process during the technical evaluation, the government intends to award to the offeror who is most likely to exceed the established minimum standards. However, Light fixture requirements will be added by amendment*

Amendment Required? Yes      Amendment Number: 0001

**Question: 0036 12-Jul-02**

The first building located on the east side of the loop road at the easterly entrance of Area 1A appears to overlay the existing drainage channel coming from the west. The conceptual drainage and grading plan does not define how the existing drainage will be handled. It would appear to us it would be a better solution to shift the building to the south into what has been labeled a reserve area and maintain the existing drainage pattern with a crossing structure. Another possibility might be to shift this building into one of the other building areas.

**Answer: 12-Jul-02**

*Shifting the building in question slightly to the South, into the "reserve area" as necessary to avoid the existing drainage channel, would be a design alternative available to the D-B contractor. However, the Government will still need enough room in the "reserve area" to construct a street for future access to the pond area. The D-B contractor will only be allowed to make minor site-adaption adjustments to the plans in order to aid in construction and field-fit adjustments. In general, changing the street layout and building locations will not be allowed.*

Amendment Required? No      Amendment Number:

**Question: 0037 12-Jul-02**

Regarding the Past Performance Evaluation Questionnaires, would it be okay to send summaries/evaluations using our standard format? The format we use is compiled from various COE solicitations, and includes the same information required for the Fort Leavenworth Proposal. We do not want firms to whom we send questionnaires duplicating information for each of several proposals we are bidding on. The format we are using is compiled from RFPs received for various COE projects.

**Answer:**

*You must follow the procedures in the RFP. In order to assure the integrity of the process, it is important that the filled out questionnaires come directly from the respondent to the contracting office. We could not verify a glowing evaluation submitted by an Offeror, without contacting the person who made the evaluation. The respondents must be assured, as it states in the sample transmittal letter, that "complete confidentiality will be maintained." Also, FAR 15.306 (e)(4) prohibits the release of the names of the persons providing the past performance responses. The Government may discuss past performance issues with the Offeror, but we are prohibited from releasing the name(s) of the individuals providing this information.*

Amendment Required? No      Amendment Number:

**Question: 0038 12-Jul-02**

Are new EPA approved treatments with pine acceptable in lieu of cedar for exterior decks and railings?

**Answer:**

*Use of EPA approved treated pine is allowed in addition to cedar.*

Amendment Required? No Amendment Number:

**Question: 0039 22-Jul-02**

There was some confusion in regards to the software the documents where to be completed on. Is Auto cad 2000 or microstation to be used?

**Answer:**

\_\_\_\_\_

Amendment Required? No Amendment Number:

**Question: 0040 22-Jul-02**

We interpret that 01012-1 in regards to site observation that a full time licensed architect or engineer is required. Is this correct?

**Answer:**

\_\_\_\_\_

Amendment Required? No Amendment Number:

**Question: 0041 22-Jul-02**

The sanitary sewer is not drawn for area B.

**Answer:**

*Clarification is required. The government will provide the location of a sanitary sewer manhole as a connection point for the sanitary sewer system in Area 1B.*

Amendment Required? Yes Amendment Number: TBD