

Construction of the Command & General Staff College  
Fort Leavenworth, Kansas

DACA41-02-R-0012

Questions and Answers  
15 Nov 02

1. Is the referenced construction budget of \$103,500,000 inclusive of the Preconstruction Services phase or is this strictly the Construction Phase Services budget?

The \$103.5M is strictly the construction budget.

2. What is the duration for the Preconstruction Services Phase? The solicitation states that award is anticipated in December of this year and award of the Construction Phase is anticipated in the second quarter of 2004. Should a fifteen or an eighteen (18) month duration for Preconstruction Services be assumed? A clarification would help insure all proposers are proposing the same services.

Section 00800 states that the preconstruction services phase duration is 365 calendar days.

3. Should our small business plan reflect the entire project (Precon & Const.) or strictly the Preconstruction Services Phase?

The plan required under Factor 6, Small Business – Small Disadvantaged Business Participation needs to address the construction phase of the project. See also page 18 of 69 in the solicitation for more information.

The subcontracting plan required prior to award to the successful offeror needs to address both phases.

4. Section 01010 - Scope of Work paragraph 1.3.3 references attendance of regular meeting with the Government and A-E. What is the frequency, duration and location of these meetings? These meetings are in addition to the minimum of five coordination meetings which will be held in either Fort Leavenworth, Kansas City or Oklahoma City which are anticipated to last three days referenced in paragraph 1.3.10.

The regular meetings referenced in this paragraph refer to the meetings outlined in the remainder of the section and not additional meetings.

5. Given that the only pricing which is to be provided at this stage of the solicitation is for Preconstruction Services only, should our bid bond only apply to this price?

The bid bond should be based on your price for preconstruction phase services.

6. Can you provide the approximate square footage of the building to be demolished? Can the local Directorate of Public Works provide as-built drawings?

Bell Hall is approximately 380,000 SF. Demolition plans will be prepared during design and provided to the successful contractor for pricing. No pricing for demolition is currently requested.

7. How is it possible to get a copy of the attendees of the preproposal meeting?

The attendance lists will be scanned and placed on the district web site. [Posted 11/19/02]

8. Is there a predetermined number of firms that will be short listed for the oral interviews or will everyone have an oral interview?

The oral interviews will be done as part of the initial evaluation, prior to a competitive range determination. All offerors passing the procurement check will be interviewed.

9. Reference section 01010, paragraph 1.3.7.2. How will the AEs responsibility for errors and omissions be reconciled with this paragraph, which appears to be intended to shift this responsibility to the contractor?

The primary emphasis of this paragraph is coordination between disciplines and similar issues. The contractor will not be held responsible for errors in calculations or similar design aspects.

10. Will RMS for DOS or Windows be used?

The Windows version of RMS will be used.

11. What subsurface information is available for the project?

The geotechnical report has not been completed yet. Initial drilling has been completed and additional drilling is scheduled. The initial drilling indicates the area immediately adjacent to the Combined Arms Research Library is unconsolidated fill. The building will use deep foundations.

12. Section 01010, paragraph 1.2.3, anticipated award period. Could the government establish an approximate date of NTP, not to exceed. It is difficult for a contractor to assure a GMP for an indefinite period of time. Escalation can be an impact to the project costs.

The preconstruction phase services will be awarded as soon as a decision is made regarding selection. An NTP will be issued as soon as possible after that date.

A notice to proceed date for construction cannot be pinpointed at this time since the project has not been finally authorized and appropriated in the FY04 program by Congress. The government will work with the selected contractor during the preconstruction phase and during negotiation of the final construction price to better define this date.

13. Just a quick clarification question regarding our Small Business-Small Disadvantage Business (SB-SDB) Participation Plan submittal on the Ft. Leavenworth CGSC project. We're a little confused as to whether we're to address simply the Preconstruction Services Phase or both the Preconstruction and Construction Services Phases. Since this RFP is only for award of the Preconstruction Services Phase (CLIN 0001), our assumption is that we only have to address that portion in this submittal. Is this assumption correct?

At this time we are expecting the Subcontracting Plan to address all aspects of the effort, preconstruction and construction.