

Tom Green County



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RFP 23-007

Goodfellow Air Force Base DEAAG Construction – North & South Fob Expansion

3/9/2023

ADDENDUM NO 2:

Notice to Vendors: Clarification Request

1. G-001

- a. Project Note 2 - Silt fence required, where do we put this cost as there are 4 independent bids for this project.**

GAFB CE Response: No silt fence required at any location. Project location has natural drainage.

Per the SoW. – Construct New FOB North and Expand FOB Sentinel South

3.12 MAINTENANCE GRADES AND EROSION REPAIR: It shall be the responsibility of the Contractor to maintain the established grades of all access roads at FOB Sentinel. Any damage to the existing roadways surface from Contractor's operations shall be promptly repaired. In the event erosion or ponding occurs from either watering operations or from rainfall, such damage shall be promptly repaired. Ruts, ridges, tracks, and other surface irregularities shall be corrected and inspected where required, prior to acceptance. The Contractor shall take necessary measures during the construction period to control eroded soil or any foreign substance from entering and drainage or waterway where necessary.

- b. Project Note 3 - Temporary chain link fence required, where do we put this cost as there are 4 independent bids for this project.**

GAFB CE Response: Temporary fencing is only required at the Contractors "Lay-down/Storage" area only. Please add temporary fencing cost to Base Bid 0001.

Per the SoW. – Construct New FOB North and Expand FOB Sentinel South

1.7.2 FIRST WORK: The first work performed by the Contractor and prior to starting demolition/construction operations shall be to fence in and secure the "Lay-Down" area utilizing, at a minimum, orange safety fence, or galvanized 6' chain link panels, in accordance with Contractor's staging plan. The fence shall always be maintained during demolition/construction and only be removed, with the TGC Contracting Officer's approval, at the conclusion of demolition/construction operations. The "Lay-Down" area shall be approved based on review of Contractor's proposed location.

- c. **Please provide clarity as to the extent of the temporary fencing as this site is certainly spread out.**
- Is the design criteria on A-103 required for temporary fencing?
 - Is the design criteria on A-103 required for permanent fencing? If so, where does the permanent fencing go?

GAFB CE Response: No, dwg A-103 is intended for the new fencing surrounding the 60' x 60' concrete slab.

Per the Summary FOB S3, Expand FOB Sentinel South, 20' x 40' Storage Area.

8. The Contractor shall install a new 6' high chain link security fence with security top razor/concertina wire coil surrounding new 60' x 60' concrete slab. To include (1) 6' x 12' manual wheeled lockable rolling gate with three strands of barb wire mounted at top of gate. Place gate on top of concrete slab for ease of use. Product submittal required.

2. G-003

- a. **Staging Note B1 - Temporary chain link fence, where do we put this cost as there are 4 independent bids for this project?**

GAFB CE Response: Please add temporary fencing cost to Base Bid 0001.

- b. **CU 101 Bid Option N3 - This shows to go under the existing slab S6. Should this be rerouted? If so, please provide location.**

GAFB CE Response: No rerouting of new FOC. Intent is for a new straight line run from the existing manhole 352, North to the new FOB North location.

3. C-101

- a. **Keynote 1- Are we to install gravel on top of the compacted subgrade? If so, what is the design criteria?**

GAFB CE Response: No gravel on top of new compacted base material.

Per the Summary FOB N1, Construct New FOB North.

The Contractor shall install a 100' x 180' x 12" compacted base pad.

Pad to be placed in a minimum of (2) two base material lifts. First lift shall be compacted to 95% density before placement of next lift. Second lift shall be compacted to a minimum 95% density. Testing is required.

The Contractor shall crown the pad at a minimum 1% grade to allow for drainage away from personnel structures.

- b. **Keynote 3 -Concrete barriers scale to be 8', can they be longer lengths?**

GAFB CE Response: 8' x 42" x 24" minimum requirement. Product submittal will be required after award.

Per the Summary FOB S6, Expand FOB Sentinel South, Concrete Jersey Barriers.

The Contractor shall provide and install at a minimum, 8' x 42" x 24", concrete-type jersey barriers where gabion basket barriers were removed. Product submittal required.

c. Do the barriers need to meet TxDOT specifications?

GAFB CE Response: No, TxDOT specifications need not be met, nor are they required. At a minimum barriers, 8' x 42" x 24". Product submittal required after award.

Per the UFC 4-022-02, 6-2.2 Concrete Median, 6-2.2.1 Description.

A concrete highway median (also known as a Jersey Bounce or Jersey Barrier) can be effectively used as a perimeter vehicle barrier, but only if the medians are securely fastened together. It can either be erected from pre-cast tongue-and-groove sections or cast in place with special concrete-forming equipment. It is especially effective for impact angles less than 30 degrees and is appropriate for locations where access roads are parallel to the barrier. Complete penetration is possible with light vehicles; however, damage to the vehicle will be extensive. If the potential impact angle from threat vehicle is expected to exceed 30 degrees, anchor barrier to foundation. These barriers should be set in a concrete foundation.

d. What subgrade is required under the concrete barriers?

- Existing compacted?
- Caliche fill & compacted? If so, what is the design criteria?

GAFB CE Response: Existing subgrade is to remain. Existing subgrade should be prepared, graded and compacted, for new concrete jersey barriers.

Per the SoW. – Construct New FOB North and Expand FOB Sentinel South

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e. Keynote 6: Is the existing slab on grade acceptable for the new structure?

- Are we expected to remove the slab on grade and rebuild per the design criteria on A-101?

GAFB CE Response: Existing slab is a 20' x 40' x 6" thick concrete slab with perimeter GB and footings. Existing slab is to remain.

Per the Summary FOB S5, Expand FOB Sentinel South, Outdoor Training Area, Rally Point.

The Contractor shall install a new 20' x 40' x 9' gable roof style, covered structure only, **on or over** the existing slab.

4. **G-003 mentions construction access being through the South Gate and hours of operation of 6 am.- 2 p.m. Monday-Friday. Are these the only work hours that will be permissible or is there another means of access?**

GAFB CE Response: The 6am to 2pm hours are for the Commercial Vehicle Inspection Area (CVIA). All Contractors and personnel are required to pass through this area. After the 2 o'clock hour the Contractor will be required to park at the VCC and request an inspection from the Jacobson Gate (South Gate) personnel. Normal work hours for GAFB are 7:30 to 4:30. Requests to work outside the normal work hours must be submitted in writing to the TGC Contracting Officer at least 3 working days in advance of the date requested.

Refer to the SoW. – Construct New FOB North and Expand FOB Sentinel South, Para. 1.25

– 1.26.3

5. **CD-101 shows an existing security fence that is around 3487 and 3489. G-001 Project Note 3 states the contractor shall install a fence around the site not including the access road. Please confirm which specific areas will require a temporary construction fence?**

GAFB CE Response: Temporary fencing is only required at the Contractors “Lay- down/Storage” area only.

Per the SoW. – Construct New FOB North and Expand FOB Sentinel South

1.7.2 FIRST WORK: The first work performed by the Contractor and prior to starting demolition/construction operations shall be to fence in and secure the “Lay-Down” area utilizing, at a minimum, orange safety fence, or galvanized 6’ chain link panels, in accordance with Contractor’s staging plan. The fence shall always be maintained during demolition/construction and only be removed, with the TGC Contracting Officer’s approval, at the conclusion of demolition/construction operations. The “Lay-Down” area shall be approved based on review of Contractor’s proposed location.

6. **A-101 includes a Canopy Floor Plan 1/A-101 and Canopy Roof Plan 2/A-101. Please confirm that the 20’x40’ Metal Canopy shown on C-101 Keyed Note 2 and Keyed Note 6 both are considered Outdoor Training Canopies and require Keyed Notes 12, 13, 14, and 15 on A-101?**

GAFB CE Response: Sht. C-101, Key Note 2 - Refer to Summary FOB S3, Expand FOB Sentinel South, 20’ x 40’ Storage Area.

Sht. C-101, Key Note 6 – Refer to Summary FOB S5, Expand FOB Sentinel South, Outdoor Training Area.

Sht. A-101, Key Notes 12, 13, 14, and 15 are for this location.

7. **SOW paragraph 2.4.1 states to provide an engineered stamped concrete slab design. Please confirm that a registered professional structural engineer is required to provide this design or are we to follow the plans and specifications included with the bid documents?**

GAFB CE Response: Yes, the Contractor shall provide an engineered stamp concrete slab design for approval. Provide plans are for pricing purposes only. Showing what is to be expected at location.

8. Drawing CD-101 Keyed Note 1 states to strip vegetation and topsoil to a depth of 3” below grade for new gravel pad. Summary – FOB N1 in SOW states, contractor shall strip existing vegetation and topsoil to a depth of 8-10” below grade. Which is correct?

GAFB CE Response: Summary FOB N1, Construct New FOB North, 8” – 10” is the correct statement. This will allow for removal of roots from the location and provide a clean vegetation free area for the new pad.

9. G-001 Project Note #2 requires silt fence around the limits of the construction site. This is a very large site and would be cost prohibitive to enclose the entire site in silt fence. Please provide specific locations where silt fence is required?

GAFB CE Response: No silt fence required at any location. Project location has natural drainage.

Per the SoW. – Construct New FOB North and Expand FOB Sentinel South

3.12 MAINTENANCE GRADES AND EROSION REPAIR: It shall be the responsibility of the Contractor to maintain the established grades of all access roads at FOB Sentinel. Any damage to the existing roadways surface from Contractor's operations shall be promptly repaired. In the event erosion or ponding occurs from either watering operations or from rainfall, such damage shall be promptly repaired. Ruts, ridges, tracks, and other surface irregularities shall be corrected and inspected where required, prior to acceptance. The Contractor shall take necessary measures during the construction period to control eroded soil or any foreign substance from entering and drainage or waterway where necessary.

10. New 20’x40’ canopy on existing pad shown by Item S6 on CU-101 is already inside of a security fence. Will this still require a new security fence with barbed wire as described by Keyed Note 10 on A-101?

GAFB CE Response: No security fence is required at location S6, Sht. CU-101. Refer to Summary FOB S5, Expand FOB Sentinel South, Outdoor Training Area.

11. At site walk on 3/1 it was said that FOB N1-N2 gravel pad and electrical would need to be completed by May 15th. Please confirm that this is a requirement of the contract and advise when a contract award is expected?

TGC Response: Please refer to “Proposal Cost Worksheet”, 0001 FOB North (BASE) has a forty-five (45) day performance period from Notice to Proceed (NTP).

12. CD-101 note 3 demo Gabion basket wall does this include the ones around the structure inside the fence?

GAFB CE Response: Gabion baskets that line the road leading to the FOB Camp Sentinel will be the only ones required to be removed/demoed. No baskets within the FOB compound will be removed.

13. FOB S4 requires relocation of a modular building. Please confirm that any damage that occurs at the building while the owner is relocating will be the responsibility of the owner for repairs.

GAFB CE Response: Correct. The Contractor relocating the modular trailer is responsible for placing, attaching, and repairing the trailer back together a usable facility. Once in place the trailer is to be renovated. Refer to REVISED Summary FOB S4, Expand FOB Sentinel South, Enclosed Training Facility, Modular Bldg., Note 8

Per the Summary FOB S4, Expand FOB Sentinel South, Enclosed Training Facility, Modular Bldg.

8. The Contractor shall make any exterior wall, trim, doors, railings, etc., repairs necessary and prep for primer and paint. Repairs shall closely match existing finishes.

- 14. Please confirm that the owner will repair the modular building after moving to include putting the two sections back in place, making roof repairs, trim repairs, seams, etc. per FOB S4.**

GAFB CE Response: The Contractor relocating the modular trailer is responsible for placing, attaching, and repairing the trailer back together in a usable facility.

- 15. It is our understanding that the work area will still have troops and personnel present during construction. Will there be any limitations on the areas of work or will all areas be available to the contractor at all times during construction?**

GAFB CE Response: The Contractor is required to provide a work schedule/plan so that coordination can be planned with the end user.

Per the SoW. – Construct New FOB North and Expand FOB Sentinel South

1.7 WORKING CONDITIONS: The Contractor shall submit a Management Work Plan that fully describes the means to perform all work including but not limited to providing all equipment, tools, materials, supplies, transportation, supervision, management, proposed project schedules, work sequence plans, associated configurations for all demolition and new work including electrical, mechanical, plumbing, and communications infrastructure as described in this SoW and Drawings. The Contractor shall have two hundred twenty-five [225] calendar days to complete the entire project as outlined in this SoW and provided drawings. To include the Base Bids, 0001 FOB North, 0002 FOB South and Bid Options 0003 FOB North, 0004 FOB South. Base Bid and Bid Options shall run concurrently.

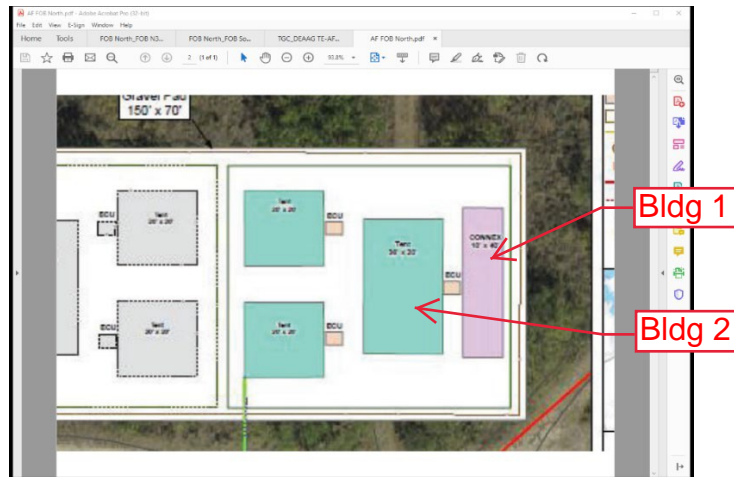
1.7.4 SITE USAGE: During the entire duration of this contract, Goodfellow AFB shall continue to use the remaining unaffected facilities and area to conduct mission essential training and day-to-day work. At all times, the Contractor shall exercise care to ensure safe construction activities while minimizing disturbances. The Contractor shall coordinate the work performance whereby both the Government and the Contractor shall continue operations with the least possible interference and inconvenience. The Contractor shall conduct all work such that means of facility/complex ingress and egress fire response routes, etc., are open and maintained at all times. The Contractor shall be responsible for providing suitable, approved temporary barricades, roped barriers, warning tape etc., to warn occupants of hazardous areas at the job site for the entire duration of the contract at no additional cost to the Government. Under no circumstances shall the Contractor block roads or access to the FOB Sentinel or any of its facilities.

- 16. As part of Summary FOB N2, AEP will be doing work such as Setting poles, transformers, etc. Will the contractor be responsible for any fees from AEP or will the owner cover these costs? If we are to carry any of these fees, which specific fees are we required to carry?**

GAFB CE Response: AEPs requirement is through a separate contract and therefore no fees will be incurred by the awarded Contractor. Coordination between Governments and Contractors will need to be performed.

17. On the drawings can you show which buildings are Building 1 and 2 as documented on Page 32 of the Statement of work for FOB N3?

GAFB CE Response: Buildings 1 & 2 – will be a new Con-Ex Office type unit and the other will be Tent Classroom type structure. Both structures will be placed by the Government once the new pad is constructed at FOB North.



18. It's the understanding that the 96 strand OS2 fiber will be between MH-373 & MH-352. On the MH-373 side, is it being spliced to an existing fiber routing back to bldg. 146?

GAFB CE Response: Yes. Contractor will splice into existing FOC at MH-373 routing back to B146.

19. 1/A-102 for the drain line at the ice machine there needs to be a 1" air gap between ice machine and floor drain, is the intent to cut the concrete and place under the ice machine or can the drain line be placed outside the edge of concrete?

GAFB CE Response: No floor drain is required. Intent is for the new drain line to be ran on the North side of the existing bldg. 3489 to the septic system tanks located in the back of bldg. 3489. Refer to dwg sht. CU-101

20. 1/A-102 can the new condensate drain line be tied into existing PVC sewer line behind b.3489 or do you require it to go directly into septic tank?

GAFB CE Response: Yes, new drain line can be tied into the existing PVC line in back of B3489. Drain line must have back-flow prevention device in place for liquids and or gases. Operation must comply with latest IPC and/or UPC

21. Please replace "RFP 23-007 GAFB DEAAG FOB Statement & Scope of Work" pages for "Summary – FOB N2" with the included pages below labeled "Summary – FOB N2".

22. Please replace "RFP 23-007 GAFB DEAAG FOB Statement & Scope of Work" pages for "Summary – FOB S4" with the included pages below labeled "Summary – FOB S4 REVISED 03.09.2023".

23. Please provide information in regard to the Horned lizard environmental issue.

GAFB CE Response: Refer to the provided GAFB CEIE "Texas Horned Lizard" information.

Summary – FOB N2

Construct New FOB North

Construct UG Power Distribution

new electrical rack

- 1 The Contractor shall provide a new secondary electrical service from the ~~existing pole-mounted meter~~ to the new AF FOB location.
- 2 The Contractor shall provide a new electrical service stand. Stand post shall be galvanized and a minimum 3” in diameter and placed at 48” in depth and shall be encased in concrete.
- 3 The Contractor shall ensure that all items to and from the existing meter are sized appropriately. To include, MDP stand, MDP, conduits, wires, smart meter, disconnects, breakers, and accessories needed for the new equipment and shall follow all code requirements as outlined in the most current NEC code book. Refer to Site Plan for location of new panel.
- 4 The Contractor shall provide two (2) new 400a panels with main circuit breakers and panel directory for the new electrical runs.
- 5 The Contractor shall trench, to a depth of 36”, from the new electrical distribution location, for new electrical conduits to each terminating location as indicated on the provided dwgs.
- 6 The Contractor shall provide new underground electrical service runs to each location shown on the drawings. To include sub panel pedestals, conduit, wire, sub panels, and all accessories necessary to have a complete functioning system.
- 7 The Contractor shall make final connections at each location.
- 8 The Contractor shall, only after an approved visual inspection by GAFB inspectors, backfill all open trenches. Backfill/bedding material shall be pea gravel or sand. There shall be 3” of material beneath and to side of the conduit and a minimum of 6” of material above the conduit.
- 9 The Contractor shall provide detectable tape 12” above buried conduit.
- 10 The Contractor shall provide material/product submittals for review.
- 11 The Contractor shall ensure all electrical devices, i.e., disconnects, breakers, switches, and receptacles are in approved NEMA weathertight enclosures and in proper working order.
- 12 The Contractor shall provide material/product submittals for review.
- 13 The Contractor shall be responsible for verifying existing conditions, dimensions, and equipment prior to start of work.
- 14 Refer to drawing set for additional and details.

- **The Contractor shall provide a new weather-head, conduit, and meter box at the new FOB North and FOB South locations. Meter to be supplied by others. Approved AEP meter boxes are Milbank 320A, 7T, 304W, OH/UG, U4342 Series or U2594 Series. See attached pic for reference. All other items are to remain as originally specified.**



Weather-head and
Conduit.
Contractor provided

Meter Box
Contractor provided

Meter provided by AEP

Summary – FOB S4 **REVISED 03.09.2023**

Expand FOB Sentinel South

Enclosed Training Facility, Modular Bldg.

- 1 The Contractor shall provide new exterior door locksets with BEST core assembly. Product submittal required.
- 2 The Contractor shall provide new exterior door closers.
- 3 The Contractor shall remove existing thresholds, transition strips, and weatherstripping at doors and windows.
- 4 The Contractor shall provide new thresholds, transition strips, and weatherstripping at door and window openings.
- 5 The Contractor shall convert the existing latrines to storage closets. Remove the existing water closets, lavatories, and associated plumbing items.
- 6 The Contractor shall remove all existing cove base throughout building.
- 7 The Contractor shall remove all existing carpeting throughout building.
- 8 The Contractor shall make any exterior wall, trim, doors, railings, etc., repairs necessary and prep for primer and paint. Repairs shall closely match existing finishes.
- 9 The Contractor shall prime, minimum one coat, and paint, minimum 2 coats, the exterior of the bldg. Exterior paint shall be an DTM long lasting exterior coating. Exteriors Colors: Sherwin Williams Duration Exterior Paint – SW6119 Antique white. Trim Paint-SW7048 Urbane Bronze or approved equal. Product and color chart submittal required.
- 10 The Contractor shall provide new minimum 20mil with attached underlayment LVP type flooring throughout bldg. Color: Provide color sample. Product submittal required.
- 11 The Contractor shall provide new 6” rubber cove base throughout bldg. Cove base shall be provided in 100’ rolls to minimize joints. Color: Provide color sample. Product submittal required.
- 12 The Contractor shall provide new electrical service and make all final connections, as well as ensure all disconnects, breakers, switches, receptacles, and lighting are in proper working order. Ref. attached Summary-FOB S2 New UG Power Distribution.
- 13 The Contractor shall provide two new (2) HVAC split ductless system with all necessary accessories. To include tubing kit, electrical service, concrete pad, etc. Product/equipment submittal required.
- 14 The Contractor shall provide new comm requirements as per GAFB 17CS direction. Ref. attached Summary-8 Communication Requirement.
- 15 The Contractor shall be responsible for verifying existing conditions, dimensions, and equipment prior to start of work.
- 16 Refer to drawing set for additional details.

A. The Contractor shall make any interior wall, trim, doors, etc., repairs necessary and prep for primer and paint. Repairs shall closely match existing finishes.

B. The Contractor shall prime, minimum one coat, and paint, minimum 2 coats, the interior of the bldg. Interior paint shall be urethane enamel in an eggshell finish. Interior wall color: Sherwin-Williams Duration SW-6119 Antique White or approved equal. Interior Trim Paint: SW7005 Pure White. Product and color chart submittal required.



Building size:28' x 60' with two (2) interior rooms.



Texas Horned Lizard

(Phrynosoma cornutum)

Other Names

Horny Toad

Texas Status

Threatened

Description

The Texas horned lizard or "horny toad" is a flat-bodied and fierce-looking lizard. The head has numerous horns, all of which are prominent, with two central head spines being much longer than any of the others. This lizard is brownish with two rows of fringed scales along each side of the body. On most Texas horned lizards, a light line can be seen extending from its head down the middle of its back. It is the only species of horned lizard to have dark brown stripes that radiate downward from the eyes and across the top of the head.



Photo ©TPWD

Habitat

They can be found in arid and semiarid habitats in open areas with sparse plant cover. Because horned lizards dig for hibernation, nesting and insulation purposes, they commonly are found in loose sand or loamy soils.

Other

The Texas horned lizard currently is listed as a threatened species in Texas (federal category C2).



Photo ©TPWD

Information obtained from TPWD's Website accessed 3/8/2023 (<https://tpwd.texas.gov/huntwild/wild/species/thlizard/>)

The Contractor shall protect all natural resources. The Contractor shall cease work and notify the CO and/or Base Environmental (654-3456) if the following threatened species are seen: **Texas Horned Lizard** so their location can be documented.

If the threatened species are within the project area or in areas under active construction, they may not be disturbed or moved by anyone except Base Environmental personnel or their representative. Prior to disturbing land that may contain the species of interest a survey may be conducted by Base Environmental. This should occur as close to the start of construction as reasonably possible.

Please include this signed addendum with your response.

Sincerely,



Dustin Klein
Procurement Supervisor

Company

Date

Signature

Please Print Name and Title