

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

:NOTICE: Failure to acknowledge :
:all amendments may cause rejec-
:tion of the offer. See FAR :
:52.215-1 of Section 00100 :

Solicitation No. DACA45 03 R 0014

Date of Issue: 29 April 2003

Date of receiving Phase III

Proposal: 16 Sept 2003

Amendment No. 0003

22 August 2003

SUBJECT: **Amendment No. 0003** to Request for Proposal Solicitation Package
for Design and Construction of **REPLACE FAMILY HOUSING, PHASE 3,**
ELLSWORTH AFB, SD. DACA45-03-R-0014

TO: Prospective Offerors and Others Concerned

1. The specifications and drawings for subject project are hereby modified as follows (revise all specification indices, attachment lists, and drawing indices accordingly).

a. Specifications. (Descriptive Changes.)

- (1) **Section 01000, Part 4, Page 4-17,** paragraph 4.4.17, line 4, delete "Any wood must be pressure treated" and substitute the following:

"Any exposed wood members used on porches, patios, decks, etc. shall be pressured treated and coated with a clear U.V. protectant and sealer such as Sherwin Williams "Cuprinol, UV SunBlock Deck and Wood Seal" or approved equal."

- (2) **Section 01000, Part 6, Page 6-8,**

- a. Paragraph 6.5.3, at the end of this paragraph add the following sentence: "Silt fences may be constructed of filter fabric or straw bales."
b. Delete Paragraph 6.5.4 in its entirety.

- (3) **Section 01000, Part 7:**

- a. Page 7-2, paragraph 7.2, to the end of this paragraph add the following sentence: "The Design-Build Contractor shall avoid the removal of existing trees, as much as possible."
b. Page 7-3, paragraph 7.3.3, 2nd line, delete: "5 Summit Ash" and substitute: "5 Green Ash".
c. Page 7-3, paragraph 7.3.4, 1st line, delete: "8 Summit Ash" and substitute: "8 Green Ash".
d. Page 7-3, paragraph 7.4, starting at line 3, delete: "Trees and shrubs shall be installed from the following listing. The sizes indicated above the following plants...Semi Upright: Maney juniper, Andorra, and Savin" and substitute: "Trees and shrubs shall be installed from the Ellsworth AFB Landscape Manual listing

provided as an attachment to this section. The following plant sizes are the minimum acceptable sizes on this project: Large Trees: 2-1/2 inch caliper and larger, Small Trees: 1-1/2 inch caliper and larger, Evergreen Trees: 6 feet tall, Deciduous Shrubs: 5-gallon size, and Evergreen Shrubs: 5-gallon size".

- (4) **Section 01000, Part 8, Page 8-9**, paragraph 8.3.3.6, last sentence, delete "...the manhole floor, a drop connection shall be provided.", and substitute "...the manhole floor, an outside drop connection shall be provided."
- (5) **Section 01000, Part 9:**
- a. **Page 9-17**, delete paragraph 9.9.2.1 in its entirety.
 - b. **Page 9-18**, paragraph 9.9.7, at the end of the paragraph add the following: "Porches, decks, and patios shall be designed as an integral part of the housing unit and all associated trim and finishes shall be compatible with the materials and finishes used on the housing unit."
 - c. **Page 9-33**, paragraph 9.20.1, delete the last three sentences reading "A nameplate holder approximately ...to the Contracting Officer for approval." and substitute: "Furnish samples of House Numbers and proposed mounting locations to the Contracting Officer for approval."
- (6) **Section 01000, Part 11, Page 11-5**, paragraph 11.7, lines 2 and 3, in the sentence reading "Lavatories shall be vitreous ...", delete "and complete with an under the counter mounting package".
- (7) **Section 01000, Part 14, Page 14-2**, paragraph 14.3.1, at the end of the first subparagraph add the following sentence:

"Panel Boards shall have copper buss".

- (8) **Section 01400, Page 4**, Delete paragraph 1.5.1.1 in its entirety and substitute the following paragraph:

"1.5.1.1. SPECIAL CONTRACTOR SAFETY PERSONNEL REQUIREMENTS

1.5.1.1.1. GENERAL. The Contractor shall employ at the project site, to cover all hours of work, at least one Safety and Occupational Health (SOH) person to implement and manage the Contractor's accident prevention program. This person is required to be on-site once the activity of framing has started until project completion or until only final finishes within the inside of the houses remains. During this period, duties that are not germane to the safety program, shall not be assigned to the SOH person. Before framing and after only interior finishes remain, a safety representative will be required but may have other duties. The principal safety person shall report to and work directly for the Contractor's on-site manager, higher level official, or corporate safety office. The SOH person shall have the authority to take immediate steps to correct unsafe or unhealthful conditions. The presence of a SOH person will not abrogate safety responsibilities of other personnel. The Contractor shall submit names and qualifications of the nominated SOH person to the Contracting Officer for acceptability and a functional description of duties shall be provided prior to his presence needed on-site.

1.5.1.1.2. QUALIFICATIONS FOR SOH PERSON. The Contractor's SOH person shall be required to have one of the following experience and/or education qualifications:

- a. A degree in engineering or safety in at least a 4 year program from an accredited school; or
- b. A legal registration as a professional engineer or a certified safety person and, and in addition, shall have been engaged in safety and occupational health for at least one (1) year of experience, of which no less than fifty (50) percent of the time each year was devoted to safety and occupational health; or
- c. A degree other than that specified above and, in addition, shall have been engaged in safety and occupational health for at least three (3) years of which no less than fifty (50) percent of the time each year was devoted to safety and occupational health; or
- d. Qualified experience in safety and occupational health for at least five (5) years of which no less than fifty (50) percent of the time each year was devoted to safety and occupational health.
- e. In any of the above, first aid work shall not be considered as creditable experience.

1.5.1.1.3. DOCUMENTATION. The SOH person's daily activities must be documented and submitted to the Contracting Officer's representative. The report must be submitted the first work day following the day of the report."

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

SF 1442

New SF 1442
Attachment to Section 01000, Part 7:
"Ellsworth Landscape Assistance Team"

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

3. Phase 2 Proposals will be accepted until 2:00 p.m., local time at place of receiving proposals, 16 SEP 2003.

Attachments:

SF 1442

Ellsworth Landscape Assistance Team spreadsheet

General information to the Contractors: Preproposal conference meeting minutes.

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

22 August 2003
mrp/4413

SOLICITATION, OFFER, AND AWARD (Construction, Alteration, or Repair)	1. SOLICITATION NO. DACA45-03-R-0014	2. TYPE OF SOLICITATION <input type="checkbox"/> SEALED BID (IFB) <input checked="" type="checkbox"/> NEGOTIATED (RFP)	3. DATE ISSUED 29 APR 2003	PAGE OF PAGES 1 OF 2
	IMPORTANT - The "offer" section on the reverse must be fully completed by offeror.			

4. CONTRACT NO.	5. REQUISITION/PURCHASE REQUEST NO.	6. PROJECT NO.
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7. ISSUED BY U S ARMY ENGINEER DISTRICT, OMAHA 106 South 15th Street Omaha, Nebraska 68102-1618	CODE CT	8. ADDRESS OFFER TO U.S.ARMY CORPS OF ENGINEERS, OMAHA Attn: CONTRACTING DIVISION (CENWO-CT) 106 South 15th Street Omaha, Nebraska 68102-1618
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9. FOR INFORMATION CALL:	A. NAME See SECTION 00100, Para. 15	B. TELEPHONE NO. (Include area code) (NO COLLECT CALLS) See SECTION 00100, Para. 15
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SOLICITATION

NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder".

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS (Title, identifying no., date):

The Offeror hereby agrees to do all the work described in these documents entitled:

**INDEFINITE DELIVERY CONTRACT
REPLACE FAMILY HOUSING
FY 04 - FY 10
ELLSWORTH AFB, SD**

RETURN ONLY UPON WRITTEN REQUEST BY THE GOVERNMENT TO SUBMIT PHASE 2 PROPOSALS. REFERENCE SECTION 00110, PROPOSAL SUBMISSION AND EVALUATION

- * 11. See Section 00110: PROPOSAL SUBMISSION AND EVALUATION for Schedule Requirements.
- ** 13D & 17. The Government intends to make award on or before 15 FEB 2004.
- *** 13A See Section 00110: PROPOSAL SUBMISSION AND EVALUATION for number of copies.

11. The Contractor shall begin performance within 10 calendar days and complete it within * calendar days after receiving
 award, notice to proceed. This performance period is mandatory, negotiable. (See _____.)

12A. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? (If "YES," indicate within how many calendar days after award in Item 12B.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12B. CALENDAR DAYS 10
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13. ADDITIONAL SOLICITATION REQUIREMENTS:

- A. Sealed offers in original and *** copies to perform the work required are due at the place specified in Item 8 by 1400 (hour) local time 16 SEP 2003 (date). If this is a sealed bid solicitation, offers must be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.
- B. An offer guarantee is, is not required.
- C. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.
- D. Offers providing less than ** calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.

14. NAME AND ADDRESS OF OFFEROR (Include ZIP Code) DUNS Number : CODE FACILITY CODE	15. TELEPHONE NO. (Include area code) 16. REMITTANCE ADDRESS (Include only if different than Item 14)
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17. The offeror agrees to perform the work required at the prices specified below in strict accordance with the terms of this solicitation, if this offer is accepted by the Government in writing within ** calendar days after the date offers are due. (Insert any number equal to or greater than the minimum requirement stated in Item 13D. Failure to insert any number means the offeror accepts the minimum in Item 13D.)

AMOUNTS

See Attached PRICING SCHEDULE (Pages 00010TO1) for Task Order No. 1 Items.
 Contractor's Fax No. _____ CAGE CODE _____
 Contractor's E-Mail address _____

18. The offeror agrees to furnish any required performance and payment bonds.

19. ACKNOWLEDGMENT OF AMENDMENTS

(The offeror acknowledges receipt of amendments to the solicitation - give number and date of each)

AMENDMENT NO.									
DATE									

20A. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER (Type or print)	20B. SIGNATURE	20C. OFFER DATE
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AWARD (To be completed by Government)

21. ITEMS ACCEPTED:

22. AMOUNT	23. ACCOUNTING AND APPROPRIATION DATA
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24. SUBMIT INVOICES TO ADDRESS SHOWN IN (4 copies unless otherwise specified)	ITEM 26	25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO <input type="checkbox"/> 10 U.S.C. 2304(c) () <input type="checkbox"/> 41 U.S.C. 253(c) ()
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26. ADMINISTERED BY CODE	27. PAYMENT WILL BE MADE BY
U.S. Army Engineer District, Omaha 106 South 15th Street Omaha, Nebraska 68102-1618	USAED Omaha c/o USACE Finance Center 5722 Integrity Drive Millington, TN 38054-5005

CONTRACTING OFFICER WILL COMPLETE ITEM 28 OR 29 AS APPLICABLE

<input type="checkbox"/> 28. NEGOTIATED AGREEMENT (contractor is required to sign this document and return _____ copies to issuing office.) Contractor agrees to furnish and deliver all items or perform all work, requisitions identified on this form and any continuation sheets for the consideration stated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications incorporated by reference in or attached to this contract.	<input type="checkbox"/> 29. AWARD (Contractor is not required to sign this document.) Your offer on this solicitation, is hereby accepted as to the items listed. This award commutes the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.
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30A. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN (Type or print)	31A. NAME OF CONTRACTING OFFICER (Type or print)
30B. SIGNATURE	30C. DATE
31B. UNITED STATES OF AMERICA	
BY	31C. AWARD DATE

Large Trees

Botanical name	Common name	Form	Height	Width	Expose	Water	Comments
ACER platanoides	Norway Maple	spread -ing	55'	45'	sun	mod- low	very adaptable, tolerates any soil or climate
ACER saccharinum	Silver Maple	spread -ing	60'	50'	sun	mod- low	open form, leaves light green above, silvery beneath
CELTIS occidentalis	Western Hackberry	oval	55'	45'	sun	mod- low	deep-rooted, hardy
FRAXINUS pennsylvanica lanceolata 'Pat Moore'	Green Ash	oval	55'	40'	sun	mod- low	DO NOT use 'Imperial' or 'Marshall seedless' (less hardy)
GLEDTISIA triacanthas inermis 'Shademaster'	Shademaster Honey Locust	spread -ing	60'	45'	sun	mod- low	must have large hole when planted
JUGLANS nigra	Black Walnut	spread -ing	80'	50'	sun	mod- low	big, hardy shade tree for large areas, not residential
PICEA abies 'Karst'	Norway Spruce	stiff & regular	60'	30'	sun	mod- low	tall, symmetrical tree, likes sandy soil, short-lived
PICEA glauca 'desata Bailey'	Black Hills Spruce	stiff & regular	65'	30'	sun	mod- low	a real beauty, stands massing, very popular in B. Hills area
PICEA pungens 'Glauca'	Colorado Blue Spruce	stiff & regular	75'	30'	sun	mod- low	broad, pyramidal shape, thrives in most soils
PINUS nigra	Black Austrian Pine	pyra- midal	35'	20'	sun	mod	rather uniform growth, slow to moderate growth
PINUS strobus	Eastern White Pine	stiff & regular	35'	25'	sun	mod- low	fast grower although shallow rooted, takes all soils
PINUS ponderosa	Ponderosa Pine	pyra- midal	70'	30'	sun	mod- low	great vertical screen tree when massed
POPULUS tremuloides	Quaking Aspen	upright	45'	30'	sun	mod- low	hardy, needs moist soil
QUERCUS macrocarpa	Bur Oak	oval	50'	40'	sun	mod- low	hardy, nice shade
ULMUS americana	American Elm	broad	55'	35'	sun	low	long-lived, drought resistant, takes any soil, open growth

NOVEMBER 1994 MISSOURI ARBORETUM, KANSAS CITY, MISSOURI

Medium & Small Trees

Botanical name	Common name	Form	Height	Width	Expose	Water	Comments
<i>ACER ginnala</i>	Amur Maple	round	18'	18'	pt shade	mod-low	striking red fall color
<i>AESCULUS glabra</i>	Ohio Buckeye	round	20'	20'	sun	mod-low	good for shade, flowers and fruit messy, hardy
<i>AESCULUS hippocastanum</i>	Horsechestnut	round	20'	20'	sun	mod-low	broad, rounded crown, prefers rich soil, messy fruit
<i>BETULA nigra</i>	River Birch	pyramidal	30'	25'	sun	high	fast growth, needs regular watering and fertilizing
<i>BETULA papyrifera</i>	Paper Birch	upright	30'	25'	sun	mod	open crown, bark is creamy white, peels in layers
<i>CRATAEGUS ambigua</i>	Russian Hawthorn	irreg	20'	20'	sun	mod-low	pretty spring flowers
<i>CRATAEGUS crus-galli</i>	Cockspur Hawthorn	irreg	25'	25'	sun	mod-low	great fall color
<i>ELAEAGNUS angustifolia</i>	Russian Olive	irreg	25'	20'	sun	mod-low	nice gray foliage
<i>JUNIPERUS scopulorum</i>	Rocky Mountain Juniper	upright	20'	8'	sun	low	native juniper, hardy
<i>MALUS purpurea</i>	Flowering Crabapple	upright oval	25'	20'	sun	mod-low	excellent accent and color tree, showy spring colors
<i>PNUS edulis</i>	Pinon Pine	oval	20'	14'	sun	low	very hardy, nice oval shape
<i>PRUNUS americana</i>	Native Plum	irreg	20'	20'	sun	mod-low	very hardy native plum
<i>PRUNUS virginiana</i>	Chokecherry	irreg	15'	12'	sun	mod-low	drought and heat tolerant
<i>PYRUS ussuriensis 'Maxim'</i>	Harbin Pear	oval	20'	20'	sun	low	slow growing, hardy, not demanding, takes poor soil
<i>QUERCUS gambelli</i>	Gambel Oak	irreg	22'	20'	sun	mod-low	hardy, unique leaf shape

NOVEMBER 1994

MISSOURI ARBORETUM, SOUTHDAKOTA

LANDSCAPE ARCHITECTURE SERVICES

Botanical name	Common name	Form	Height	Width	Expose	Water	Comments
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Shrubs Shrubs come large, medium, and small. Choose the proper species for use in planters, foundation, massed, barrier, or for seasonal color.

AMORPHA fruticosa	Indigo Bush	leggy	9'	6'	sun	mod-low	hardy, takes all soils
ARTEMISIA tridentata	Big Sage	irreg	8'	6'	sun	mod-low	has an evergreen look
ATRIPLEX canescens	Four-wing Saltbush	round	3'	3'	sun	mod-low	hardy, narrow gray leaves
ATRIPLEX confertifolia	Spiny Saltbush	round	3'	3'	sun	mod-low	hardy, best when massed
BERBERIS koreana	Korean Barberry	round	5'	5'	sun	mod-low	brilliant crimson color
BERBERIS mentorensis	Mentor Barberry	upright	6'	6'	sun	mod-low	leaves dark green, hardy
BERBERIS thunbergi atropurpurea 'nana'	Crimson pygmy Barberry	irreg	2'	3'	sun	mod-low	hardy to -10, small-place plant, great w/boulders
BUDDLEIA davidii	Common Butterfly bush	irreg	4-5'	3'	sun	mod-low	Vigorous, needs good drainage, winter die-back, rebuds in April
CARYOPTERIS clandonensis	Blue Mist Spirea	irreg	4'	4'	sun	mod-low	lavender-blue flowers
CERATOIDES lanata	Winterfat	upright	2'	2'	sun	mod-low	slow grower, hardy
CERCOCARPUS ledifolius	Curl-leaf Mahogany	irreg	10'	10'	sun	low	attractive shrub
CERCOCARPUS montanus	Mountain Mahogany	upright	8'	6'	sun	low	attractive in any planting
CHRYSOTHAMNUS nauseosus	Rabbitbush	round	5'	5'	sun	low	hardy
CORNUS florida	Red flowering Dogwood	round	7-10'	10'	sun	mod	'Cherokee Chief' best with deep, rosy red flowers
COTONEASTER actifolia	Peking Cotoneaster	irreg	7'	5'	sun	mod-low	hardy
ELAEAGNUS commutata	Silverberry	erect	10'	10'	sun	mod-low	attractive foliage

NOVEMBER 1997

MISSOURI BOTANICAL GARDEN, GEORGETOWN, MISSOURI

LANDSCAPE DESIGN CENTER FOR SOUTHERN SLOPE DISTRICT

Botanical name	Common name	Form	Height	Width	Expose	Water	Comments
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Shrubs (continued)

EUONYMUS alata 'Compacta'	Winged Euonymus	upright	5'	5'	sun	mod-low	green leaves turn red in fall, inconspicuous white flowers
FALLUGIA paradoxa	Apache Plume	irreg	4'	4'	sun	low	hardy, drought resistant
FORESTERIA neomexicana	New Mexico Privet	upright	9'	6'	sun	mod-low	most attractive when massed
FORSYTHIA intermedia	Forsythia	upright	6'	6'	sun	mod-low	use var. 'Lynwood' or 'Arnold Dwarf', first spring bloomer
JUNIPERUS species	Junipers	varies	1'-4'	1'-5'	sun	low	Buffalo/Broadnoot/Willow/Tan
LAGUSTRUM	Cheyenne Privet						
LONICERA 'Clavey's Dwarf'	Dwarf Honeysuckle	spread- -ing	3'	4'	sun	low	easily grows in all situations, white flowers are small
PINUS mugo-mugo	Mugo Pine	irreg	4'	4'	sun	mod-low	great w/boulders, low evergreen
POTENTILLA fruticosa	Brush Cinquefoil	round	3'	3'	sun	mod-low	'Jackman' or 'Golddrop' are best, yellow flowers
PRUNUS besseyi	Western Sandcherry	irreg	5'	5'	sun	mod-low	attractive foliage
PURSHIA trientata	Antelope Bush	oval	5'	5'	sun	low	very hardy/drought resist
RHUS trilobata	Squawbush	irreg	4'	5'	sun	low	hardy
RIBES alpinum	Alpine Currant	round	4-5'	4'	sun	low	deciduous, spineless, flowers and fruit inconspicuous
RIBES aureum	Golden Currant	round	5'	5'	pt shade	low	best when in micro-environment
SHEPHERDIA argentea	Buffaloberry	irreg	6'	5'	sun	mod-low	hardy
SPIRAEA vanhouttei	Spiraea	irreg	6'	4'	sun	low	nice ornamental shrub, easy to grow, colorful showy flowers
SYMPHORICARPOS chenaufii	Hancock Coralberry	arch- ing	4'	3'	pt shade	mod-low	attractive small shrub, colorful and hardy

NOVEMBER 1998

NILES OPD HANDBOOK SOUTH DAKOTA

LANDSCAPE DESIGNER'S PLAN FOR THE PROJECT

Botanical name	Common name	Form	Height	Width	Expose	Water	Comments
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Shrubs (continued)

SYMPHORICARPOS orbiculatus	Indian currant Coralberry	oval	4'	4'	pt shade	mod-low	attractive small shrub
SYRINGA chinensis	Chinese Lilac	airy, open	8'	6'	sun or shade	mod-low	open airy clusters of rose/purple flowers, profuse bloomer
SYRINGA persica	Persian Lilac	loose	6'	5'	sun or shade	mod-low	arching branches, clusters of pale violet flowers in May
YUCCA glauca	Soapweed Yucca	upright	3'	3'	sun	low	attractive branching/flowers

Botanical name	Common name	Form	Height	Width	Expose	Water	Comments
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Vines Vines are among the most versatile plants available, providing cover, shade, and privacy in a variety of colorful forms. Great Fall color.

ARISTOLOCHIA macrophylla	Dutchman's pipe	mound	4'	8'	sun	mod-low	deciduous climbing shrub
CLEMANTIS hybrids	Clematis	mound	4'	8'	pt shade	mod-low	needs trellis, mulch roots
EUONYMUS sarcoxie	Creeping Euonymus	mound	6'	8'	sun	mod-low	broadleaf, woody evergreen
LONICERA japonica	Hall's Honeysuckle	spread	5'	15'	sun	mod-low	Most widely planted, flowers white, var. 'Hall's'
PARTHENOCISSUS inserta	Virginia Creeper	mound	6'	6'	sun	mod-low	brilliant fall color

NOVEMBER 2004

DIANE MORRIS, LANDSCAPE ARCHITECT, P.A.

LANDSCAPE PLANNING AND CONSTRUCTION

ALL INFORMATION IS UNCLASSIFIED

Botanical name	Common name	Form	Height	Width	Expose	Water	Comments
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Groundcovers. Groundcovers are useful in preventing soil erosion, reducing lawn area, and providing a 'finished' look to a planted area.

EUONYMUS fortunei 'coloratus'	Purple-leaf Wintercreeper	mound	2'	6'	sun	mod-	excellent groundcover, colorful
FRAGERIA americana	Wild Strawberry	spreads	6 in	1'	sun	mod-	Rocky Mt native, white flowers
MAHONIA repens	Creeping Mahonia	spreads	18 in	4'	sun	mod-	Rocky Mt native, red in Fall
PENSTEMON pinifolius	Featherleaf Penstemon	spreads	6 in	1'	sun	mod-	great for sunny spots
PHLOX subulata	Creeping Phlox	spread	6 in	8 in	sun	mod-	evergreen gc w/red, pink flowers
POLYGONUM affine	Border Jewel	spread	6 in	6 in	sun	mod-	true, creeping gc, pink flowers

Ornamental Grasses. Ornamental grasses are a beautiful addition to a planting. They have varied shapes, colors, and plumes. Best massed.

ACORUS gramineus 'Variegatus'	Variegated Sweetflag	mound	2'	2'	pt shade	low	iris-like flowers
FESTUCA ovina glauca	Blue Fescue	clumps	1'	1'	sun	low	oriental-looking, great blue color
HELICHTOTRICHON sempervirens	Blue Avena Grass	mound	3'	3'	sun	mod-	powdery-blue, excellent accent
PHALARIS arundinacea 'Picta'	Ribbon Grass	mounds	15 in	3'	sun	low	creeping growth, whit seed head
MISCANTHUS sinensis 'Gracillimus'	Maiden Grass	mounds	5'	5'	sun	low	silvery-green blades, turrey
MISCANTHUS sinensis 'Zebriinus'	Zebra Grass	mound	7'	5'	sun	low	vigorous growth, plumes are silvery-white

NOVEMBER 1994

ELLSWORTH AND SOUTHDAKOTA

Meeting Minutes
Pre-Proposal Conference/Site Visit
Replace Family Housing
Ellsworth AFB, ND

Date: August 14, 2003

Location: Dakota's Officer Club
2838 Arnold Drive
Ellsworth AFB, SD 57706

Solicitation No: DACA45-03-R-0014

Attendees: See Attachment 2

The pre-proposal conference commenced at 9:00 AM with a project overview and a question and answer session. It was requested that formal questions be submitted on the provided index cards. Formal questions received during the pre-proposal conference and the applicable answers are included in Attachment 1. At approximately 10:00 AM the attendees went to the project site where they were shown a few typical vacant units and the general site layout. Attendees were cautioned that the written requirements of the solicitation take precedence over verbal communications of the conference/site visit. Attendees were advised that a solicitation amendment would be issued the following week. Minutes are as follows:

INTRODUCTIONS:

- John Stobbe (Project Manager) and Phil Holman (Contracting Officer) introduced themselves
- All parties in attendance were asked to sign in on the attendance roster. A copy of the attendance roster is attached in Attachment No. 2.
- The following firms were identified as the offerors that had been selected to continue on with the Phase 2 portion of this solicitation:

- Sundt Construction, Inc. (Tucson, AZ)
- Parsons (Pasadena, CA)
- Barsto Construction, Inc. (Kansas City, MO)
- Weis Builders, Inc. (San Diego, CA)

PROGRAM:

- The Air Force is under a directive to replace or renovate all applicable family housing by the year 2010 and they have accelerated the plan to be completed by 2007 or 2008.
- The program at Ellsworth is currently under evaluation with Air Combat Command and the full extent of the program is uncertain at this time. The first Task Order (FY 04 project) appears to be a firm programmed project. Future year projects will be contingent upon congressional approval within the budget.

- The Air Combat Command (ACC) Family Housing Program with the Corps of Engineers (COE) includes Minot AFB, ND; Whiteman AFB, MO; Mountain Home AFB, ID; Dyess AFB, TX; and Davis Monthan AFB, AZ in addition to Ellsworth AFB, SD.

CONTRACT CHARACTERISTICS:

- Solicitation may result in up to a \$100 million indefinite delivery contract with a 5-year base period and a potential 5-year option period, if needed. Annual task orders are estimated to range from \$15-\$20 million subject to Congressional appropriations
- After award of the contract and Task Order No. 0001, the Government will have met its minimum guarantee requirements. No future task orders are guaranteed.
- Government may issue more than 1 task order per year. Additional task orders could be issued for professional services (not design) for master planning, surveys, site investigation, etc. to assist in the programming of the next year's effort.
- Proposals are due September 16, 2003 with award anticipated by the end of the calendar year. However, award is subject to Congressional appropriations and delays in appropriations could push award back as far as February 2004.

PHASE 3 TASK ORDER:

- The Phase 3 Task Order is an FY 04 project consisting of demolishing 80 existing housing units and building 75 new 4 Bedroom Junior Enlisted Housing Units.
- The Government believes it can acquire all 75 units in the RFP within the Construction Cost Limitation (CCL) of \$15,236,000. The Government is looking to make a Best Value selection within the CCL given.
- The first priority is to provide full scope of building the 75 units required in this scope. The second priority is to provide as much square footage as possible while staying within square footage limitations outlined in the RFP. The third priority is to provide as many Betterments listed in the RFP as possible. Obviously the appearance, functionality, quality, etc. of the housing units are a major consideration as well that is looked at in conjunction with the other priorities.
- Contractor is responsible for asbestos, lead-based paint, and utilities such as storm drains, sanitary sewer, water, natural gas, electrical, communications, etc.
- 3 distinctly different floor plans and elevations shall be provided for the JENL 4BR units (24 of Plan 1 & 2, and 23 of Plan 3 = 71 Total) and one floor plan and elevation for the handicap 4 BR unit (4).

DESIGN REQUIREMENTS:

- Reference Section 01332 of the RFP for design submittal requirements. "100% Site Design & 60% Housing Design" and "100% Corrected Site Design & 100% Housing Design".
- Site layout is provided in the RFP drawings that indicate the limitations of the proposed housing layouts as well as the preliminary design to replace the streets and utilities in this area. These drawings are considered to be informational and preliminary in nature and may be revised, within reason, to fit the proposed design concept.
- English will be used in the design (Not Metric). Ellsworth CADD standards will be utilized. Government will address significant design questions prior to award.
- Proposal will include a Concept Design, Site & Utility Plan, Floor Plans and Elevations for each housing type, and an extensive list of products and materials. The Government is aware

that the proposal submittals will be a large undertaking, but believes it will reduce submittals during construction and expedite design review after contract award.

- Designer can split out site and foundation design to expedite work effort. However, one set of “for construction” drawings must ultimately be completed.
- Government requires a 20 day review time for each design submittal. PROJNET (DrChecks) will be used for coordinating design review comments & responses.

PROPOSAL EVALUATION:

- Phase 1 of the solicitation evaluated the contractors capabilities to execute the overall program, while Phase 2 will primarily evaluate the execution of the first task order (Phase 3).
- In the best value selection, Phase 1 evaluation is approximately equal to the Phase 2 evaluation. When Phase 1 and Phase 2 evaluations are combined, they are approximately equal to the Price proposal.
- An adjectival rating system will be used (i.e., outstanding, above average, satisfactory, marginal, and unsatisfactory). The U.S. Army Corps of Engineers is prohibited from assigning numeric weights such as points or percentages to evaluations.
- The relative importance of evaluation factors (a.k.a. “tabs”) are in a matrix in Section 00110.
- Housing Unit Concept Design (Tab 7) includes design of the houses being built in first task order & supporting data (product literature, catalog cut sheets, etc. for building materials, appliances, etc.).
- Site Concept Design (Tab 8) includes design of the neighborhood, utilities, roads, playgrounds in first task order & supporting data (product literature, catalog cut sheets, etc. for site utilities and materials, playground equipment, landscaping, etc.). It also includes a demolition plan.
- Project Management (Tab 9) includes a project management plan specific to the first task order. Plan should address issues such as prototype construction, quality control, phased turn-over of units, and interaction and relationship among all the team members. A schedule for the first task order (within 450 Calendar Days) and the firms health & safety records are also required.
- Utilization of Small Business Concerns (Tab 10) is a subcontracting plan with more subcontracting requirements than normal COE solicitations. A template in Word format on the CD may be used, but it must be tailored significantly. Generic subcontracting plans will not be evaluated favorably. Five subfactors as follows:
 - subcontracting floors: recommended percentages stated in solicitation;
 - mitigation efforts: how the prime contractor will help SBs get a piece of the action;
 - utilization of small business concerns: identify sm. business team members, suppliers, etc.; if don’t know who will be subs/suppliers, describe procurement practices, set-asides, etc.
 - description of subcontracted supplies/services: type of work or equipment/materials that will be provided; COE will favor meaningful subcontracting that assists in developing small businesses;
 - acknowledgments: acknowledge clauses will be included in the subcontracts, liquidated damages, and Government subcontracting compliance capabilities.

PRICE:

- Price is equal to the combined results of Phase 1 & Phase 2 ratings (Tabs 1-10)
- The Construction Cost Limitation (CCL) for the first task order is \$15, 236,000. This CCL is the amount that the Government is willing to pay for a contract to design and construct the full scope of housing in this first task order. The Government is looking for the best value within the CCL and does not desire to see proposals that propose building less scope for less cost or

more scope for more cost. The Govt. reserves the right to exceed the CCL if in it's best interests.

- The prices in the first task order will become the basis for negotiating future task orders and/or modifications and developing cost estimates.
- The Government strongly discourages "buying in" or pricing below cost in order to get the contract. The Government will expect similar (or lower) pricing on future task orders. The Government anticipates a learning curve that results in future task orders being accomplished more efficiently in terms of price and schedule.
- The Government feels that the inaccurate pricing could cause problems in negotiating future task orders and cause problems with the partnering relationship between the stakeholders.
- The Government has the right to audit contractors records with DCAA or not to issue future task orders and re-solicit the contract.
- A guarantee (bid bond) for \$3 million is required with the proposal. Bid bonds will not have to be submitted on any future proposals. Omaha District does not normally require bid bonds on RFPs, but required them to be consistent submittal requirements of other COE districts.
- Performance & payment bonds will be required for each task order, but not until after the task order is awarded.

DISCUSSIONS/REVISED PROPOSALS:

- RFP states that Govt. can award without discussions or requesting revised proposals. However, the Govt. anticipates that discussions will occur and revised proposals will be submitted. Whatever the Govt. determines is in its best interests.
- The Govt. can establish a competitive range that does not include all 4 competing firms and hold discussions and request revised proposals from only those firms.
- Since the Govt. can award without discussions or establish a competitive range, it is recommended that the prime contractors submit their best proposal possible.

SELECTION INFORMATION:

- Evaluation of proposals and potential revised proposals will take several weeks. Inquiries for status should be directed to COE Contracting Division (Mel Vogt or Phillip Holman). No other Govt. personnel are permitted to respond to inquiries during the evaluation process.
- Contract award is anticipated in November or December 2003, but could be delayed depending on Congressional appropriations. COE will provide a preliminary notice when a selection decision has been made. Firms are cautioned that this notice does not constitute a contract and is not binding.

John J. Stobbe
Project Manager

Attachments

1. Questions & Answers
2. Attendance Roster

**Questions and Answers
Replace Family Housing
Ellsworth AFB, ND
August 14, 2003**

These questions may have been paraphrased or summarized. Where available the solicitation section and paragraph are referenced.

Reference:

Question: Does the Base have a Master Plan Layout depicting their long range approach to meeting requirements? Is it available?

Answer: Attachment No. 4 of the RFP contains a drawings that shows the future housing phasing plan for information only. This plan is subject to change depending on the future programming results.

Reference:

Question: Is there a need to recycle the concrete foundation walls, slabs, sidewalks, etc.

Answer: There is not a formal contract requirement to recycle concrete in this contract. However, a more favorable evaluation is given for higher percentages of recovered materials in Tabs 7 and 8, as described in Section 00110 of the RFP. Also, Section 01000, Part 3, "Sustainable Design Considerations", suggests recycling and waste management as a way of meeting the sustainable design goals.

Reference:

Question: Is Radon a concern? Some existing units have detection and some don't. Why?

Answer: The existing units were previously tested by the Base and those units that detected levels of Radon were modified to include radon mitigation and detection. Section 01000, Page 11-9, paragraph 11.20, "Radon Prevention and Testing" requires that an active radon mitigation system be installed in each of the new housing units. Specific requirements to prevent, detect, and mitigate radon are covered in this paragraph

Reference:

Question: Is the limits of grading indicated on the site drawings the boundary for the Scope of Work?

Answer: The limits shown are approximate and may be adjusted, within reason, as dictated by the proposed design.

Reference:

Question: At the corner of Roosevelt and Cleveland it appears there is to be a ponding basin. Is this a required location?

Answer: Referencing Sheet C6.03, there is no ponding basin shown near the intersection of Roosevelt and Cleveland. You may be referring to the proposed foundation drain collection system manholes that ties into the storm sewer system after collecting to a monitoring manhole. The foundation drain system is required by the RFP but actual design and routing of the system may vary from that shown on the drawings as dictated by the proposed design.

Reference: Section 01000, Paragraph 8.2.3.10

Question: Is a 10' separation between water and storm drain an absolute minimum?

Answer: Yes, the 10' separation is required by the RFP.

Reference: Section 01000, Paragraph 8.3.2

Question: What was the basis for removing or abandoning the existing sewer mains as shown on the RFP drawings? Were the lines videoed?

Answer: In general, the intent was to remove the existing lateral sanitary sewer lines and abandon in place the sanitary sewer mains. The lines were not videoed but the intent was to provide new utilities for this new housing development.

Reference: Section 01000, Paragraph 6.5.3

Question: Can straw bales be used in lieu of silt fences?

Answer: Yes, Will clarify intent to allow straw bales by amendment.

Reference:

Question: How sensitive is the Base towards the removal of existing trees? Will a tree survey be required?

Answer: The Base is sensitive to the removal of any established trees. The survey drawings provided in the RFP identifies all the trees with their approximate sizes. In many cases the survey identifies the type of tree as well, but may not provide the tree type in all cases. The D/B Contractor shall attempt to avoid the removal of the existing trees. A tree survey is not required but individual trees may need to be assessed on a case-by-case basis.

Reference: Is a geometric section of the existing curb and gutter that we are to match available?

Question:

Answer: No geometric section is provided. Field verify and match accordingly.

Reference: Section 01000, Paragraph 6.4.1

Question: What is the purpose of the monitoring manhole? Any special design criteria for the monitoring manhole?

Answer: The monitoring manhole is intended to allow the Base to sample the foundation drain runoff to determine if any contaminants are infiltrating into the storm sewer system. There are no special design criteria required for this manhole.

Reference: Section 01000, paragraph 8.3.3.6

Question: Inside or outside drop manholes?

Answer: Will clarify the intent by amendment to require an outside drop manhole.

Reference: Section 01000, Paragraph 8.3.4

Question: Will typical details work or do we need to detail each structure?

Answer: Typical details are acceptable if they provide the applicable details of the specific structure (Manhole).

Reference:

Question: Is any portion of the project located within a FEMA designated flood zone?

Answer: No.

Reference:

Question: Has flooding been an issue with the project area?

Answer: No.

Reference:

Question: Is there any latitude allowed in the street alignments. Does the horizontal centerline of the streets need to follow the existing streets?

Answer: The existing streets are shown to be replaced. There is some flexibility in the street alignment proposed but it was generally intended to follow the existing street alignment.

Reference:

Question: The RFP refers to permits required. Are there permit fees?

Answer: It is required that the Contractor contact the appropriate State Office to confirm and fee requirements.

Reference:

Question: Is the site layout of the 75 units intended to be for its own individual community or part of a future larger community plan?

Answer: The future housing plans are currently being discussed within the Air Force. A better answer to this question may be provided once the Base knows more about its future Housing Requirements. The units surrounding this site to the North, East, and South are vacated and will be demolished by the Base in the future and there is not any intention of building back in these areas. Obviously, this housing project will be a part of the overall Ellsworth Housing Community.

Reference:

Question: Are the D/B Contractors required to determine whether adequate capacities of utilities are available at the points of connections shown on the drawings? How can the firms determine this in the time allotted?

Answer: The Corps has made preliminary verifications of the capacity of the utilities at the points of connections shown. Therefore, it is not required that the Contractors perform any capacity verification during the preparation of their proposals. They can assume that utilities have adequate capacity at the points of connections shown.

Reference:

Question: Can you explain how insulation around the crawl space will work?

Answer: Exterior and Interior insulation is required per RFP Section 01000, Paragraph 9.13.12 to ensure a complete thermal envelope of the crawl space area. See paragraph 9.13.12 for additional information.

Reference:

Question: Is insulation required in the joist space between the crawl space and the first floor?

Answer: No, the crawl space is required to be a conditioned space and therefore insulation is not required between the crawl space and the first floor.

**Replace Family Housing
Phase 3
Ellsworth AFB, SD
Pre-Proposal Conference
Attendance Roster
14 August (0900)
Ellsworth AFB, SD (Officer's Club)**

<u>Name</u>	<u>Organization</u>	<u>Phone / Fax</u>
1. <u>John J. Stobbe</u>	<u>CENWO-AM-M</u>	<u>402-221-3985 / 4190</u>
2. <u>Phillip E. Holman</u>	<u>CENWO-CT-M</u>	<u>402-221-3045 / 4199</u>
3. <u>James Randall</u>	<u>CENWO-EO-DJ</u>	<u>402-221-9538</u>
4. <u>Edward Pasno</u>	<u>PARSONS ELECTRIC</u>	<u>763-528-7778</u>
5. <u>ROD MAYER</u>	<u>MAYER ELECTRIC</u>	<u>701-838-8901</u>
6. <u>GERALD MEYER</u>	<u>MEYER ARCHITECT.</u>	<u>559-435-6000</u>
7. <u>Russ Powers</u>	<u>PARSONS</u>	<u>703-934-2377</u>
8. <u>MIKE DeCarlo</u>	<u>Parson/Evergreene</u>	<u>801-363-2274</u>
9. <u>Blake Wright</u>	<u>Parsons/Evergreene</u>	<u>435-752-7031</u>
10. <u>DARREL CALIPO</u>	<u>WEIS BUILDERS</u>	<u>858 675 2068</u>
11. <u>DAVE MUELLER</u>	<u>QUINN</u>	<u>605-787-6500 / 6789</u>
12. <u>Maurice Schurger</u>	<u>QUINN</u>	<u>605-381-1646 787-6789</u>
13. <u>DAVE HENDRIKS</u>	<u>ROSEMAN & ASSOCIATES</u>	<u>816-472-4443 / 816-472-4702</u>
14. <u>Scott Sullivan</u>	<u>Barsto Construction</u>	<u>816 421-5677 / 816 421-8417</u>
15. <u>Dian Vetsch</u>	<u>Muth Electric</u>	<u>605-341-3554</u>
16. <u>TYLER BABCOCK</u>	<u>MFDOS ARCHITECTS</u>	<u>(916) 972-0131</u>

<u>Name</u>	<u>Organization</u>	<u>Phone / Fax</u>
17. <u>MARC DOTSETH</u>	<u>SUNDT CONST CO</u>	<u>(520) 748-7555</u>
18. <u>Dennis Corcoran</u>	<u>TASSIUS INC</u>	<u>605-341-1940</u>
19. <u>Jeff Thompson</u>	<u>Carlton Engineering</u>	<u>50-677-5315</u>
20. <u>Randy Rusing</u>	<u>SUNDT CONST</u>	<u>520-750-6599 FAX 6516</u>
21. <u>Ken Wardrip</u>	<u>WAVE Engineers</u>	<u>916-972-9283, 488-3684</u>
22. <u>JERRY SCHMITT</u>	<u>SUNDT CONST</u>	<u>520-748-7555 / 150-6516</u>
23. <u>WAVE C. CHAY</u>	<u>CRAZY HORSE CONST</u>	<u>605-867-1284</u>
24. <u>LARRY AMBURN</u>	<u>28CES/CEU</u>	<u>605-385-2680 315 6619 FAX</u>
25. <u>Steve Darling</u>	<u>WesLam Mechanical</u>	<u>605-394-9636 394-9657 FAX</u>
26. <u>Lanny Haines</u>	<u>28CES/CEU</u>	<u>605-385-2534</u>
27. <u>Donald Stoltz</u>	<u>CEI</u>	<u>605-923-5837</u>
28. <u>Ron Hecker</u>	<u>28CES/CEA</u>	<u>605-385-6066</u>
29. <u>Calif Pann</u>	<u>Silver Creek Const</u>	<u>605-343-0603</u>
30. <u>Bruce Montgomery</u>	<u>Silver Creek</u>	<u>605 343 0603</u>
31. <u>Mary L. Hillard</u>	<u>Wes Builders</u>	<u>605-923-5708 923-5825 FAX</u>
32. <u>Dwight D. Poirant</u>	<u>CECS OF EBERS</u>	<u>605-923-2983 (7558 FAX)</u>
33. _____	_____	_____
34. _____	_____	_____
35. _____	_____	_____
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