

**Solicitation Questions FA4830-11-B-0001**  
**ADAL Youth Center**  
**QSEU01-0145A/QSEU 09-0340**  
**Submission Date: 24 June 2011**

1. We will be bidding the precast, foam and stucco on this project. For the estimate, I need to know the contact name for this project, the address, phone numbers, fax numbers and an email address we can send the estimates to.

*The government is not subcontracting this contract out, if you are interested in subcontracting, you must locate a general contractor bidding on this solicitation.*

2. In regards to the drawings for Solicitation FA4830-11-B-0001, ADAL Youth Center, Moody AFB, GA. The final drawings were saved too low of a resolution and our print service is unable to darken the drawings to make them readable would it be possible to have a new set uploaded to FedBizOpps with a higher resolution?

*An amendment will be issued to provide CAD files that include minor revisions.*

3. We have gotten the specs and plans off of the website. I was wondering what the bond requirements are and if there is a prequalification form that we need to fill out.

*Please provide bond information IAW FAR 52.228-1 and FAR 52.228-15.*

4. When does the ADAL Youth Center (FA4830-11-B-0001) bid?

*Currently sealed bids are due on 12 Jul 2011 at 2pm EST; however, an amendment will be issued to the solicitation to change this date and time.*

5. I am writing to request the drawings for the Moody AFB ADAL Repair Youth Center. Please respond to this e-mail with drawings or provide the necessary information for us to retrieve them.

*Drawings, specifications and all other project related attachments are located on Federal Business Opportunities [www.FBO.gov](http://www.FBO.gov).*

6. I was inquiring about this project and if any dewatering or sewer/storm drain bypassing is required. Please let me know at your earliest convenience.

*No dewatering or sewer/storm drain bypassing is anticipated. If a sewer/storm drain needs to be relocated the contract will have to be modified.*

7. I was the one that asked you whether bids would be publicly opened yesterday. On the bottom of page 1 of the solicitation, it says that if this is a sealed bid, they must be opened publicly at that time. I'm assuming this is classified as a sealed bid, is this going to get changed?

*Currently all bids will be opened on 12 July 2011 at 2pm EST; however, an amendment will be issued to the solicitation to change this date and time. If you would like to attend the bid opening, please contact [jennifer.harper@moody.af.mil](mailto:jennifer.harper@moody.af.mil) and [seth.shan@moody.af.mil](mailto:seth.shan@moody.af.mil) for base access.*

8. SF1442, Pg 7 / Section C / Additional Instructions / Dated Documents:  
“Contractor is to utilize most current dated documents that are cited in the specifications and ignore any incorrect date cited in the specifications. Such documents include UFC’s, AFI’s, etc. The contractor will be responsible to adhere to all current documents as of the date of the bid opening.”

Question:

Since this additional instruction is making the contractor responsible for UFC and AFI adjustments to the current drawings and specifications, Should the contractor provide an itemized list for all these adjustments with associated costs for Government evaluation?

*No.*

*SF1442, Pg 7 / Section C / Additional Instructions / Dated Documents will be amended to read: “If the date of the document is cited in the specification or drawing, that is the applicable edition. If the date of the document is not cited, the effective date is the edition in effect as of 26 August 2009.”*

UFC adjustments will require re-design in many areas. A couple of examples are:

UFC 4-740-06, 3-5.3.2.9 – requires a smooth path to a safe evacuation area to be located 75’ away from activity rooms. This is not reflected in the current drawings.

UFC 4-740-06, 3-5.3.2.3 – All corridors must be at least 72” clear. Hallway 104 A does not meet this requirement.

*Follow UFC 4-740-06.*

9. SF 1442 Pg 43, Section J – List of Documents and other Attachments:  
Attachment 1 & 2, Specifications and Drawings are dated 15 March 2011

Question:

Are all current UFC's and AFI's updated in the drawings and specifications up to the issued date of 15 March 2011?

Is the contractor only to update the UFC's and AFI's from 15 March 2011 to bid date?

*No.*

*SF1442, Pg 7 / Section C / Additional Instructions / Dated Documents will be amended to read: "If the date of the document is cited in the specification or drawing, that is the applicable edition. If the date of the document is not cited, the effective date is the edition in effect as of 26 August 2009."*

10. SF 1442 Pg 43, Section J – List of Documents and other Attachments:  
Attachment 13 – Section 01 10 10 Design Requirements for CDC 29 Jul 2009

Question:

Attachment 13 suggests that there is a Child Development component (UFC 4-740-14 ages 0 to 5) within the Youth Center (UFC 4-740-06 ages 6 to 18) with SAC (ages 6 to 12 per UFC 4-740-06). If so, what are the specifics areas that must adhere to attachment #13?

*An amendment will be issued to delete Attachment 13-Section 01 10 10 Design Requirements for CDC 29 Jul 2009.*

11. SF 1442 Pg 43, Section J – List of Documents and other Attachments:  
Attachment 13 – Section 01 10 10 Design Requirements for CDC 29 Jul 2009

Question:

This document is guided towards a design/build approach for large CDC's, therefore how is this attachment applicable to the youth center regarding the requirements for (but not limited to): LEED Silver certification, outdoor play environment, landscape and irrigation, 01 10 12 Design after award that makes the contractor responsible for all conflicts that arise from coordination of design and construction?

*An amendment will be issued to delete Attachment 13-Section 01 10 10 Design Requirements for CDC 29 Jul 2009.*

12. SF1442 Pg 54, Section M - Evaluation Factors for Award  
BASIS FOR AWARD – SEALED BID:

“The Government intends to award one contract to the responsive, responsible contractor who has met all terms and conditions of the solicitation and submitted the lowest price.”

Question:

If the intent is to award a contract to the lowest price; then, how will the evaluation be fair and equal as each contractor is responsible for the design adjustments for updated UFC's and AFI's that are not currently shown in the Drawings and Specifications?

*See answer to question #8.*

13. Attachment 1 – Specifications Section 011100 Summary of Work  
Attachment #13 is listed at top of page.

Question:

Does this attachment need to be incorporated as part of the Summary of Work? (Also see question #10)

*See answer to question #10.*

14. Attachment 1 – Specifications Section 011100 Additional information for General Requirements:  
Attachments 5 thru 12 will be used as a guide during inspections.

Question:

Regarding site inspections, will US Corps of Engineers, Moody Area office be in charge of all construction inspections in behalf of MAFB CE?

*US Corps of Engineers will inspect construction. Inspections and tests will be coordinated through both US COE and 23<sup>rd</sup> CES.*

15. Attachment 1 – Specifications Section 011100 Additional information for General Requirements:

2. UFC 4-740-06, AFI 34-249 and AFMAN 34-251 should be used as a reference.

Question:

In this specification, the UFC's, AFI and AFMAN are listed only as "reference"; Will these documents be the governing codes to be incorporated or only used as suggestions?

*Original design was based on the UFC's, AFI's and AFMAN's listed as "reference" therefore should be constructed by these.*

16. Attachment 1 - Specification section 01 50 01 Mobilization and Temporary Controls, paragraph 1.6 E states: Provide temporary trailer(s) (new or like new condition) for the use of building occupant personnel during phased construction of an operational facility.

Question:

Will there be displaced building occupants that require the contractor to provide any temporary trailers?

*An amendment will be issued to delete paragraph 1.6 E from Specification Section 01 50 01 Mobilization and Temporary Controls since construction will not be phased. All personnel will be relocated by the government prior to construction start.*

17. Attachment 1 – Specifications  
Superintendent qualification requirements are not provided in the specifications. Please provide these requirements.

*Contractor will be responsible for qualification requirements of superintendent.*

18. Attachment 1 – Specifications

The specifications are missing a Government Safety Requirements section, including qualifications for the Site Safety and Health Officer. Please provide these requirements.

*An amendment will issued to add 01 35 26 Governmental Safety Requirements.*

19. Attachment 1 – Specifications  
Section 10 51 15 Metal Lockers can be found in the table of contents but the section itself has been left out of the specifications. Please provide specifications for the metal lockers.

*An amendment will be issued to delete Section 10 51 15 Metal Lockers from Table of Contents and add information for metal lockers.*

20. Attachment 1 – Specification section 230700-27 paragraph 3.11A  
Duct insulation Schedule calls for all concealed and exposed duct to be insulated. 3.12 gives you the option of insulating this duct with 2 inch wrap or board. The duct in the Gym 130, Commons 111, Fine Arts 103/104 and School Age Commons 151 is exposed round pipe.

Question:

This duct should be double wall spiral but per this spec it is to wrap. Please clarify.

*An amendment will issued to add Section 230700 paragraph 3.12 F paragraph 3  
“Mineral Filler Blanket 2” (50 mm) internal.”*

21. Attachment 1 – Specification section 233113-13 paragraph G  
This section calls for all duct to be lined. Per UFC and 01 1010, lined duct is not permitted in a CDC facility. 230700-27 paragraph 3.11B2 calls to not insulate duct that is lined.

Question:

Should duct be lined or wrapped?

*An amendment will issued to delete Attachment 13-Section 01 10 10 Design  
Requirements for CDC 29 Jul 2009.*

22. Attachment 1 – Specification 233113-13 paragraph H  
This section calls for all exhaust duct to be double wall. This is highly unusual.

Question:

Will it be acceptable to wrap the hood duct with fire blanket and the bath exhaust duct wrapped for the first 10 feet only?

*No, use the specification.*

23. Attachment 1 – Specification  
Section 28 16 00 is listed in the table of contents, but it is not included in the specifications.  
Please provide.

*An amendment will issued to delete Section 28 16 00 from Table of Contents and add  
Section 28 16 01 Small Intrusion Detection System.*

24. Attachment 2 – Drawings

The electronic PDF files provided with Solicitation appear to have some “drawing scale” issues. Some examples are (printed at 100% scale, 30”x42” sheet):

C0.03 – The graphic scale shows and measures to be 1”=30’-0”, but when this scale is verified against the 100’ GA Power easement, it only measures 87’-0”. This scale problem will affect the quantity takeoff for items on this sheet. Please clarify.

A1.01 – There is no graphic scale, but noted to be 1/8”=1’-0”. If 1/8”=1’-0” is correct, then the 110’-0” dimension is scaling to 107’-0”. This scale problem will affect the quantity takeoff for items on this sheet. Please clarify.

All other sheets have the same scale issue. It seems that the original PDF’s provided may be plotted to the wrong scale affecting drawings in the range of 2% to 3%. The plot marks (all corners) are shown on the pages and they may be plotted at “scale to fit” versus 100% plot scale. Please clarify this technical CAD issue that will affect the quantity takeoff and competitive pricing.

*We concur there are scaling issues on the drawings and are providing the CAD drawing files that will eliminate these issues. These also include other changes outlined in the amendment.*

25. Attachment 2 – Drawings

Sheet C0.01 – Contractor access route

During the site visit, it was commented that there may be an opportunity to fully isolate this site from MAFB secured perimeter. If so, Will this new security fence have to be provided by contractor? If so, what are the specific requirements for new secure perimeter fence? Please provide expected location and details.

*Access as shown.*

26. Attachment 2 – Drawings

Sheet C0.03 – Site Demolition

Note 9 and 9A reference the environmental monitoring wells. The 2 wells to be protected and to remain will be affected by the new construction grading. Please provide details for desired well elevation adjustments.

*An amendment will be issued to add to note 9 on Sheet C0.03 “Protected monitoring wells shall be adjusted to finished grade with a 2’ x 2’ concrete pad around them. Furnish finish elevation.”*

27. Attachment 2 – Drawings  
Sheet C0.03 – Site Demolition

The existing Gas line is listed to be owned by Atlanta Gas Light per Ticket #12076-500-592. Please confirm that this Gas line is MAFB owned in order to coordinate new connection.

*Moody AFB owns any lines that are on the youth center grounds. However, coordination must include Housing to inform occupants that gas will be off for an extended period.*

28. Attachment 2 – Drawings  
Sheet C1.01 calls for Gravel Surface to be placed in the North of the building.

There is not a note associated with this surface and it is not identified in the specifications. Please provide clarification.

*An amendment will be issued to change gravel surface to concrete surface on Sheet C1.01.*

29. Attachment 2 – Drawings  
Sheet C1.01 calls for asphalt sidewalk specified in detail 5/C5.02 per note 13. This detail has not been included on sheet C5.02. Please provide the detail.

*An amendment will be issued to change Note 13 on C1.01 to read “Asphalt sidewalk. See detail 10/C5.02.”*

30. Attachment 2 – Drawings  
Sheet C2.03 – Erosion and Sediment Control Plan

This sheet does not reflect the necessary requirements to obtain a land disturbance permit from Lowndes Co. Engineering Department (i.e., Initial, intermediate and final erosion plans, details, etc...). At Site visit, it was mentioned that the contractor will be responsible for the production of this requirement. If so, will the AutoCAD electronic files be provided for the production of these permit set? Will this design, submittal and approval have to be done within the 365 calendar days? Or will the NTP for construction be issued after all design tasks (LDP, UFC, AFI changes) are completed and approved by proper authorities?

*AutoCAD files can be provided for the production of these permits. All construction work including permits and design tasks will be completed within 365 calendar days.*

31. Attachment 2 – Drawings  
Sheet C3.01 – Utility Plan

When making the new water line connection to the existing, will a “wet tap” be acceptable in order to minimize water service to other facilities?

*Yes.*

Utility note #19 refers to new water main into be ductile iron, but the same line is labeled to be 8” PVC Water” on Utility Plan 1/C3.01. Will PVC be acceptable?

*An amendment will be issued to change Note 19 on C3.01 to read “Water main pipe shall be AWWA-C900 Ductile Iron dimensional PVC pipe.”*

32. Attachment 2 – Drawings  
Sheet C3.01 – Utility Plan

What is the material for the existing Gas line?

*Existing Gas line is poly pipe. (yellow)*

33. Attachment 2 – Drawings  
Sheet C5.02 - Detail 5 is missing. Please provide this detail for asphalt sidewalks.

*An amendment will be issued to add Detail 5 on Sheet C5.02. (Detail refers contractor to Detail 10/C5.02.)*

34. Attachment 2 – Drawings  
Sheet L1.01 – Landscape Plan

This design does not reflect the following: desired plant material sizes, quantities are not provided for shrubbery (i.e. Coral bells). Please provide.

<i>Plant</i>	<i>Quantity</i>
<i>Lagerstroemia Indicia/Crape Myrtle</i>	<i>15</i>
<i>Myrica Cerifera/Wax Myrtle</i>	<i>6</i>
<i>Rhododendron Prunifolium/Plum Leaf Azaleas</i>	<i>26</i>
<i>Heuchera Sanguinea/Coral Bells</i>	<i>60</i>

The specified Plum Leaf Azaleas are not conducive to survive in this climate zone. Can these be substituted with a more native azalea species?

*No, use Plum Leaf Azaleas.*

Note #16 specifies all lawn areas to receive sod. The lawn areas are not delineated in the plans. Please provide desired amounts (square feet) of sod to be included in the bid. If disturbed limits need to receive sod, please consider that the construction limits will vary per contractor due to the requirement to provide a new Land disturbance permit set.

*Sod disturbed areas. Disturbed areas will include former parking lot and island IAW 329223.*

The entire landscape design requires more detail in order to have a competitive bid approach.

35. Attachment 2 – Drawings  
Sheet A4.04 - Detail 1/A4.04 calls for further detail on 28/A4.07 (at the bottom). There is no detail 28/A4.07. Please clarify.

*An amendment will be issued to delete Detail reference 28/A4.07.*

36. Attachment 2 – Drawings  
Sheet A2.01 - Please clarify which ceiling is required outside of the Girl's & Boy's Restrooms 107 & 106. The Room Finish Schedule calls for ACT-3 in the adjacent hallway but the hatch differs between the area directly outside of the bathrooms (possibly ACT-1) and the hallway itself.

*ACT-3.*

37. Attachment 2 – Drawings  
Sheet A2.01 - The Room Finish Schedule call for ACT-1 in Laundry Room 145A and Sheet A1.21 calls for 1 hour rated gypsum ceiling. Please clarify.

*An amendment will be issued to change ACT-1 to read GWB on Sheet A2.01 for Laundry Room 145A.*

38. Attachment 2 – Drawings  
Sheet A0.01 - The demolition plan does not show concrete slab removal for the two (2) additional footings to be placed in the existing facility. Please provide information for existing conditions in these two (2) places; i.e. slab thickness, existing footings, etc.

*Assume normal 18" thickened edge foundation.*

39. Attachment 2 – Drawings

Sheet A0.01 - It was mentioned at the site visit that the lockers in Girl's & Boy's Restrooms 107 & 106 will be removed prior to the start of construction. Please confirm this, as the plans say they are to be removed by the general contractor.

*The lockers in question will be removed by contractor.*

40. Attachment 2 – Drawings

Sheet A0.01 - What protective measures will be required for the retractable curtain (not shown on plans) wall assembly in the existing gym? Mechanical work will be performed around and directly above the assembly.

*Protect curtain from dust and damage and ensure that curtain is in the same operating condition as it was at the beginning of construction.*

41. Attachment 2 – Drawings

Sheet A1.02 at the southeast corner of the new structure on match line 10 shows Split Rib accent masonry. This is not reflected on A3.01. Will this location have a Split Rib accent?

*Match existing.*

42. Attachment 2 – Drawings

Sheet A4.05 - Detail 5/A4.05 calls for 12" CMU that is Split Face on both sides. It is a concern that the inside of the trash enclosure should not be split face for sanitary reasons. Also, this is a non-standard masonry unit. Please advise.

*An amendment will be issued to change "both sides" to read "Exterior" on Detail 5/A4.05.*

43. Attachment 2 - Drawings

Sheet M1.01

Question: Can Duct Sox be provided in lieu of spiral hard duct with Grilles?

*No.*

44. Attachment 2 - Drawings

Sheet M3.01 – In order to meet MAFB CE Shops standards, Detail 1/M3.01 is missing the following details: Chiller piping / valve arrangement, AHU chilled water piping, chilled water pump piping, buffer tank chilled water, makeup water piping, shot feeder, expansion tank and chilled water flow diagram.

Question:

Will these details be provided in order to have a complete scope of work?

*An amendment will be issued to include these 5 Detail sheets dated 19 Jun 2011.*

45. Attachment 2 - Drawings  
Sheet E5.03

Detail 2/E5.03 list "Bosh" as the desired intrusion detection system panel. MAFB standards require an Advantor system in order to tie to the main base system. Please Clarify.

*An amendment will be issued to Change "Bosch" to read "Advantor" on Detail 2/E5.03 and in General Note.*

46. The specs on the piping and duct insulation seem to contradict themselves.

Question:

230700 3.12 is the insulation schedule for both exposed and concealed duct. The section list both wraps and board insulation. Normally the concealed duct gets wrapped and the exposed in the mechanical rooms get board with the exposed duct in the building being lined or double wall spiral or duct sox. I feel our competition will bid it all wrap as this is the least expensive but I know MAFB will not accept this.

*See answer to question #20.*

230700 3.9 "Finishes" calls for the duct, pipe and equipment to have ASJ, Glass cloth or paintable jacket material. This is ok for exposed in the mechanical rooms but concealed is usually FSK foil back. 230700 3.17 "Indoor, field applied jacket schedule" call for everything to have PVC, color-coded jacket on both duct and piping. Which do they want?

*Either is acceptable.*

230700 3.15B "Indoor Piping insulation schedule" calls for 1" Fiberglass with a wicking system. First of all this system does not work and it sweats in the "South Georgia environment" and causes mold. Also if we use this system you cannot put the PVC jacket on it called for in 3.9. It needs to be 2" foam glass or Urethane.

Please specify which option is preferred.

*An amendment will be issued to delete 230700 3.15 B paragraphs 1 and 2. Replace with "Use a 2", 3/4# wrap on duct where concealed with ASJ jacket and 2", 3# board with glass fabric and mastic on exposed ducts. On chilled water piping, a 2" foam glass with ASJ jacket where concealed and glass fabric and mastic where exposed, with 1" rubber at the valves and fittings."*

47. There is a discrepancy in the specs.

Question:

In these specs SECTION 083323 they call for an integral frame unit, but the 650 by Overhead is a standard counter door face of wall mount.

Which way would you like us to quote this?

*An amendment will issued to delete "overhead Door Corporation 650 Series or" from paragraph 2.6 A 2.*

Also, can you tell me if any of the four alternates include changes to the door we are quoting?

*Any Unit that is integral frame unit is acceptable.*

END of QUESTIONS