

2. AMENDMENT/MODIFICATION NO. 0003	3. EFFECTIVE DATE 12 December 2001	4. REQUISITION/PURCHASE REQ. NO. W25PHS12159300	5. PROJECT NO. <i>(If applicable)</i>
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6. ISSUED BY USAED, Philadelphia Wanamaker Building, 100 Penn Square East Contracts Branch, RM 643 Philadelphia, Pennsylvania 19107-3390	CODE	7. ADMINISTERED BY <i>(If other than Item 6)</i> See Block 6	CODE
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8. NAME AND ADDRESS OF CONTRACTOR <i>(No., street, county, State and ZIP Code)</i>	(√)	9A. AMENDMENT OF SOLICITATION NO. DACA61-02-R-0001
	X	9B. DATED <i>(SEE ITEM 11)</i> 16 Oct 2001
		10A. MODIFICATION OF CONTRACTS/ORDER NO.
		10B. DATED <i>(SEE ITEM 13)</i>
CODE		FACILITY CODE

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers is extended, is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:
 (a) By completing Items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA *(If required)*
 REPLACE FAMILY HOUSING, PHASES 1 & 2, DOVER AIR FORCE BASE, DELAWARE

13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

(√)	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: <i>(Specify authority)</i> THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES <i>(such as changes in paying office, appropriation date, etc.)</i> SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
	D. OTHER <i>(Specify type of modification and authority)</i>

E. IMPORTANT: Contractor is not, is required to sign this document and return _____ copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION *(Organized by UCF section headings, including solicitation/contract subject matter where feasible.)*
 THE STEP TWO PROPOSAL DUE DATE IS HEREBY EXTENDED TO 08 FEBRUARY 2002, C.O.B, 4PM EST.
 IN ADDITION, RESPONSES TO TECHNICAL QUESTIONS RECEIVED ARE INCLUDED AS AN ATTACHMENT TO THIS AMENDMENT.
 (CONTINUED ON NEXT PAGE)

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER <i>(Type or print)</i>	16A. NAME AND TITLE OF CONTRACTING OFFICER <i>(Type or print)</i>
15B. CONTRACTOR/OFFEROR _____ <i>(Signature of person authorized to sign)</i>	15C. DATE SIGNED
16B. UNITED STATES OF AMERICA BY _____ <i>(Signature of Contracting Officer)</i>	16C. DATE SIGNED

SF 30 CONTINUATION SHEET

14. DESCRIPTION OF AMENDMENT:

a. SPECIFICATIONS:

(1) Section 00010 - SOLICITATION, OFFER AND AWARD (STANDARD FORM 1442) AND PRICING SCHEDULE: Please delete the following page 00010-20 in its entirety and replace it with the new page 00010-20, annotated Amendment No. 0003, attached hereto.

(2) Section 00120 - PROPOSAL EVALUATION AND CONTRACT AWARD: Please delete the following pages 00120-6 and 000120-9 in its entirety and replace it with the new pages 000120-6 and 000120-9, annotated Amendment No. 0003, attached hereto.

(3) Section 00800 - SPECIAL CONTRACT REQUIREMENTS: Please delete the following page 00800-3 in its entirety and replace it with the new page 00800-3, annotated Amendment No. 0003, attached hereto.

(4) Section 00810 - WAGE RATES: Please delete the following pages 00810-5 through 00810-9 in its entirety and replace it with the new pages 00810-5 through 00810-9, annotated Amendment No. 0003, attached hereto.

(5) STATEMENT OF WORK: Please delete the following pages of the Statement of Work; 1, 2, 5, 6, 37, 41, 42, 46, and 66 in its entirety and replace it with the new pages 1, 2, 5, 6, 37, 41, 42, 46, and 66, annotated Amendment No. 0003, attached hereto.

(6) ATTACHMENTS TO THE STATEMENT OF WORK: Please delete the following page; LIST OF ATTACHMENTS TO THE STATEMENT OF WORK in its entirety and replace it with the new page LIST OF ATTACHMENTS TO THE STATEMENT OF WORK, annotated Amendment No. 0003, attached hereto.

(7) Section 01000 - GENERAL (SPECIAL WORK REQUIREMENTS AND RESTRICTIONS): Please delete Section 01000 in its entirety and replace it with the new Section 01000, annotated Amendment No. 0003, attached hereto.

(8) ATTACHMENT NUMBER 3 - FORMAT FOR REQUIRED CALCULATIONS ENGLISH: Please delete the following pages; ATT 3-1 and ATT 3-2 in its entirety and replace it with the new pages ATT 3-1 and ATT 3-2, annotated Amendment No. 0003, attached hereto.

(9) ATTACHMENT NUMBER 13 - PRE-AWARD SURVEY: Please add the new Attachment Number 13, entitled Pre-Award Survey in its entirety, annotated Amendment No. 0003, attached hereto.

b. DRAWINGS FILES: Please add the new drawing files of the following file names; 01178207.zip, 01178223xbase.zip, and Existing_housing_plan.zip. The Drawing Files are in Autocad (DWG) format and have been compressed in zip format.

c. Please indicate receipt of this amendment on Standard Form 1442 (SOLICITATION, OFFER, AND AWARD) as Amendment No. 0003. Failure to acknowledge all amendments may be cause for rejection of the bid.

3. SOW, pg. 9, 1.j. The RFP requires that a prototype be constructed of one of each unit type. Where the RFP requires a total of 5 separate plan types for each phase, this would result in a total of ten prototypes. Typically construction of units will be the same throughout. To expedite government inspections and construction sequencing, please consider reducing to require only a typical two story and a typical one-story prototype for each phase. This will greatly simplify the construction process for both the government and the contractor. **Response: We will not need prototypes for Phase 2 since Phase 2 units are same as Phase 1 units. In phase 1 we need to see all five types - this would mean two one-story duplexes, one two story duplex, one two story 2 bedroom 4-plex, one two story 3 bedroom duplex, and one two story 4 bedroom duplex.**

4. SOW, pg. 22, 3.e.(1) Are any of the streets within the site or surrounding the perimeter of the site currently designated as an arterial or collector streets? If so, which streets are they? The large setbacks required from these streets would significantly impact site design. **Response: Only collector street is Lebanon Road, all others are residential streets.**

5. SOW, pg. 25, 3.g.(2).(d). We assume that the phrase “water source” indicates drinking water. Is this assumption correct? **Response: yes - drinking water.**

6. SOW, pg. 25, 3.h. Are there any trees of significance within the site boundaries that the government desires to retain? We see no indication of existing trees on the SEI plans. **Response: Trees are shown on topo map - and RFP (SOW para. 3.h) says to keep as many as possible - most large trees are along the existing streets that are to remain so only those trees that are in the way of new streets would have to be cut down.**

7. SOW, pg. 30, 4.b What pipe materials are acceptable for new water mains? **Response: Look at applicable Corps Guide Spec.**

What is the minimum size for new water mains? **Response: minimum size is existing size.**

8. SOW, pg. 30, 4.b.(3) Will the government provide the maximum depth of frost penetration at this site? **Response: frost penetration depth is 24 inches.**

9. SOW, pg. 31, 4.b.(4) Who is the local utility supplier and what are their requirements for fire hydrants? **Response: Water is provided by Dover AFB for their own wells. Hydrants – maximum of 500 ft distance between fire hydrants.** Is there an authorized point of contact and are they aware of the project and RFP requirements? **POC is the base fire marshall.**

10. SOW, pg. 31, 4.c.(2) 8-inch diameter sewer building laterals that serve three or more units are excessive. It may be difficult to achieve minimum scour velocities in this large of a pipe. Please consider 6-inch diameter laterals for three and four unit buildings. **Response: The size depends on how many units are tied into it and the slope of the line. The 8 inch minimum came from the standard Corps criteria for family housing and is probably based on many more than 3 units tied into the line. We would be agreeable to a 6 inch line if the designer can show that it will handle the flow (depends on the number of units connected).**

11. SOW, pg. 32, 4.d. Is the data of up-stream storm drainage that flows through the site available to proposers? **Response: no data available - must base design on the size of existing lines as shown on storm water master plan (provided with the RFP) and the drainage plan for the new housing units (as prepared by the offeror).**

12. SOW, pg. 32, 4.e. Is there an authorized point of contact at Chesapeake Utilities for the gas system and are they aware of the project and RFP requirements? **Response: Will provide POC to the contractor after award - contractor is not required to install any gas mains, only laterals to each housing unit.**

13. SOW, pg. 37, Table 5-1 The 106th Congress has recently passed a bill – H.R. 4205, Title XXVIII, (Sec. 2803) that; “removes certain limitations on housing space based on pay grade”. This new law takes effect on October 1, 2001 and is now being implemented on other Air Force Housing Projects. The language reads as follows:

“(a) LOCAL COMPARABILITY- In the construction, acquisition, and improvement of military family housing, the Secretary concerned shall ensure that the room patterns and floor areas of military family housing in a particular locality (as designated by the Secretary concerned for purposes of this section) are similar to room patterns and floor areas of similar housing in the private sector in that locality.”

Is it the governments desire and/or requirement to stay within the maximum net square footage listed within this table? If larger areas will be allowed, how will they be evaluated? **Response: we stay with maximums listed in the tables.**

14. SOW, pg. 40, 5.d.(1).(a). Two-hour firewalls are not required by current building codes in duplex units. Please consider revising. **Response: Base fire marshal wants two hour rated walls.**

15. SOW, pg. 45, 5.h.(1).(b). Are the ceramic tile, marble, or homogeneous, non-porous, solid surface type materials preferred or desired by the government? How will they be evaluated? **Response: We will accept only the materials listed, no substitutions but of the materials listed we have no priorities so they would be evaluated as equals.**

16. SOW, pg. 46, 5.i.(3). Does the government have a preference between the carpet or vinyl compositional tile for bedroom and hall areas? How will these floor finishes be evaluated? **Response: no - equal value**

17. SOW, pg. 52, 5.t. Is the ceramic tile or homogeneous, non-porous, solid surface type materials preferred or desired by the government? How will they be evaluated? **Response: See Item 15 above – same response.**

18. SOW, pg. 55, Table 7-2 Are basements allowed or desired in new unit design? **Response: No basements**

19. SOW, pg. 56, 8.a. Are the isometric diagrams to be included with the proposal submission or the final design submittal? Typically, if required, they are provided at final design. Same question applies for section 8.b. **Response: Include with the final design submittal only (per para 8a) - water and sanitary.**

20. Attachment 3 Metric is not required anywhere else in the RFP and is not used for the comparison dimensions in the chart. Please confirm requirement for metric units in the calculations. **Response: Metric not required. The notes referring to metric have been deleted by Amendment No. 0003.**

21. Attachment 5 Proposers are directed to receive the proposal revision and title block for the project from the government’s design agent. Typically proposers utilize their own title blocks for proposal submission and government title blocks are not utilized until final design. Please clarify. **Response: proposers can use their own title blocks, but firm names should not be used – instead use ID number provided under Step One.**

Technical Inquiry dated 28 November 2001:

1. Section 00010, pg 20, para 3.b: Cost Limitation (Budget):
Typically for Design-Build projects, the Government has defined an exact “budget” in lieu of a range (\$10 to \$25 million). Albeit “price” is not listed in the evaluation factors in section 00120, a definitive budget is fundamental to the design and the level of enhancements/desired features. Also, we are concerned with the statement that “proposals that exceed the funding limit... may be rejected”. Subsequently, there is inference (00800, pg-13 and SOW, pg-2) to additional funding for Phase 2 housing. Please consider publishing the respective budgets for both phases. **Response: The Budget for each phase has been included under Amendment No. 0003.**

2. Section 00110, pg 8, para (2): Price Proposal Requirements:
Is a Subcontracting Plan required to be submitted, and if so, should it be contained in the Price/Pro-Forma Book? **Response: Yes, submission of an acceptable subcontracting plan is required prior to contract award.**

3. Section 00120, pg 6, para: Factor 1: Evaluation Factors: Ranking of Subfactors:

The "F" subfactor "Living, Dining and Family Areas is not included in the subfactor ranking, and the subfactor ranking refers to a subfactor "O" that is not included in the list of subfactors. Can you please clarify these two issues?

Response: see page 8 for subfactor "o". See Amendment No. 0003 - subfactor "f" is rated equal with factors "c" and "g". The ranking for subfactor "i" has also been included under Amendment No. 0003.

4. Section 00120, pg 9, Factor 2: Housing Unit Engineering: Ranking of Sub-Factors: Is subfactor "a" equal to subfactors "b" and "c" (Both are listed as "slightly less than "d")? **Response: subfactor "a" is slightly less important than subfactors "b" and "c", this has been corrected by Amendment No. 0003.**

5. Section 00605, pg 5, para 4: Subcontracting Plan

This section seems to require that any subcontracts awarded with a value of over \$500,000 to other than Small Businesses, will be required to submit Subcontracting Plans and related reports as the General Contractor is required to do. The instructions that we have from our Small Business Administration contact are that this award threshold should be \$1,000,000, not \$500,000. The threshold is \$500,000.00 (\$1,000,000 for construction). Can you please confirm what the dollar amount is? The dollar amount is \$500,000.00. **Response: Please Refer to Amendment No. 0002, contract clause 52.219-9 SMALL BUSINESS SUBCONTRACTING PLAN (OCT 2001) ALTERNATE II, page 00700-105, para. 9.**

6. SOW, pg 1, para 1.a: Number of Units

Area A Option description indicates intent to allow the design and construction of up to 10 additional units. Then the two options described allow 1 each 4-plex and the second one allows 2 each 4-plex buildings. How does that get to 10 units? Also, Tables 1-1 and 1-2 on pages 5-&-6 (SOW) do not seem reconcile with the number of units in the bid schedule in section 00010. Please clarify. **Response: See corrected Tables included under Amendment No. 0003.**

7. SOW, pg 37, para 5.a: Size of Housing
What is the area requirement for a 3 bdrm JNCO/JRENL? **Response: They have been added by Amendment No. 0003.**

8. SOW, pg 41, para 5.e.(2): Sound Ratings
Is the floor rating for habitable areas over a garage applicable to same rooms over the garage of the same unit? **Response: See Amendment No. 0003.**
9. SOW, pg 42, Table 5-3: Room Sizes
What are the required size and dimensions of the master bedroom? **Response: See Amendment No. 0003.**
10. SOW, pg 46, para 5.i.(3): Finishes
Please clarify required stair and bath floors vs comment that indicates added consideration would be given. **Response: The phrase "additional consideration will be given ..." has been deleted under Amendment No. 0003.**
11. SOW, pg 65, para 10.a.(2): HVAC Duct Dampers
Do the room diffusers with integral opposable dampers satisfy the requirement of Paragraph 10.d.(3) that a volume damper be provided at each branch take-off?
Response: Paragraph 10a(2) does not specify "integral opposable dampers" at the room diffusers just that balancing dampers may be needed. For ductwork of the sizes needed in houses integral opposable dampers are generally not needed just single plate dampers and these can be located as per paragraph 10d(3) so long as they are accessible as per 10a(2)
12. SOW, pg 70, para 10.e.(2): Humidistats
This paragraph reads that "Humidistats, where required ,shall..." Please confirm that humidistats are required? **Response: Item 12 - yes humidistats are required**
13. Misc: Step Two
Will you publish the "short list" of the qualified proposers? **Response: We are not permitted to publish the qualified proposers under Step Two.**

Technical Inquiries dated 05 December 2001:

(1) Referencing Amendment No. 1, Section 00120, Page 4 (Other Award Factors), Paragraph C – Preaward Survey attachment missing from RFP. Please advise, if needed, as to where it can be found. Also, is this to be submitted with the Price Proposal/Proforma Requirements as part of Step Two? **Response: The Preaward Survey attachment has been added by Amendment No. 0003. See page 4, para. c, all offerors shall complete and return the preaward survey as part of the Price/Cost Proposal.**

(2) Referencing Section 00800 (Special Contract Requirements), Page 3 (Format for Calculations of Self Performed Work on Design-Build Contracts) – Are the calculations for self performed work to be included in Step Two or to be submitted after receipt of

Notice to Proceed? *See Amendment No. 0003. This information should be submitted in the Pro Forma portion of Step Two.*

(3) Referencing Section 00110, Page 8, Paragraph 2 (Price Proposal/Proforma Requirements) – Should this category consist of an additional subcontracting plan as referenced, since Step 1 submission already has one included? **Response: A subcontracting plan is required to be submitted in Step Two under Price/Pro Forma. Step One did not required submission of subcontracting plan (see Section 00110, page 6).**

(4) Referencing Section 00700-13 (Small Business Subcontracting Plan) – Is this a request for an additional subcontracting plan and does this supercede the one previously submitted or is this to be forwarded after receipt of Notice to Proceed? **Response: See Item 3 above.**

(5) Are any additional construction schedules required with this Step Two Submission? **Response: No.**

Answers Technical Inquiry dated 07 December 2001:

1. Section: Statement of Work, pg 1-2, para 1.a: Design Objectives: Both phase 1 & 2 have staging areas within the same general area. Are we allowed to use both through out the project, or will a move be required. **Response: They should assume that staging area 1 is for Phase 1 only and staging area 2 is for Phase 2 only.**

2. Section: Statement of Work, pg 5, para 1.a: Design Objectives: The specification does not allow utility lines to be trenched through streets only bored under streets. This requirement will not be cost effective for all the raceways required. Such a requirement is usually reserved for main arterial drives. **Response: BCE policy - no digging up of existing streets.**

3. Section: Statement of Work, pg 46, para 5.i.(3): Unit Design Architecture: The flooring for the dining, family, and living room areas is to be clear finish hardwood. Will a vinyl simulated wood plank flooring be acceptable? We consider vinyl plank flooring an upgrade due to its low maintenance, durability and warranty characteristics. This flooring looks just like laminate wood flooring however never needs sanding, refinishing and scratch repair that wood floors require often on a yearly basis. Also, wood flooring does not have a warranty and is very expensive to replace and repair. Due to the high turnover rate of military family housing, substantial maintenance and replacement savings to the government would be an enhancement to the proposal. **Response: For the purposes of the evaluation they must comply with the RFP and provide hard wood floors. A value engineering change would be considered after award.**

4. Section: Statement of Work, pg 46, para 5.i.(3): Unit Design Architecture:
In the bathrooms ceramic tile base is required with the sheet vinyl flooring option.
Should not also the base be vinyl, with this option? **Response: yes - vinyl floor should have vinyl base.**
5. Section: Statement of Work, pg 66, para 10.c: Unit Design HVAC:
Trane HVAC units are required. Will a comparable manufacture be acceptable?
Response: No - only Trane.
6. Section: Technical Specs, 01060, pg 2, para 3.1.a: Safety:
Is the safety manager to be on site at all times during progress of the construction work?
Response: No - they need to read our safety manual to determine when a safety manager is needed on site.
7. Section: Technical Specs, 01451, pg 4, para 3.4.3.g: CQC Specialists:
What are the responsibilities of the “Occupied Family Housing Person, customer relations type coordinator”? **Response: This is someone who will contact residents of occupied quarters where we are coming in to relocated overhead elec, tel, cable TV below ground and then into the person's house. Also to handle questions from residents in the area about street closings and temporary utility interruptions.**
8. Section: Technical Specs, 01500, pg 2, para 2.4: Temporary Construction...
Wood plank safety fence, panels supplied by the Government, is required...around the project site. Is it acceptable for HBC to supply its own fencing other than wood plank? Please further define, “around the project site”. Will each area require its own perimeter safety fence? **Response: No- they must use Gov't supplied fence. It must enclose the construction area so that only authorized persons have access to the area.**

-END-

3. NOTES.

- a. The Army will procure this housing through a two step selection process in accordance with the provisions set forth in this Request for Proposals (RFP). When a contract is awarded, it will be a "Firm Fixed Price Contract."
- b. The Congress, in authorizing and funding this contract, has established certain cost limitations for the project. ***The construction cost limits for phases 1 and 2 are as follows: \$17,166,000 and \$17,778,000, respectively.*** Proposals that exceed this funding limit after evaluating any options may be rejected. Submission of desirable alternative features exceeding minimum requirements may be considered as long as award can be made within the established funds.
- c. Any proposal which is materially unbalanced as to prices for Phases 1 and 2 may be rejected. An unbalanced proposal is one which is based on prices significantly less than the cost for some work and prices which are significantly overstated for other work and can also exist where only overpricing or under pricing exists. A proposal may be rejected if the Contracting Officer determines that the lack of balance poses an unacceptable risk to the Government.
- d. Failure to insert prices for each item, to include bid options in the bid schedule may cause the proposal to be rejected.
- e. Phase One options, if awarded, will be awarded with the base bid in order to preclude a site re-design.
- f. Phase Two options for additional 4-plexes, if awarded, will be awarded with the option for the 108 units in order to preclude a site re-design. The Government has up to 365 days from award of Phase One to award any Phase Two options.

d. Below Average (Capable of Being Made Acceptable) – The proposal marginally meets solicitation requirements. The proposal can reasonably be expected to be made acceptable by moderate revision, amplification, or modification. If a proposal falls within this category, the documentation must specify in detail the areas in which the proposal is deficient.

e. Noncompliance (Unacceptable)- The technical proposal could not reasonably be expected to become “acceptable” without major extensive changes and revisions. Unless the rationale clearly supports the determination of unacceptability, the determination will be “capable of being made acceptable”.

FACTOR I: HOUSING UNIT DESIGN. Housing unit design includes the function and appearance of housing unit materials, exclusive of the purely technical performance of internal engineering systems. The subfactors and elements considered herein deal with the planning and design of the housing units, as well as the durability and thermal performance of the materials. Consideration will be given to: the interaction of the individual housing unit to people; the degree to which the unit blends with those outdoor features of living normally associated with the family; the overall esthetics of the housing unit; and the amenities associated with livability. These latter elements include such items as separation of activities, convenience, logistics, leisure, bathing, food handling, and sleeping. The sub-factors described below will be evaluated in the following order of importance:

Ranking of Sub-Factors

Subfactor e is the most important

Subfactors **a, b, and d** are equal in importance and second to subfactor e

Subfactors **c, f, g, h, i, j, m, and n** are equal in importance and slightly less important than subfactors a, b, and d

Subfactors **l, k, o, p** are equal in importance and are the least important subfactors.

a. NET FLOOR AREA

Net floor area will be evaluated in the following manner: Proposals that meet the basic net area required are assigned an average rating. Proposals that exceed the basic net area required are assigned an above average rating. Proposals that include units that do not achieve the stated minimum areas will be considered non-conforming.

b. EXTERIOR APPEARANCE: The following items will be considered:

- (1) Variety in facades, roof lines, and entrances.
- (2) Interesting staggering of housing units.
- (3) Proportions of fenestration in relation to elevations.
- (4) Visual effects of garages on the housing units.
- (5) Shadow effects, materials, and textures.
- (6) Proportion and scale within the structure.
- (7) Other aesthetic considerations.

c. STORAGE: Consideration will be given to the size, location, and utility of all storage areas including shape of space, finish, lighting, and shelving provided.

- (1) Exterior bulk storage.
- (2) Interior bulk storage.
- (3) Closet (linen, coat, clothing).

d. VEHICLE STORAGE: Consideration will be given to type of garage proposed, proximity of second parking space, as well as appropriate treatments with respect to prevailing climatic conditions. This item does not include consideration of space in excess of that required for automobile storage only. Additional space included or

maintenance, life cycle cost of maintenance, and energy efficiency should be included within the following sub-factors:

Ranking of Sub-Factors

Sub-Factor **d** is the most important subfactor.

Sub-Factors **b** and **c** are equal in importance and slightly less important than sub-factor **d**.

Sub-Factor **a** is slightly less important than sub-factor **b and c**.

Sub-Factor **e** is least important.

a. INTERIOR PLUMBING SYSTEM This element considers piping systems design quality, fixture quality, and water heater size and recovery.

- (1) Piping zoning, layout, and isolation
- (2) Piping size and material quality
- (3) Fixtures and accessories. Evaluate quality and water usage.
- (4) Water heater size and recovery. Evaluate quality of water heater with respect to energy conservation. Consideration should be given to power ventilated water heaters as well as sealed combustion water heaters.

b. INTERIOR ELECTRICAL SYSTEM: This element considers wiring, switching, and panel design (e.g., panel size, number of circuits, provision of spares). Quality rating raised for provision of fixtures, outlets, and switching in excess of minimum requirements.

- (1) System design.
- (2) Outlet and switch placement and quality.
- (3) Fixture quality. Evaluate both aesthetics and energy conservation qualities.
- (4) Electrical equipment quality.

c. HEATING, VENTILATION, AND AIR CONDITIONING: This element considers the quality of heating, ventilating, air conditioning, control systems, and associated equipment design to provide personal comfort in a life cycle cost effective manner.

- (1) System design: Supply air distribution
- (2) System design: Return air
- (3) Kitchen exhaust systems
- (4) Air Handling/Furnace system. Consider equipment efficiencies, features, and maintainability.
- (5) Condensing unit. Consider equipment efficiencies, features, and maintainability.

d. ENERGY STAR PROGRAM CONSIDERATIONS: This element considers the quality of the energy conservation investments which the proposer has included in the unit design. While the solicitation sets minimum standards for compliance, this element considers the overall quality of the housing unit systems and can provide additional consideration for systems that exceed the stated minimums.

- (1) Residential Appliances. Consider energy star labeled refrigerator and dishwasher and other appliance upgrades with respect to energy conservation.
- (2) Ductwork Systems. The design and general layout of the systems are evaluated in sub-factor c above. This item represents efforts and procedures outlined in the proposal with respect to duct sealing and leakage reduction.
- (3) Infiltration Reduction Systems. This item considers measures proposed which exceed the minimum requirements set forth in the solicitation.

e. STRUCTURAL SYSTEM: This element considers the quality of the foundation and framing system design.

FACTOR 3: SITE DESIGN. Site design includes overall planning, layout, design and development of the housing site(s), exclusive of utility systems. It embraces consideration of community appearance, compatibility of

The following are definitions concerning self-performance of work by the Prime Contractor.

“Self-performance of work” generally includes mobilization and utilization of owned or rented plant and equipment to be operated by the prime contractor’s own employees; only those materials which will be both purchased and installed by the prime’s own forces; labor associated with those aforementioned materials or equipment; only those supplies to directly support work performed by the contractor’s own employees; and the contractor’s own job overhead costs.

The following is NOT self-performed work for purposes of the clause: Prime contractor markups for profit, general and administrative overhead, bonds, or other indirect costs on self-performed or subcontracted work; “Owner-operated equipment”, rental of plant or equipment for operation by subcontractors; purchase of materials for installation by subcontractors.

“On the site” includes the construction site(s) as well as off-site fabrication plant or other facilities necessary to manufacture assemblies or provide materials to be incorporated into the construction project.

“Total amount of work to be performed under the contract” is comprised of all direct (variable, fixed, one-time and semi-variable) costs to the contractor, including jobsite overhead costs, to construct the project. It generally includes all self-performed work, as defined above, and cost of all supplies, materials and subcontracts. It does not include design costs, home or branch office overhead costs or prime contractor markups for bond, profit, etc.”

FORMAT FOR CALCULATION OF SELF-PERFORMED WORK, DESIGN-BUILD CONTRACTS (For all Contracts, except 8(a))

Use a format similar to the following to identify and calculate cost of the work to be self-performed. Refer to the definitions pertaining to “Self-performance of work”, “On the site” and “Total amount of work to be performed under the contract”. Include this information in the envelope for Volume II (**Step 2** Pro Forma Requirements).

A. Clearly describe the work to be self-performed:

B. Show Calculation of Self-Performed Work:

B.1 Total Bid Price: \$ _____
(Phase 1 base bid and Phase 2 bid option for 108 units)

B.2 Subtract Design Cost: (\$ _____)

B.3 Subtract G&A, home office overhead, prime contractor's Markups for profit, bond, state use tax, etc. (\$ _____)

B.4 Remainder is “Total amount of work to be performed Under the Contract” = \$ _____

B.5 “Work to be self-performed”: = \$ _____
(Includes mobilization and utilization of owned or rented plant and equipment to be operated by the prime contractor’s own employees; only those materials, which will be both purchased and installed by the prime’s own forces; labor associated with

General Decision Number DE010005

General Decision Number **DE010005**
 Superseded General Decision No. DE000005
 State: **DELAWARE**
 Construction Type:
 HEAVY
 County(ies):
 STATEWIDE
 HEAVY CONSTRUCTION PROJECTS

Modification Number	Publication Date
0	03/02/2001
1	05/11/2001
2	06/22/2001
3	08/10/2001
4	11/16/2001

COUNTY(ies):
 STATEWIDE
 CARP0454C 07/01/2000

	Rates	Fringes
NEW CASTLE AND KENT COUNTIES PILDRIVERMEN	26.20	16.14+a
FOOTNOTE FOR PILEDRIVERMEN:		
a. PAID HOLIDAYS: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; Christmas Day and Washington's Birthday.		

CARP0626B 05/01/2001

	Rates	Fringes
NEW CASTLE AND KENT COUNTIES CARPENTERS	28.07	6.95

CARP1545B 05/01/1998

	Rates	Fringes
KENT & NEW CASTLE COUNTIES MILLWRIGHTS	27.41	7.49

CARP2012B 05/01/2001

	Rates	Fringes
SUSSEX COUNTY CARPENTERS	20.54	6.64
MILLWRIGHTS	22.29	6.64
PILEDRIVERMEN	21.54	6.64

ELEC0126F 12/31/2000

	Rates	Fringes
LINE CONSTRUCTION:		
Linemen; cable splicers	29.39	3.30+18% %
Winch truck operators	20.08	3.30+18% %
Truck drivers	19.10	3.30+18% %
Groundmen	17.63	3.30+18% %

ELEC0313B 12/01/2000

	Rates	Fringes
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ELECTRICIANS 26.82 47.62%

 ENGI0542F 05/01/2001

	Rates	Fringes
POWER EQUIPMENT OPERATORS:		
GROUP 1	22.94	A+B
GROUP 2	22.62	A+B
GROUP 3	20.56	A+B
GROUP 4	20.20	A+B
GROUP 5	18.29	A+B
GROUP 6	17.72	A+B

FOOTNOTE FOR POWER EQUIPMENT OPERATORS:

A. PAID HOLIDAYS: New Year's Day, Memorial Day; Independence Day; Labor Day; Thanksgiving Day; Christmas Day, and Election Day; Provided the employee works the scheduled work day before and after the scheduled work day following the holiday.

B. 29.5% + \$.5.25.

***TOXIC/HAZARDOUS WAST REMOVAL** Add 20 per cent to basic hourly ratge for all classifications

POWER EQUIPMENT OPERATORS CLASSIFICATIONS

GROUP 1: Handling steel and stone in connection with erection; Cranes doing hook work, and Machine handling machinery, Cable Spinning Machines, Helicopters, Concrete pumps, Machines similar to the above including remote control equipment.

GROUP 2: All Types of Cranes, All Types of Backhoes, Cableways, Conveyor Loaders, Draglines, Keystones, All Types of Shovels, Derricks, Trench Shovels, Trenching Machine, Pippin Type Backhoe, Hoist with Two Towers, Pavers 12E and over (Concrete and Blacktop, All Types Overhead Cranes, Builling Hoists - Double Drum (Unless Used as Single Drum), Milling Machine, Mucking Machines in Tunnel, Gradalls, Front End Loaders, Boat Captain, Tandem Scrapers, Tower Type Crane Operation, Erecting, Dismantling, Jumping or Jacking, Drills Self-Contained (Drillmaster Type), Fork Lift (20 Feet and Over), Motor Patrols Fine Grade), Batch Plant with Mixer, Rollers (High Grade Finishing), Mechanic Welder, Spreaders, Bulldozers and Tractors, Side Boom, Bob Cat type (all attachments), Vermeer Saw, Directional Boring Machine, Hydro Ax, Chipper with Boom, Machines similar to the above including remote control equipment.

GROUP 3: Conveyors, (Except Building Conveyors), Building Hoist (Single Drum), Asphalt Plant Engineer, High or Low Pressure Boilers, Well Driller, Fork Lift Trucks (all types), Ditch Witch Type Trencher, Motor Patrol, Concrete Breaking Machine, Rollers, Fine Grade Machines, Stump Grinder, Machines similar to the above including remote control equipment.

GROUP 4: Seamen pulverizing Mixer, Tireman on power equipment, Maintenance Engineer (Power Boat), Farm Tractors, Form Line Graders, Road Finishing Machines, Power Boom, Seed Spreader, Grease Truck, Machines similar to the abovei including remote control equipment.

GROUP 5: Conveyors (Building), Welding Machines, Heaters, Well Points, Compressors, Pumps, Miscellaneous equipment Operator, Machines similar to the above including remote control equipment.

GROUP 6: Fireman, Oilers and Deckhands (Personnel Boats)

 IRON0451B 07/01/2001

	Rates	Fringes
IRONWORKERS:		
Structural, Ornamental, Reinforcing Riggers & Machinery Movers	24.60	14.80

* LABO0199A 05/01/2001

	Rates	Fringes
NEW CASTLE COUNTY		
LABORERS:		
GROUP 1	14.77	8.21
GROUP 2	14.92	8.21
GROUP 3	15.07	8.21
GROUP 4	17.07	8.21

LABORERS CLASSIFICATIONS

GROUP 1: General laborers; asphalt tamper; asphalt raker; concrete pitman; landscaper; planter; puddler; railroad trackman; rubber magazine tender; seeder and arboriate; signalman.
 GROUP 2: Pipelayers.
 GROUP 3: Blasters; cassions and cofferdams (open air below 8 ft where caissons and cofferdams are 8 ft. or more below level of natural grade adjacent to starting point); diamond point drills; form setters; gunite nozzle operators; wagon drills.
 GROUP 4: Asbestos Removal Worker.

* LABO0847C 05/01/2001

	Rates	Fringes
KENT & SUSSEX COUNTIES		
LABORERS:		
GROUP 1	15.84	8.11
GROUP 2	16.09	8.11
GROUP 3	16.34	8.11
GROUP 4	19.09	8.11

LABORERS CLASSIFICATIONS

GROUP 1: General laborers; asphalt tamper; asphalt raker; concrete pitman; landscaper; planter; puddler; railroad trackman; rubber magazine tender; seeder and arboriate; signalman.
 GROUP 2: Pipelayers.
 GROUP 3: Blasters; cassions and cofferdams (open air below 8 ft where caissons and cofferdams are 8 ft. or more below level of natural grade adjacent to starting point); diamond point drills; form setters; gunite nozzle operators; wagon drills.
 GROUP 4: Asbestos Removal Worker.

PAIN1021B 05/01/2001

	Rates	Fringes
PAINTERS:		
Brush, Roller	21.43	7.08
Spray, Sandblast	21.98	7.08
Bridge	26.56	7.08

PLAS0008G 05/01/2000

	Rates	Fringes
PLASTERS	24.36	12.66

PLAS0699D 05/01/1997

	Rates	Fringes
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CEMENT MASONS	20.68	5.12
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 PLAS9592A 05/01/2000

	Rates	Fringes
CEMENT MASONS	24.95	5.30

 PLUM0074B 06/18/2001

	Rates	Fringes
KENT (North of the Southern boundary of Dover) AND NEW CASTLE COUNTIES: PLUMBERS & PIPEFITTERS	29.94	13.55+a

FOOTNOTE::

A. PAID HOLIDAYS: Labor Day, Christmas Day, and General Election Day

 PLUM0782A 02/15/2001

	Rates	Fringes
KENT (Except area North of the Southern boundary of Dover), AND SUSSEX COUNTIES PLUMBERS & PIPEFITTERS	25.83	4.95

 TEAM0326B 05/01/2000

	Rates	Fringes
TRUCK DRIVERS: GROUP 1	17.32	8.06+a+b
GROUP 2	17.49	8.06+a+b
GROUP 3	17.57	8.06+a+b

FOOTNOTES FOR TRUCK DRIVERS:

a. PAID HOLIDAYS: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; Christmas Day provided the employee worked the day prior to the holiday or the first scheduled work day following the holiday.

b. PAID VACATION: Employees having at least one year of service receive 1 week paid vacation; employees having at least five years of service receive 2 weeks paid vacation

TRUCK DRIVERS CLASSIFICATIONS

GROUP 1: Dump Trucks (Single Axle); Dumpsters; Escort and Pilot Vehicles; Flatboy; Material Trucks (straight jobs); Greasers, Steamers; Material Checkers and Receivers; Panel Trucks; Pick-ups; Rubber Tired (Towing or Pushing Flatbody Vehicles); Tire Man

GROUP 2: A-Frames; Agitators or Mixers; Asphalt Distributors; Dispatchers; Low-Boys; Semi-Trailers; Tandems and Batch Trucks

GROUP 3: Euclid tupe or similar off-highway equipment (where not self-loaded); Specialized earth moving equipment); Truck Mechanics; Twin Engine Equipment and Double-Hitched Equipment (Where not self-loaded)

 WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

=====
 Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29 CFR 5.5(a)(1)(v)).

 In the listing above, the "SU" designation means that rates

listed under that identifier do not reflect collectively bargained wage and fringe benefit rates. Other designations indicate unions whose rates have been determined to be prevailing.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U. S. Department of Labor
200 Constitution Avenue, N. W.
Washington, D. C. 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N. W.
Washington, D. C. 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U. S. Department of Labor
200 Constitution Avenue, N. W.
Washington, D. C. 20210

4.) All decisions by the Administrative Review Board are final.

END OF GENERAL DECISION

STATEMENT OF WORK

1. DESIGN OBJECTIVES.

The design and construction shall comply with the specifications and requirements contained in this Request for Proposals (RFP). The design and technical criteria contained and cited in this RFP establish minimum standards for design and construction quality. All housing units constructed in accordance with these standards are “Energy Star Homes”. Selection of building materials shall be tempered by economics and chosen for their appropriateness to the design relative to scale, color, and texture. All choices of materials and colors shall be influenced by the Dover AFB Architectural Compatibility Guide and allow for a minimum of maintenance and maximum of reliability. Materials that have a higher initial cost but will save money in the long run by reducing maintenance costs and increasing the cycle between replacement and/or repair shall be considered. The inclusion of high first cost-low maintenance items is not justification to exceed the mandatory cost limitations set for in Section 00010. These units will be the cornerstone of the redevelopment of the entire housing area. Whereas the overall replacement of all housing units will be phased over 10 years, it is important that this design establish a farsighted housing standard adaptable to future phases.

1.a. Work Scope. The objective of this solicitation is to obtain housing complete and adequate for assignment as quarters for military personnel and their families. This contract shall consist of the design and construction of a base contract with options for additional units (Phase One) of up to 120 housing units (combination of two story duplexes for officer’s quarters, two story 4-plexes for enlisted quarters and single story handicap accessible duplexes) and options (Phase Two) for up to 120 more housing units (two story 4-plexes and two single story handicap accessible duplexes) on Government-owned land at Dover Air Force Base, Dover, Delaware, which comply with this RFP. Handicap accessible units shall be single story only. All other units shall be two story only.

Although this RFP includes site data such as soil borings, asbestos survey, and site drawings, it is the Contractor’s responsibility to investigate the site, to include performing a topographic and geophysical survey, soil borings, soil sampling, hydrant flow tests, and an asbestos survey. The Contractor is also required to perform softdig prior to excavation at locations where the geophysical survey locates objects which are not identified on existing site and utility plans.

Site Description, Phase One, FY02:

Area ‘A’: This area is bounded by Walnut, High, and Cypress Streets, and West Hawthorne Drive and includes eight eight-plex (one/two story) and four four-plex (two story) existing housing buildings. It will be necessary to demolish all buildings at the same time in order to accommodate a minimum of 70 new housing units consisting of 4-plex buildings of 2 bedroom (junior enlisted quarters) and 4 bedroom (junior noncommissioned officer quarters) units and handicap accessible duplexes, all with attached single car garages and separate driveways. See paragraph 1.a.(2) for requirement for handicap accessible units in Area A (included as part of the total of 70 new units). The existing layout includes common parking lots for clusters of 3 buildings. It will be necessary to demolish all common parking areas and associated driveways to accommodate the new density, mix, and layout of buildings

Area ‘A’ Option: The bid schedule includes an option for design and construction of up to **12** more units if, based on the site plan for Area A under the base bid item, there is room for more two story 4-plexes and/or single story duplexes.

Include a price for design and construction of one 4-bedroom units 4-plex, to include site work to accommodate this building.

Include a price for design and construction of two 4-bedroom units 4-plexes, to include site work to accommodate this building.

Area 'B': This area lies south of Area 'A' across West Hawthorne Drive and is bounded by a parking lot, West Hawthorne Drive, Cypress Street, and a baseball field and includes four eight-plex and two four-plex housing buildings. The western half of Area 'B' shall accommodate 20 new company grade 3 bedroom units (duplex buildings only) and one new company grade 3 bedroom single story duplex with both of the units handicap accessible (See also paragraph 1.a.(2), all with attached single car garages. The eastern half (adjacent to school parking lot) shall accommodate a play lot. As with Area 'A' all existing units shall be demolished at the same time in order to accommodate the new density and layout of buildings. As with the existing Area 'A', all parking is in three common parking lots. It will be necessary to demolish all common parking areas and associated driveways to accommodate the new density and layout of buildings, except for the parking area adjacent to the school. If the contractor elects to build units by Areas rather than all at once, Area B shall be completed first since the Base currently has a shortage of officer housing. A Phase One staging area is located behind Area B. Primary access to this staging area will be through Area B. Alternate access is through the parking lot between Area B and the school.

Area 'B' Option: Include a price for design and construction of an additional 3-bedroom handicap accessible duplex, to include site work to accommodate this building.

Site Description, Phase Two, FY03 – It is anticipated that Congress will appropriate funds in FY03 for Phase Two which includes up to 120 units: two story 4-plexes (2, 3 and 4 bedroom) and single story handicap accessible 4 bedroom duplexes in two areas: Area C – the area bounded by High, Walnut, Myrtle Streets and West Hawthorne Drive where there are now located eight one/two story buildings with 8 units each and four two story buildings with 4 units each; and Area D – the area bounded by High and Myrtle Streets, West Hawthorn Drive and Lebanon Road where there are now four one/two story building with 8 units each and 2 two story buildings with 4 units each. Total of 120 existing units in 18 buildings. The following options may be awarded within one year of award of the base contract, offerors shall hold firm their bid prices for these options for one year from award of the base contract.

An option for design and construction of a minimum of 72 units in Area C and 36 units in Area D. It will be necessary to demolish all buildings in Area C at the same time in order to accommodate a minimum of 72 new housing units in Area C consisting of 4-plex buildings: 12 - 2 bedroom (junior enlisted quarters), 24 – 3 bedroom (junior noncommissioned officer quarters) and 28 - 4 bedroom (junior noncommissioned officer (NCO) quarters) units; and two–4 bedroom handicap accessible duplexes, and two-3 bedroom handicap accessible duplexes, all with attached single car garages and separate drive ways. It will also be necessary to demolish all buildings in Area D at the same time in order to accommodate a minimum of 36 new housing units consisting of 8 – 2 bedroom junior enlisted quarters, 12 – 3 bedroom junior NCO quarters, 16 – 4 bedroom junior NCO quarters, all with attached single car garages and separate driveways. This option also includes replacing 3 phase overhead electric distribution lines on High Street from Cypress Street to Lebanon Road with underground lines in conduits. Include a spare conduit. The 3-phase line on High Street does not directly feed any buildings. The existing layout includes common parking lots for clusters of 3 buildings. It will be necessary to demolish all common parking areas and associated driveways to accommodate the new density, mix, and layout of buildings.

The bid schedule includes *an* option for the design and construction of up to **4** more units (**4-4** bedroom junior NCO quarters, *in Area C*).

The Phase Two staging area is located on Lebanon Road just west of the site, just below West Hawthorne Drive. Access to the staging area is from Lebanon Road.

Site Demolition:

Area 'A': 12 Buildings. Building Numbers 3101, 03, 05, 07, 09, 11, 3200, 02, 04, 06, 08,10, to include foundations, chimneys (one per cluster of three buildings), basements (mechanical rooms in buildings 3103, 3109, 3202, and 3208 – each mechanical room boiler and hot water tank serves a cluster of three buildings) and exterior storage sheds, fences, sidewalks, play lots, associated parking lots and associated sand filters (to be turned over to the Government at a location on Base as directed by the ACO), driveways, existing and abandoned laterals for gas, water, storm water, sanitary sewer; and telephone, electric and cable TV lines to the tie-in points to the applicable utility mains, as well as all miscellaneous sit improvements associated with the units to be demolished. Demolish all

As part of the Phase One contract contractor shall relocate overhead electric, telephone, and Cable TV to the school underground and remove the existing poles. Also as part of Phase One contract, contractor shall relocate overhead electric and cable TV to the Youth Center underground and remove existing poles located behind Area B (there is already underground Base communications to this building so existing overhead lines shall not be replaced). The existing overhead Verizon telephone lines to the Youth Center are abandoned and will be removed by Verizon at the Contractor's expense.

All existing utility poles are the property of Dover AFB and shall be turned in as salvage at a location on Base as designated by the ACO.

Contractor shall be responsible for protecting all existing streets, sidewalks, and utilities to remain. These include Base communications lines to the Chapel on West Hawthorne Drive and to the Youth Center at the end of Cypress Street next to Area B.

Contractor shall not trench through existing streets. Contractor shall bore under streets when installing underground utility lines.

Work within the project site shall consist of the following:

1.a.(1) Housing Units. Housing units with patio or balcony, family room, attached single car garage, exterior parking pad for one car, storage room accessible from the outside at ground level, privacy fencing, separate screened (fence/wall or plants), refuse container enclosure for each unit, individual central heating systems, energy conservation systems and central air conditioning (outside air conditioning units shall be screened (fence/wall or plants)), and including the following Contractor-furnished/Contractor-installed (CF/CI) equipment and appliances: electric range, refrigerator, garbage disposal, dishwasher, gas fired water heater, carbon monoxide alarms and smoke detectors (hard wired with battery backup). Housing units shall be a mix of two-, three-, and four-bedroom housing units as shown in Table 1-1:

TABLE 1-1 - HOUSING UNITS – PHASE ONE

Pay Grade	Number of Bedrooms	Minimum Number of Units (Base Bid)	Additional Units by Bid Options	Maximum Number of Units (<i>assuming base bid of 108 units</i>)
O-1 through O-3 (CGO)	3	20	None	20
E-5 and E-6 (JNCO)	4	48	Up to 8	68
E-1 through E-4 (JRENL)	2	20	None	24
CGO Handicap Accessible	3	2	2	4
JNCO Handicap Accessible	4	2	2	4

TABLE 1-2 HOUSING UNITS – PHASE TWO

Pay Grade	Number of Bedrooms	Minimum Number of Units	Additional Units by Bid Options	Maximum Number of Units
E-5 and E-6 (JNCO)	4	44	4	48
E-5 and E-6 (JNCO)	3	36	none	36
E-1 through E-4 (JRENL)	2	20	none	20
JNCO Handicap Accessible	4	4	none	4
JNCO Handicap Accessible	3	4	none	4

1.a.(2) Handicap Accessible units.

1.a.(2).(a) Area A shall include a handicap accessible four bedroom single story duplex. Both units shall be handicap accessible. See paragraph 5.a.(2) for features of a handicap accessible unit.

1.a.(2).(b) Area B shall include a 3 bedroom single story duplex with both handicap accessible units. See paragraph 5.a.(2) for features of a handicap accessible unit. There is an option for an additional handicap accessible 3-bedroom single story duplex.

1.a.(2).(c) Area C shall include two handicap accessible four bedroom single story duplexes and two handicap accessible three bedroom single story duplexes. All units shall be handicap accessible. See paragraph 5.a.(2) for features of a handicap accessible unit.

1.a.(2).(d) Design of handicap accessible housing units shall conform to the Uniform Federal Accessibility Standards (UFAS) and American Disabilities Act Accessibility Guidelines (ADAAG).

1.a.(3) Site area and density.

1.a.(3).(a) Site area. The site is described on the RFP drawings included as part of this solicitation and includes approximately 36 acres (18 in Areas A and B and 18 in Areas C and D). Site work includes all design and construction of the site design to include grading, storm drainage, erosion control, pedestrian and vehicular circulation, utility systems (to include re-locating overhead power, Cable TV, and telephone underground), outdoor lighting, and play lots.

1.a.(3).(b) Site density. This project consists of up to 240 housing units on 36 acres of land area. Site development shall comply with the minimum requirements for LOW DENSITY siting.

1.a.(4) Special utilities and supplementary construction. None

1.a.(5) Demolition considerations and requirements. Demolition of existing housing units – 36 multi-plex buildings and associated exterior storage sheds, fences, sidewalks, common parking lots and driveways. Known hazards: Asbestos, lead paint, mercury thermostats, PCB containing light ballasts. Asbestos survey and PCB ballast survey attached. Assume all interior painted surfaces contain lead. Exterior clapboard siding is covered with lead-base paint. This siding is covered by vinyl siding. The contractor shall remove the Motorola EMCS controls from the existing AC systems, store, and then re-install on the new AC systems in the new units.

1.b. Energy Star Homes Program Requirements: The Contractor, at the direction of the USACE Contracting Officer’s Representative, shall be required to submit to the EPA the necessary information and certifications to register the units constructed in this project as Energy Star Homes. The contractor constructing housing units in accordance with this Statement of Work is not required to be a registered Energy Star Contractor. The required information can be submitted to EPA in several methods:

5. UNIT DESIGN - ARCHITECTURE.

5.a. Unit Design. Unit design shall be within the net areas authorized for the various type of housing units specified. Public Law 97-214, Title 10 USC, Section 2826, establishes net area limitations for military family housing. The law permits a 5 percent maximum increase in these limitations if such modifications will permit a turnkey offer of "off-the-shelf" designs currently being constructed in the commercial marketplace. Statutory floor area limitations for housing units are as listed in Table 5-1 with allowable area variations.

TABLE 5-1 - SIZE OF HOUSING UNITS BY PAY GRADE

Pay Grade	Number of Bedrooms	Net Floor Area					
		-2% Min. (DA)		Basic (Statutory Limit)		+5% Max. (Turnkey)	
		m ²	ft ²	m ²	ft ²	m ²	ft ²
0-1/O-3 (CGO)	3		1,323		1,350		1,419
	4		1,323		1,350		1,419
E-1/E-6 (JNCO/JRENL)	3		1,176		1,200		1,260
	2		931		950		998

5.a.(1). Net area definition. Net area is defined as the space inside the exterior and party walls. Net area excludes:

- 5.a.(1).(a). Exterior and party walls.
- 5.a.(1).(b). Half thickness of interior walls adjacent to excluded areas.
- 5.a.(1).(c). Utility and laundry rooms.
- 5.a.(1).(d). Interior bulk storage and bulk storage with separate access to the exterior at ground level.
- 5.a.(1).(e). Washer and dryer closet (not to exceed 30 ft²).
- 5.a.(1).(f). Furnace, domestic gas water heater.
- 5.a.(1).(g). Stairwells.
- 5.a.(1).(h). Landings.
- 5.a.(1).(i). Walls and interior spaces specifically designed for passive solar systems (other than required habitable areas).
- 5.a.(1).(j). Weather vestibules (not to exceed 16 ft²) sheltering the main entry.
- 5.a.(1).(k). Unfinished attic space.
- 5.a.(1).(l). Patios or balconies and terraces.
- 5.a.(1).(m). Garages and parking pads.

percent of each system may be required if the Contracting Officer determines that the quality of construction requires this additional testing.

5.e.(1).(b). Walls shall be designed to meet or exceed the requirements stated below. In cases where the field tested performance of the systems does not meet the designed performance, the maximum acceptable difference between field tests and sound transmission ratings shall be 2 decibels (dB) for airborne sound ratings and 5 dB for impact sound ratings.

5.e.(2). Party walls construction between housing units (party floors) shall be designed to provide the minimum airborne sound transmission ratings and impact isolation ratings stated in Table 5-2.

TABLE 5-2 - SOUND TRANSMISSION STANDARDS FOR PARTY WALLS AND OVER GARAGE FLOOR CONSTRUCTION

Area	FSTC ¹	FIIC ²
Party Walls (Unit Separation)	52	-
Primary Habitable Areas (Living, Dining, Family Room, Bedrooms, Circulation)	52	65
Habitable Wet Areas (Kitchen, Bath, Utility, Laundry, Equipment)	52	57
Habitable Areas Over Garages	52	-

Note¹: Field Sound Transmission Class. See ASTM E336.

Note²: Field Impact Isolation Class. See ASTM E1007.

5.e.(3). Floor construction. Floor construction between occupancies shall be designed to provide the minimum FSTC and FIIC ratings stated in Table 5-2. Materials used to obtain the required sound attenuation for the floor construction shall not be liquid-soluble or softened by moisture. Sound insulation shall have a flame-spread rating of 25 or less and a smoke development rating of 50 or less when tested in accordance with ASTM E84.

5.e.(4). Plumbing and HVAC equipment. Design of plumbing and Heating, Ventilating, Air-Conditioning (HVAC), and dehumidifying equipment shall include design provisions such as location, enclosure and acoustical treatment, to minimize transmission of noise generated by equipment within each housing unit and to eliminate transmission of noise to other housing units.

5.f. Dimensions and Areas. Minimum areas and dimensions for interior spaces are shown in Table 5-3. Minimum areas and dimensions for exterior spaces are shown in Table 5-4.

TABLE 5-3 - 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	7-6
Dining (2/3 BR) ²		90		9-6		9-6	7-6
Dining (4 BR) ²		110		10-6		10-6	7-6

TABLE 5-3 - MINIMUM AREAS AND DIMENSIONS - INTERIOR SPACES

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

Note¹: Ceiling heights in habitable rooms shall be a minimum of 7 ft-6 inches. Ceiling heights can be reduced in parts of these rooms to 7 ft to accommodate ducts.

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

Note⁷: Clear width is measured between railings.

TABLE 5-4 - MINIMUM AREAS AND DIMENSIONS - EXTERIOR SPACES

Spaces	Area	Length	Width/Depth	Height ¹
--------	------	--------	-------------	---------------------

shelving shall be minimum 3/4-inch thick solid wood, plywood, or high-density particleboard. Factory Finished welded wire-shelving meeting the capacity requirements is also permitted. Intermediate supports must be anchored to studs.

5.h.(3).(b). Closet doors. Closet doors should be located to permit placement of furniture in the corners of the rooms by providing an 18-inch return adjacent to a furnishable wall. Closets 6 ft or more in width shall have sliding doors, maximum 6 ft-8 inches high. Wall closet width shall not extend beyond either door jamb more than 20 inches. Wardrobe closet doors (sliding and bi-fold) shall be provided with both top and bottom door tracks.

5.h.(4). Bulk storage. Provide each housing unit with interior and exterior bulk storage space meeting the minimum requirements of Table 5-7. Provide interior storage in a separate room or included as an extension of the utility room when one is provided. Provide exterior storage in the garage or within the housing unit with access from the exterior.

5.h.(4).(b). Bulk storage space should be at least 4 ft in depth and a minimum clear height of 6 ft-6 inches, except that space under stairs may be counted at 1/2 area if the space is 4 ft or more in height.

5.h.(4).(c). Provide a minimum of three nominally 12 inches deep shelves with a combined length of 24 ft within each bulk storage room.

5.h.(4).(d). Common walls and ceilings between adjacent storage areas shall be finished on both sides.

5.i. Interior Finishes

5.i.(1). Walls and ceilings. Provide 1/2-inch gypsum wallboard, taped and smooth finished. Water-resistant wallboard shall be used in wet areas such as bath, powder, and laundry rooms. Cementitious backer board shall be used for ceramic tile applications. Textured ceiling finish may be provided in areas other than kitchen, laundry, or bathrooms. Interior finish shall have a flame-spread rating of 25 or less and a smoke-developed rating of 50 or less when tested in accordance with ASTM E84.

5.i.(2). Kitchen and eating area walls and ceiling. Combined kitchen and eating rooms shall have the same type of wall and ceiling finishes.

5.i.(3). Flooring and stairs, base, and carpet. Kitchen, laundry, and utility flooring shall be sheet, seamless vinyl with wood base. Bedroom, hall area flooring shall be carpet or vinyl composition tile with wood base. Dining, Family, and Living Room areas shall be hardwood with clear finish. Bathrooms shall be of ceramic tile flooring with ceramic tile base or seamless sheet vinyl with ceramic tile base. Interior stairs shall be hardwood with clear finish, or softwood with carpet. This material identification is not justification to exceed the mandatory price limitation set forth in this solicitation.

5.i.(3).(a). Vinyl composition floor tile shall conform to ASTM F1006, Standard Specification for Vinyl Composition Floor Tile, and have a minimum thickness of 3/32-inch.

5.i.(3).(b). Sheet vinyl shall conform to ASTM F1303, Standard Specification for Sheet Vinyl Floor Covering with Backing, Type II, Grade 2. Flooring shall be installed as a monolithic material with seams welded or bonded for a seamless installation. No seams shall be permitted in spaces less than 12 feet in width.

5.i.(3).(c). Ceramic tile shall conform to ANSI 137.1, moderate or heavy grade.

5.i.(3).(d). Carpet shall be installed in the stretch method over carpet pad utilizing tackless strips in accordance with CRI-104. Carpet shall meet the following criteria:

5.i.(3).(d).1/. Properties: Tufted construction, 100 percent branded continuous filament nylon or polyethylene terephthalate, soil hiding, multi-colored, loop or cut pile, 1/8 guage, yarn weight 28 ounces per square yard, total

Materials (ASTM), Gas Appliance Manufacturers Association (GAMA), National Electric Manufacturers Association (NEMA), National Fire Protection Association (NFPA), Underwriters Laboratories, Inc. (UL) or other national trade associations as applicable.

10.b.(3). Equipment efficiencies as listed in Table 10-3 below are minimum acceptable levels. Energy conservation as it relates to equipment operating costs will be considered in the evaluation process. Additional consideration in the technical evaluation will be given to designs which include higher than minimum efficiency equipment.

	Natural gas fired equip	Electric cooling equip
Furnace AFUE	90%	
SEER		12

10.c. Heating and Cooling Systems. Each housing unit shall be provided with central heating and air conditioning system, **except for the thermostats**. DOVER AFB HAS OBTAINED A NON-PROPRIETARY WAIVER – ONLY TRANE HEATING AND AIR CONDITIONING SYSTEMS SHALL BE PROVIDED. Systems shall be designed, installed, balanced, and adjusted to distribute heat and cooling to all habitable rooms, as well as bathrooms, in proportion to the calculated load requirements of these spaces. Fans in air handlers and furnaces shall be multi-speed, direct drive type. System installation shall conform to SMACNA Installation Standards for Residential Heating and Air Conditioning Systems except as altered by this document. Additional consideration in the technical evaluation will be given to systems utilizing modular components, plugged power, drawer-type burner assemblies, additional space in the mechanical room, and other features which contribute to ease of system maintenance. Additional consideration will also be given to designs which provide measures beyond the requirements of this STATEMENT OF WORK to increase energy conservation or occupant comfort such as division of each housing unit into more than one conditioning zone for increased control. Contractor shall relocate existing EMCS control systems from each unit to the new units and connect to the heating and cooling systems. Systems shall be selected on the basis of overall economy, by considering initial fixed cost and annual operating cost for 25-year life. Contractor shall provide schematic and ladder diagrams for control systems to include written description of components and all information required to calibrate control systems.

10.c.(1). Equipment sizes selected for installation shall not oversized more than 125 percent of the calculated loads.

10.c.(2). Mechanical space shall be provided to house all mechanical equipment. Exterior air conditioning units shall be concrete pad-mounted, with location selected based on site specific conditions and intended uses of outdoor space. Effort shall be made to locate the unit(s) out of the occupant's direct line of sight (screen with shrubbery or wall, locate on sides of housing unit, avoid placement under windows, etc.). However, the primary concern shall be coordination with the mechanical area location. Mechanical equipment shall be located in an externally accessible utility room, and shall be arranged to allow for ease of maintenance, and for proper venting if required. This utility room shall be provided with a light and electrical receptacle. See paragraph 5.d.(3) for additional requirements for mechanical spaces containing fuel-fired heating equipment.

10.c.(3). Forced warm air systems. Warm air furnaces shall be induced combustion, upflow natural gas. Furnaces shall be equipped with electronic ignition. Natural gas Fired furnaces shall be equipped with a flue to exhaust flue

LIST OF ATTACHMENTS TO THE STATEMENT OF WORK

NUMBER DESCRIPTION

1. TECHNICAL SPECIFICATIONS
2. OUTLINE SPECIFICATIONS
3. FORMAT FOR REQUIRED AREA CALCULATIONS
4. PROPOSAL DATA SHEETS
5. PROPOSAL DRAWING FORMAT
6. SITE AND LOCALITY MAP
7. NOT USED
8. GEOTECHNICAL REPORT
9. NOT USED
10. FIRE FLOW DATA
11. LIST OF DRAWINGS
12. ASBESTOS **AND PCB** SURVEY RESULTS
13. **PRE-AWARD SURVEYS**

SECTION 01000

GENERAL (SPECIAL WORK REQUIREMENTS AND RESTRICTIONS)

1.0 WORK SCHEDULE

1.1 Work shall be performed between 0730hrs and 1630hrs daily, Monday through Friday, excluding federal legal holidays as outlined in Public Law Number 98-144 (or the days not worked on Dover AFB due to the observance of such holidays). Unless otherwise specifically authorized herein or in writing by the Contracting Officer, the scheduling of work times other than as set forth above, is not permitted.

1.2 Power outages and limited utility interruptions for hookups will be permitted in accordance with a schedule arranged in advance with the Contracting Officer. The Contractor shall be responsible for notifying and coordinating all outages with the Administrative Contract Officer (ACO) at least 17 working days in advance of the intended outage.

2.0 WORK CONDITIONS

The work to be performed under this contract will be on an unoccupied site but adjacent to occupied family housing. Due care shall be taken to minimize disruption to occupants' daily activities. Contractor shall coordinate disruptions such as street closures with the ACO at least 28 working days in advance.

3.0 MATERIAL AND EQUIPMENT DISPOSAL

3.1 Salvable Materials: The following procedures shall apply to identified salvable materials. The Contractor shall exercise due care in the removal of items designated as salvable by the Government so as to protect and preserve the existing condition. Items shall be collected and turned-in to the Defense Reutilization Management Office (DRMO) located on Dover AFB. The Contractor is responsible for preparing items for turn-in (including segregating and palletizing), and for loading, transporting to, and off-loading items at the DRMO facility. The following additional provisions shall apply.

3.1.1 The Contractor shall provide an itemized listing of salvable items to the ACO at least five working days prior to the day the items are scheduled to be turned in. This listing will be used by the Government to prepare the necessary turn-in documents for the Contractor. The Contractor shall include quantities on the listing for all salvable materials. No items will be accepted by DRMO from the Contractor unless they are accompanied by the prepared turn-in document.

3.1.2 The DRMO may refuse to accept materials that are not appropriately prepared for turn-in.

3.1.2.1 Materials for turn-in that are loaded in an orderly manner on pallets, with pallets situated to be accessible for handling by forklift, will be off-loaded by the DRMO. Government furnished pallets are available for pickup at the DRMO.

3.1.2.2 Materials that are not acceptably "palletized" shall be off-loaded by the Contractor at the location designated by the DRMO and stacked in a manner stipulated by the DRMO.

3.1.3 Unless otherwise stipulated herein or by the Contracting Officer, salvable items shall be turned in to the DRMO and include:

3.1.3.1 Light ballasts containing PCBs and all fluorescent tubes shall be turned in to the Base Civil Engineer at Building 1306. Offerors shall include in their proposals salvage of ballasts from three fluorescent fixture per housing unit.

3.1.3.2 Pole mounted transformers

3.1.3.3 Thermostats containing mercury

3.1.3.4 Sand Filters

3.1.3.5 Utility poles and streetlights mounted on same (Note: Most of the streetlights mounted on utility poles have already been replaced with lights in bronze fixtures on bronze poles which may be re-used if they fit into the design for new housing. Those bronze poles/fixtures with lights not used shall be turned in).

3.1.3.6 AC units and air handlers – note – units may contain freon – see demolition specification 02220 for guidance on handling and disposal of freon.

3.1.3.7 Boilers - see NOTE below and demolition specification 02220 for additional guidance on removal of boilers.

3.1.3.8 Hot water storage tanks shall be rendered unusable before delivery.

3.1.3.9 Remote energy limiting modules (RELM) – mark with the housing unit number and turn in to The Base Civil Engineer (436th CES/CECM). RELMs will be re-issued to the contractor by the Base Civil Engineer (BCE) for installation in new housing units as directed by the ACO. Each RELM has a unique radio frequency. The ACO shall provide the contractor with a list new of housing units with the tag number of the RELM to be installed in each new housing unit so that the BCE control center will know which new housing unit each RELM controls.

3.1.3.10 Front and Rear door locks shall be kept together and tagged with the housing unit number and turned over to the BCE.

3.1.3.11 Fire hydrants

NOTE: Prior to turning over the buildings for demolition the Government will remove all appliances, kitchen and bathroom cabinets, selected bathroom fixtures, selected AC units and air handlers, selected sets of shutters, most chandeliers and light fixture globes, selected capstones on masonry walls, and eight boilers (see demolition specification for additional guidance on the removal of boilers).

3.1.4 Items designated for turn-in to DRMO that contain or have been coated or covered with materials that are, or which could become, hazardous if spilled or disturbed in handling, e.g. items containing asbestos, shall be cleaned to remove all such hazardous or potentially hazardous materials prior to turn-in. Cleaning shall be accomplished in accordance with applicable local, state, and federal regulations. Residue from cleaning operation shall be collected and disposed of by the Contractor in accordance with local, state, and federal regulations.

3.1.5 Turn-ins shall be coordinated with the DRMO representative. Hours of DRMO operation will be specified at the pre-construction meeting.

3.1.6 Advance coordination is required when use of the DRMO forklift is contemplated for off-loading. Failure to make advance coordination may result in delayed off-loading awaiting availability of a forklift.

3.1.7 The DRMO is a controlled access facility. It is required that all persons desiring entry to the facility sign-in at the DRMO office.

3.2 Hazardous Materials: Materials classified as hazardous by federal or state environmental rules, regulations, or laws shall be handled and processed for disposal in accordance with those rules, regulations, or laws. The Contractor shall submit a list of all hazardous materials to be used throughout the term of the project along with

Material Safety Data Sheets for those materials considered hazardous in accordance with the requirements of AFOSH Standard 161-21. In addition, the quantity of chemicals expended will be reported to the HAZMAT Pharmacy on a quarterly basis. The Contractor shall include the hazardous materials list as a submittal for approval by the HAZMAT Pharmacy. Approvals are required prior to bringing hazardous materials on Base. The Contractor is responsible for all such materials that are residue from Contractor furnished supplies and materials which were brought to the job site by the Contractor, and for any such materials identified herein or by the drawings. Upon contract completion, the Contractor shall notify the HAZMAT Pharmacy on all HAZMAT and HAZWASTE that is leaving the Base. See also the demolition specification 02220 for information regarding ozone depleting substances.

3.3 The Contractor shall also recycle concrete, untreated wood, and other demolition debris where required by Executive Order 13101.

3.4 The Contractor is responsible for the collection and disposal of all debris, rubble, residue, and waste material generated in the performance of work under this contract. All such materials shall be removed from Dover Air Force Base by the Contractor and disposed of in a State approved permitted landfill or recycled in accordance with State and federal regulations. The Contractor is not permitted to deposit any such materials in base trash collection containers or at any on-base location without prior approval from the Contracting Officer.

4.0 COORDINATION OF WORK

The Contractor shall coordinate the work of subcontractors and shall ensure the coordination of work between the various trades. In many instances the contract drawings indicate only the general location and arrangement of existing features, e.g. equipment, fixtures, piping, conduit, and outlets, and may not in all cases show, identify, or detail all materials or components. The Contractor shall study, examine, and evaluate the contract drawings to establish the work, coordination, or materials required and necessary.

5.0 CHARGES FOR UTILITY SERVICE

5.1 As outlined in FAR Clause "Availability and Use of Utility Services", electric service to Contractor-furnished office and storage facilities will be charged at the current rate prescribed by Air Force Regulations. The service connection shall be made through a Contractor-furnished kilowatt-hour meter appropriate for the circumstances.

5.2 Contractor is responsible for all costs associated with telephone service to his office on-site. Telephone service will not be Government furnished.

-- End of Section --

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ATTACHMENT 3

**FORMAT FOR REQUIRED CALCULATIONS
ENGLISH**

OFFEROR'S IDENTIFICATION NUMBER: _____

HOUSING UNIT TYPE: _____

1. NET AREA CALCULATIONS: See Table 5-1, SIZE OF HOUSING UNITS BY PAY GRADE in the Statement of Work for required areas.

- a. Gross Area: _____ SF (As defined by the AIA)
- b. Exterior Wall Thickness: _____ In
- c. Interior Area: _____ SF
(Area within the inside finishes of exterior or party walls, excluding carport or garage.)
- d. Complete the Spreadsheet below – length/width in mm and area in SF.

[USACE Design District shall edit this chart as applicable to the specific project. Insert "N/A" on those spaces which are not part of the project.]

Deduct	Space	Length		Width/Depth		Area	
		RFP Min	Proposed	RFP Min	Proposed	Deduct	Non-Deduct
N	Living Room	11'-8"		11'-8"			
N	Dining Room (2/3 Br)	9'-6"		9'-6"			
N	Dining Room (4/5 Br)	10'-6"		10'-6"			
N	Dining Room (GO)	12'-0"		12'-0"			
N	Family Room	9'-6"		9'-6"			
N	Kitchen	8'-0"		8'-0"			
N	Eat-In Kitchen	8'-6"		8'-6"			
N	Refrigerator/Freezer	3'-0"		2'-0"			
N	W/D	6'-0"		3'-0"			
N	Bedroom #1	11'-8"		11'-8"			
N	Bedroom #2	10'-0"		10'-0"			
N	Bedroom #3	10'-0"		10'-0"			
N	Bedroom #4	9'-6"		9'-6"			
N	Bedroom #5	9'-6"		9'-6"			
N	One-half Bath	-		3'-0"			
N	Full Bath #1	-		5'-0"			
N	Full Bath #2	-		5'-0"			
N	Vestibule	3'-3"		4'-0"			
Y	Stairwell & Landings	-		3'-3"			
N	Upstairs Hallway	-		3'-3"			
N	Downstairs Hallway	-		3'-3"			
Y	Utility Room	-		-			

Deduct	Space	Length		Width/Depth		Area	
		RFP Min	Proposed	RFP Min	Proposed	Deduct	Non-Deduct
N	Downstairs Hallway	-		3'-3"			
Y	Utility Room	-		-			
Y	Interior Bulk Storage	-		-			
Y	Mechanical Room	-		-			
Y	Unfinished Attic	-		-			
Y	Unfinished Basement	-		-			
Y	Accessibility Increases	-		-			
N	<i>Proposed Space</i>	-		-			
N	<i>Proposed Space</i>	-		-			
TOTAL DEDUCTABLE AREAS							

Notes on Completing Table:

1. Room dimensions are exclusive of circulation. Circulation paths along one side of a room are permitted by add **40 inches** to the minimum dimension. Note applies to Living, Dining and Family Rooms only.
2. Minimum dimensions are taken from face of cabinets to walls. This note applies to kitchens and eat-in kitchens.
3. Minimum dimensions shown for washer/dryer are for a W/D closet only. This area may be provided in a utility room. When so provided, area and dimensions are exclusive of circulation.
4. When the washer/dryer is included in a utility room, the W/D line shall be completed as N/A.
5. For hallways and stairs, clear width is measured between railings.
6. Accessibility increases must conform to UFAS.

PRE-AWARD SURVEY

A. GENERAL INFORMATION

1) Name of Firm: _____

Address: _____

Phone: _____ Fax: _____

CAGE CODE: _____, _____, _____, _____, _____

If your company has more than one CAGE Code, please list all that apply.

2) Location where accounts are kept (if different than item 1 above):

3) Type of Firm (Please check one):

Sole Proprietorship Partnership Corporation Joint Venture Other

Date Organized: _____

Date Incorporated: _____

State of Incorporation: _____

4) Attach list of Name of Officers.

Please check "Yes" or "No" for each of the following:

Have current officers of your firm ever been indicted? Yes No

Are any of your officers currently under indictment? Yes No

If you have answered "Yes" to either of the above, please attach an explanation.

5) Has your firm been terminated for default on any contracts in the past six years? Yes No

(If yes, please attach an explanation)

B. PERFORMANCE AND PAYMENT BOND INFORMATION

1) Performance & Payment Bonds will be furnished by:

Name of Company: _____

Phone No: _____

2) Insurance Policies will be written by:

Name of Company: _____

Phone No: _____

3) Firm's bonding capacity as authorized by your Insurance Company:

Single Project: _____

Aggregate Basis: _____

C. BANKING INFORMATION

Name of Bank:

Address:

Account Representative:

Phone No: Fax No:

Authorized Credit Line:

If additional banks are utilized, please provide this information for each.

D. INSURANCE INFORMATION

Name of Insurance Company:

Type of Insurance Provided:

Insurance Agency:

Address:

Agent:

Phone No: Fax No:

If more than one insurance company is utilized, please provide this formation for each.

E. FINANCIAL DATA

Please provide the last two certified public accountant's financial statements.

F. SAFETYDATA

Please check "Yes" or "No" for each of the following:

1. Does your firm have a Standard Operating Procedure for Safety?

Yes No If yes, please provide a copy.

Does your firm have a Policy Letter dealing with Safety?

Yes No If yes, please provide a copy.

2. What was your accident rate for last year?

3. What is your accident rate to date for this year?

G. QUALITY CONTROL DATA

Please check "Yes" or "No" for each of the following:

1. Does your firm have a Standard Operating Procedure for Quality Control?

Yes No If yes, please provide a copy.

2. Does your firm have a Policy Letter dealing with Quality Control?

Yes No If yes, please provide a copy.

H. EQUIPMENT DATA

Please provide the following data for **each piece of construction equipment** which will be used on the project:

Make	Year Mfg.
Description	Purchase Price (if equipment is owned)
Size	Book Value (if equipment is owned)
Model Number	Unpaid Balance (if equipment is owned)

I. EXPERIENCE DATA

1. Please provide the following data for all major projects in progress or completed with the past three years. Also, provide the same data for Corps of Engineer projects completed within the last five years. Those projects containing work similar in nature to that involved under this solicitation are to marked with an *.

Name of Owner
 Address of Owner
 Project Location
 Type of Work performed by your firm
 Indicate whether you performed as a prime or subcontractor
 Name of Architect/Engineer in charge for Owner
 Address of Architect/Engineer in charge for Owner Contract or Subcontract Amount
 Approximate date completed or, if not completed provide percent complete
 Were time extensions necessary? Were any penalties imposed? Were any liens, claims or stop work orders filed?

2. How many years have you been in business as a contractor?

3. How many years experience in the type of work involved in the subject solicitation do you have
a) as prime contractor? _____

b) as a subcontractor? _____

J. KEY PROJECT PERSONNEL

Please provide resumes for each of the following key personnel to be assigned to this project:
Project Engineer, Superintendent, Quality Control Manager/Technician, Safety Technician, Office Engineer

(Signature of Person Supplying Data)

(Print or Type Name and Title of Person Supplying Data)

(Phone No.) (Fax No.)