

DEPARTMENT OF THE ARMY
Omaha District, Corps of Engineers
106 South 15th Street
Omaha, Nebraska 68102-1618

:NOTICE: Failure to acknowledge : Solicitation No. DACA45 02 R 0024
:all amendments may cause rejec- :
:tion of the offer. See FAR : Date of Issue: 09 JUL 2002
:52.215-1 of Section 00100 : **Date of Receiving Revised**
Proposals: 26 NOV 2002

Amendment No. 0010
06 November 2002

SUBJECT: **Amendment No. 0010** to Request for Proposal Solicitation Package
for Design and Construction of **REPLACE FAMILY HOUSING, MINOT AFB, ND.**
Solicitation No. DACA45 02 R 0024.

TO: Prospective Offerors and Others Concerned

1. Revised proposals shall be submitted in a single 3-ring binder labeled "Revised Proposal - Volumes I/II/III" with tabs separating the evaluation factors. The original plus 6 copies of the revised proposal shall be submitted. The revised proposal shall contain a cover letter summarizing all changes to the Phase 1 and Phase 2 proposals.

Descriptive changes in narrative format are preferred with the exception of these documents that must be re-submitted in their entirety: (1) Tab 10 - Utilization of Small Business Concerns; (2) SF 1442; and (3) Section 00010 (Pricing Schedule).

Where significant changes to the proposal make it more practical, the Offeror may submit a revised Tab (or portion thereof) in its entirety in lieu of descriptive changes. When practical, Offerors may make descriptive drawing changes on 8½" X 11" sketch sheets in lieu of presenting the revision on a complete drawing sheet(s).

a. Specifications. (Descriptive Changes.)

1. **Section 01000, Page 4-4**, paragraph 4.2.3, delete "The FY03, Phase 8 demolition consists of 118 existing family housing units as listed below. See drawings for locations."

and substitute:

"The FY03, Phase 8 work will require the demolition of 118 existing family housing units. Parking lot and units at 106 Landing Court (fourplex) and 108 Landing Court (duplex) shall be removed even if the Spruce Street Extension is not needed by the Contractor to accomplish placement of all units within Phase 8. See drawings for locations."

2. **Section 01000, Page 4-8**, paragraph 4.4.1.5, item c), add the following: "For units located in Linden Circle, the nearest point of house to back of curb can range between 24 and 36 feet."

3. Section 01000, Page 4-9, delete title and contents of paragraph 4.4.6 and substitute:

"TEMPORARY CONSTRUCTION AREA/SAFETY FENCE

All areas disturbed by construction shall be enclosed with chainlink security fence and signage throughout the construction period. At a minimum, signage shall include the name of the Contractor and a phone number for emergencies. The signage shall conform to the base signage standards. The Contractor shall coordinate the fence location, number of gates, and gate locations with the Contracting Officer prior to installation. For phased turnover of the housing units, the Contractor shall relocate the fencing as required to allow tenants complete access to the new houses. All gates shall be provided with padlocks and chains. The fence fabric shall be a minimum of 6 feet (1.83 m) high with top wire. Upon completion of construction, all temporary fence and gates shall be removed and disposed of outside the limits of Government-controlled lands."

4. Section 01000, Page 4-10, delete title and contents of paragraph 4.4.14 and substitute:

"EXISTING SIDEWALK REPLACEMENT

All existing sidewalks shall be removed and replaced within the project boundary. Provide continuous network of sidewalks along both sides of all streets. Provide a 4-ft (1.219 m) set back from the back of the curb. Sidewalks should be a minimum of 4-ft (1.219 m) wide. Provide a sidewalk to the driveway from the main entry of each unit. Play areas shall be connected to the units by a walkway system. Walks shall be of fiber reinforced concrete with a minimum nominal thickness of 4 inches (100 mm) and have a medium broom finish. Walks shall be placed over 4 inches (100 mm) of aggregate base course. Transverse contraction joint spacing shall be 4-ft (1.2 m) for walks 4-ft (1.2 m) wide. Expansion joint spacing shall not exceed 40-ft (12.2 m)."

5. Section 01000, Page 6-5, delete contents of paragraph 6.3.2.7 and substitute:

"Houses shall be provided with a foundation drainage system. Trenches for the foundation drains shall be wrapped with a geotextile fabric. Flows generated by the foundation drainage system shall be collected in PVC pipe and routed to the nearest underground storm drain. Foundation drains shall not be tied into the sanitary sewer system. A gravity system is preferred. Sump pumps will not be allowed inside of the housing units. If sump pumps are necessary, gang drainage tile from a maximum of 8 housing units (4 duplexes) together and route to a small lift station (less than 50 gpm). Lift station will then pump the foundation drainage flow to the nearest underground storm drain.

The lift station shall be a simplex submersible sump pump rail system

package with a shutoff and check valve located in a 24-inch diameter basin with cover. They shall be fully assembled for outside installation. The covers shall be the type to withstand vehicle loading or the stations shall be protected from traffic loads. Lift stations shall not be located within housing unit yards. Each lift station shall be provided with lifting chain, quick-connect rail system, discharge piping, inlet flange, junction box, start-stop level controls, high water alarm, internal wiring, external alarm and pump control panel, sump pump and motor, concrete hold-down pad, control panel with alarm light, etc.

The Design Build Contractor shall submit drawings showing the lift stations and force mains. The Design Build Contractor shall also submit a specification for approval covering the work, materials and equipment as well as engineering calculations supporting his proposed selection of equipment. The Design Build Contractor shall verify the drainage capacity and invert elevations to ensure that the lift stations are adequate for the flows generated by the family housing units."

6. Section 01000, Page 9-15, delete contents of subparagraph 9.9.4 a) and substitute:

"Bulk storage space should be at least 4-ft in depth and a minimum clear height of 8-ft 0-inches, except that space under stairs may be counted at 1/2 area if the space is 4-ft or more in height."

7. Section 01000, Page 10-4, delete contents of paragraph 10.5.1 and substitute:

"Foundation drains shall be provided around the entire outside perimeter all foundations that retain earth and enclose interior spaces. Drains shall be installed in accordance with IBC and the following:

- a) Drains shall be capable of lowering and maintaining groundwater to an elevation not less than 6 inches below the bottom of the lowest floor.
- b) Flows from drains shall be collected and discharged to the storm drainage system. If lift stations are used, they shall service a maximum of 8 housing units. Foundation drains shall not be tied into the sanitary sewer system."

8. Section 01000, Page 11-9, delete contents of subparagraph 11.20 b. and substitute:

"b. Any sump open to soil shall be covered with a gasketed or otherwise sealed lid to retard soil gas entry. (Note: When the sump is to be used as the suction point in a future active sub-slab depressurization system, the lid should be designed to accommodate the vent pipe. If also intended as a floor drain, the lid shall also be equipped with a trapped inlet to handle any surface water on the slab.)"

9. Section 01000, Page 12-4, delete contents of paragraph 12.12 and substitute:

"Exterior electric sump pumps shall be provided as required for the foundation drainage system. A plug connector is required. Provide a compatible grounding outlet for a plug and cord type electrical connection. The pumps shall be of the automatic, electric motor-driven, submerged type, complete with necessary control equipment and with a split or solid cast-iron or steel cover plate. The pumps shall be direct-connected by an approved flexible coupling to a vertical electric motor having a continuous oiling device or packed bearings sealed against dirt and moisture. Motors shall be totally enclosed, fan-cooled and shall be equipped with an across-the-line magnetic controller in a NEMA 250, "Enclosures for Electrical Equipment (1000 Volts Maximum)", Type 4 enclosed, across-the-line, magnetic controller. Each pump shall be fitted with a high-grade thrust bearing mounted above the floor. Each shaft shall have an alignment bearing at each end, and the suction inlet shall be between 75 and 150 mm (3 and 6 inches) above the sump bottom. The suction side of each pump shall have a strainer of ample capacity. A float switch assembly, with the switch completely enclosed in a NEMA 250; Enclosures for Electrical Equipment (1000 Volts Maximum), Type 4 enclosure, shall start and stop each motor at predetermined water levels. The discharge line from the pump shall be provided with a union or flange, a nonclog swing check valve, and a stop valve in an accessible location near the pump. See Section 01000, Part 11 Unit Design - Plumbing, paragraph 11.20 b.), if sumps are to tie into sub soil foundation drains inside and building and the radon prevention system."

10. Section 01000, Page 13-4, paragraph 13.3.2, 1st line, after "Warm air furnaces shall be induced combustion, upflow" add "(downflow is acceptable only when no basement is provided)"
11. Section 01000, Page 13-5, paragraph 13.3.4, starting at 3rd line, delete "Also, crawl space units or downflow furnaces are unacceptable systems; access to these units for maintenance is limited and fuel-fired units are not enclosed by a 1-hour rated wall."

and substitute:

"Also, crawl space units are unacceptable."

b. Specifications (New and/or Revised and Reissued). Delete and substitute or add specification pages as noted below. The substituted pages are revised and reissued with this amendment.

Pages Deleted	Pages Substituted or Added
-----	Page 00010T01-6, Certificate of Current Cost or Pricing Data
Section 01000 Part 4 Attachments, Omaha District Standard Drawings C-2.5 and C-2.10	-----
Section 01000, Pages 9-8, 9-9, and 9-10	Section 01000, Pages 9-8, 9-9, and 9-10

2. This amendment is a part of the proposing papers and its receipt shall be acknowledged on the Standard Form 1442. All other conditions and requirements of the request for proposal remain unchanged. If the proposals have been mailed prior to receiving this amendment, you will notify the office where proposals are received, in the specified manner, immediately of its receipt and of any changes in your proposal occasioned thereby.

a. Hand-Carried Revised Proposals shall be delivered to the U.S. Army Corps of Engineers, Omaha District, Contracting Division (Room 301), 106 South 15th Street, Omaha, Nebraska 68102-1618.

b. Mailed Revised Proposals shall be addressed as noted in Item 8 on Page 00010-1 of Standard Form 1442.

3. Revised Proposals will be received until 1400 hours, local time at place of receiving proposals, 26 NOV 2002.

Attachments:

Pages listed in 1.b., above

U.S. Army Engineer District, Omaha
 Corps of Engineers
 106 South 15th Street
 Omaha, Nebraska 68102-1618

06 November 2002
 mrp/4413

CERTIFICATE OF CURRENT COST OR PRICING DATA

This is to certify that, to the best of my knowledge and belief, the cost or pricing data (as defined in section 15.401 of the Federal Acquisition Regulation (FAR) and required under FAR subsection 15.403-4) submitted, either actually or by specific identification in writing, to the Contracting Officer or to the Contracting Officer's representative in support of **Solicitation No. DACA45-02-R-0024, Replace Family Housing, Minot AFB, North Dakota*** are accurate, complete, and current as of _____**.

This certification includes the cost or pricing data supporting any advance agreements and forward pricing rate agreements between the offeror and the Government that are part of the proposal.

Firm _____

Signature _____

Name _____

Title _____

Date of execution*** _____

* Identify the proposal, request for price adjustment, or other submission involved, giving the appropriate identifying number (e.g., RFP No.).

**Insert the day, month, and year when price negotiations were concluded and price agreement was reached or, if applicable, an earlier date agreed upon between the parties that is as close as practicable to the date of agreement on price.

*** Insert the day, month, and year of signing, which should be as close as practicable to the date when the price negotiations were concluded and the contract price was agreed to.

(End of certificate)

TABLE 9-3 - MINIMUM AREAS AND DIMENSIONS - INTERIOR SPACES

Space	Area	Length	Width/Depth	Height ¹
	ft ²	ft-in	ft-in	ft-in
Living ²	150	11-8	11-8	8-0
Dining (2/3 BR) ²	90	9-6	9-6	8-0
Dining (4 BR) ²	110	10-6	10-6	8-0
Family Room ²	90	9-6	9-6	8-0
Kitchen ^{3,6}	64	8-0	8-0	8-0
Eating in Kit. ⁴	72	8-6	8-6	8-0
Refrigerator & Freezer	6	3-0	2-0	8-0
Washer/Dryer ⁵	54	6-0	3-0	8-0
BR #1	150	11-8	11-8	8-0
BR #2	120	10-0	10-0	8-0
BR #3	100	10-0	10-0	8-0
BR #4 ⁶	90	9-6	9-6	8-0
Half Bath ⁷	-	-	3-0	8-0
Full Bath ⁷	-	-	5-0	8-0
Arctic Recreation Room ⁸	200	-	-	8-0
Basement ⁹	-	-	-	8-0
Vestibule	13	3-3	4-0	8-0
Hall & Stairway ¹⁰	-	-	3-3	8-0

Note¹: Ceiling heights in habitable rooms shall be a minimum of **8-ft 0-inches**.

Note²: Room dimensions are exclusive of circulation. Circulation paths along one side of a room are permitted but add 3-ft 3-inches to the minimum dimension.

Note³: A minimum of 4-ft must be maintained in front of and between cabinets.

Note⁴: Minimum area and dimensions are measured from face of cabinets to walls.

Note⁵: Minimum area and dimensions are indicated for a washer and dryer closet. This area may also be provided in a utility room. When so provided, area and dimensions are exclusive of circulation.

Note⁶: Bedroom #4 area being larger than 90 ft² is preferred by Ellsworth AFB.

Note⁷: Accessible units must conform to UFAS, which requires greater minimum dimensions.

Note⁸: In harsh climates, defined as having more than 7,500 heating degree days annually (see AFM 88-29, *Engineering Weather Data*), increase the net floor area for indoor activity up to 300 square feet. The minimum for this indoor activity room is 200 square feet. This area increase will not be counted against the maximum applicable net floor area of a dwelling unit. Arctic Recreation Rooms which are designed to the 300 square foot maximum are preferred by Ellsworth AFB.

Note⁹: In units that have basement spaces which are not otherwise covered in this table such as mechanical rooms, laundry rooms, bulk storage rooms, etc., the minimum ceiling height of **8-feet 0-inches** shall apply.

Note¹⁰: Clear width is measured between railings.

TABLE 9-4 - MINIMUM AREAS AND DIMENSIONS - EXTERIOR SPACES

Spaces	Area	Length	Width/Depth	Height ¹
	ft ²	ft-in	ft-in	ft-in
1 Car Garage	282	12-8	22-4	8-0
2 Car Garage	465	20-10	22-4	8-0
Balconies	72	6-0	6-0	8-0
Patio - 2 BR	120	12-0	8-0	8-0
Patio - 3 BR	192	12-0	16-0	8-0
Patio - 4 BR	192	12-0	16-0	8-0

Note¹: Ceiling heights apply when patios and balconies are covered.

9.1.1.1 Kitchen Cabinets, Counters and Pantries

See Table 9-5. Flat area is shown for countertops and drawers. Combined shelf area is shown for pantry and base, wall and wall cabinets.

TABLE 9-5 - KITCHEN CABINET, COUNTER, & PANTRY AREA

Type of Housing Unit	Wall	Base	Drawer	Counter	Pantry
	ft ²				
2/3 BR	24	32	14	12	-
4 BR	30	40	18	16	16