

REQUEST FOR PROPOSAL (RFP)
Langley AFB Multiple Award Construction Contract (MACC)
AMENDMENT 01

Issued By: 633d Contracting Squadron/LGCB
74 Nealy Avenue
Langley AFB, VA 23665

11 March 2010

Point of Contact: 1 Lt Brian Chin, (757)764-7681, Delores Powell (757)764-7228

PROJECT NUMBER: MUHJ 10-4096

PROJECT TITLE: Repair Nor'Easter Damage, Floors/Walls/Ceiling/ Utilities/Roof, Facility 750

Subject RFP is amended as follows: CAD and pdf Drawings of the building; Asbestos and Lead Based Paint Survey sent via email on 22 Feb 2010; Incorporate Questions and Answers; Incorporate Addendum 1; and extend the Submission of Proposals and 35% design.

SUBMISSION OF PROPOSALS: 35% Design Proposals are due to the Contracting Office on **22 March 2010 at 2:00pm.**

Cost Proposal are due to the Contracting Office on **30 March 2010 at 2:00pm.**

QUESTIONS AND ANSWERS:

1. Please identify who is responsible to move and replace furnishings, and where the furnishings can be located during construction if performed by Contractor.
Building occupants will remove and replace furnishings as need by contractor. Expect to give them at least a weeks notice – a schedule would be helpful to them as well.
2. Please identify the extent of areas to be made available for work, and how this project will be phased.
Once the Contractor has a work plan, occupants will work with Contractor to develop a phasing plan. They are very flexible and are willing to do whatever it takes to make room for work, but they can't really develop a plan without knowing what the work plan is.
3. In the SOW 1.2.1 the new floor and walls shall be designed to be water resistant. The dictionary definition is as follows: "That repels water for a short time but is not thoroughly waterproof" or "designed to resist but not entirely prevent the penetration of water" or "said of a surface that resistant to, but not impervious to, water penetration." We can design a water resistant floor and wall system but the cost are very high. The existing wall and floor move independently so that will be hard to tie the two together. The water resistant design will be hard at each existing hollow metal door frame opening that exists in each room. Is the intent to provide a waterproof or water resistant design, and how shall door jambs be addressed?
The intent is to provide a water resistant interior surface on the floors and walls, to make it like a bathtub. Seal around doorjambs as watertight as possible.
4. The existing hollow metal door frames and doors were under 18" of flood water, will any work be done to them i.e. The backside of the frames will start rusting if they have not already started, so will there be a requirement to remove-treat-reinstall them?
No, no need to remove and treat them. For any doors or doorjambs that are rusting on the exterior, sand off the rust, prime, and paint to match existing.
5. In remove and replace lower part all of the existing gypsum wall board partitions. We can determine the height of remove and replacement of the existing partitions, but what about existing metal studs, runner tracks, any wood studs and wood sill that are rusted and water soaked wood that maybe hidden inside the existing partitions?

Leave the interior of walls (studs, runners, stills, etc) alone. If there is a metal stud rusted through, scab a 4' piece to it. Otherwise treat wall interiors as NIC.

6. Existing floor slabs are not flat and have cracks. Will we be required to flatten existing slabs and repair cracks?
Fill all cracks with epoxy and use floor leveler on uneven spots.
7. There is existing built-in casework in some of the Break room; will they be removed and reinstalled or just work around them to install new gypsum wall board?
Remove casework and replace after new gypsum board is installed.
8. Will existing gypsum wall board be removed if it has ceramic tile surface (like in the shower)?
No, unless it is obviously damaged.
9. During the site visit the users asked what could be done to prevent water from coming in thru the overhead doors and all door openings. Will the 35% design be addressing options for this issue?
Yes – a bid option will be forthcoming in an addendum.
10. What is the minimum height that the electrical devices should be mounted?
3'.
11. The SOW does not mention the outlet boxes recessed in the raised floor. Do we need to rewire or replace them?
No, they are good. The fire alarm system under the raised floor is the only thing that needs to be dealt with there.
12. The bottom of the electrical panel in the server room is close to the raised floor. Does the panel need to be raised? If it need to raised, it will need to be replaced with a two section panel to make it shorter?
No, the panel does not need to be raised.
13. Paragraphs 1.2.3 and 1.2.5. regarding leaks: If we determine that the leaks are coming from other areas like the existing brick exterior wall, parapet, lintels, etc. how do we address correcting? At Hangar 751 next door it was found the water problems were caused by windows, rusted steel lintels, and parapet in addition to roof surfaces. This SOW only address sealing the windows, frames and possible roofing.
Repair them – this will be forthcoming in an addendum.
14. The Hazmat report states that asbestos and LBP is present and gives room numbers on page 2 and 3 but the plan on the first page does not have any room numbers. Please provide the plan with the corresponding room numbers that was used during the survey.
Unknown – all available information provided to Contractors in initial report. Conduct an asbestos survey on areas being worked on.
15. The Hazmat report states that some Friable Asbestos was removed in Oct 2005 and some Non-Friable Asbestos was removed in Oct 2008. Please provide the areas in which the abatement has been performed.
See #14.
16. During the site visit the occupant's rep stated that they wanted to essentially make the waterproof envelope of each room. He described a scenario of the floors and wall (up to 36" high) should be a water proof transition and envelope. Is this something that should be included into our design? If so, could we get some specifics (materials etc)?
Use whatever you think best satisfies the scope and is financially viable. This is a DESIGN build, so the design is up to you.

17. Is there a finish schedule of the existing spaces?
Unfortunately, no.
18. Are we to assume that after the walls are refurbished, that we are to completely repaint all walls 100%? We suggest doing so because matching colors would be very difficult.
Yes.
19. For our response to the RFP, what products were you envisioning utilizing to make the floor and walls “water resistant”? This is connected to #16, but I didn’t feel that I was explicit enough. Also, we are perplexed as to how to make the wall to floor transitions “water resistant”.
Use whatever you think best satisfies the scope and is financially viable. This is a DESIGN build, so the design is up to you.
20. Are you wanting to make the floors and walls “water resistant” (which allows some amount of moisture impingement under certain conditions) or “water proof” (which allows for NO moisture impingement)?
Water resistant.
21. During our design team’s site survey, it was noted that one of the walls that was open (no drywall on one side) that existing studs show signs of deterioration due to salt water impingement. The RFP does not mention any repair work associated with this conditions. Are we to ignore this condition as NIC?
Leave the interior of walls (studs, runners, stills, etc) alone. If there is a metal stud rusted through, scab a 4’ piece to it. Otherwise treat wall interiors as NIC.
22. The AB report lists AB containing pipe. Since the RFP SOW does not directly include any work associated with piping, should we consider any AB containing piping materials as NIC?
Yes – no piping is associated with this contract.
23. The work associated with the raised access floor mentions only fire alarm related items. Are we to assume that we are replacing only those items mentioned in the RFP (other than new floor covering)?
Yes, the fire alarm related items are the only items in the raised floor area that will be worked on.
24. What type of floor covering will be needed to the access floors
Rephrase this question – it doesn’t make sense.

ADDENDUM NO: 1
MACC SOLICITATION NO: MUHJ 10-4096
PROJECT NO. & TITLE: MUHJ 10-4096 REPAIR NOR'EASTER DAMAGE,
FLOORS/WALLS/CEILING/UTIL/ROOF, F. 750

The following changes shall be incorporated into and become part of the contract documents.

1. SCOPE

PARAGRAPH 1.2, DESIGN

Modify the following paragraph as follows:

1.2.3 Repair by replacement roof and ceiling areas that leaked – Includes field survey and investigation, as well as design and specifications to repair damaged roof areas, subsequent ceiling leaks within the building, and related appurtenances. If the field survey determines that the leaking is the result of other areas such as the exterior brick wall, parapet, etc, incorporate the appropriate repair into the design.

Add the following bid option paragraph:

1.2.6 Repair roll up door openings to prevent water infiltration – This is a bid option. Includes anything necessary to prevent water from running into the building from the roll up doors, which slope down into the rooms.

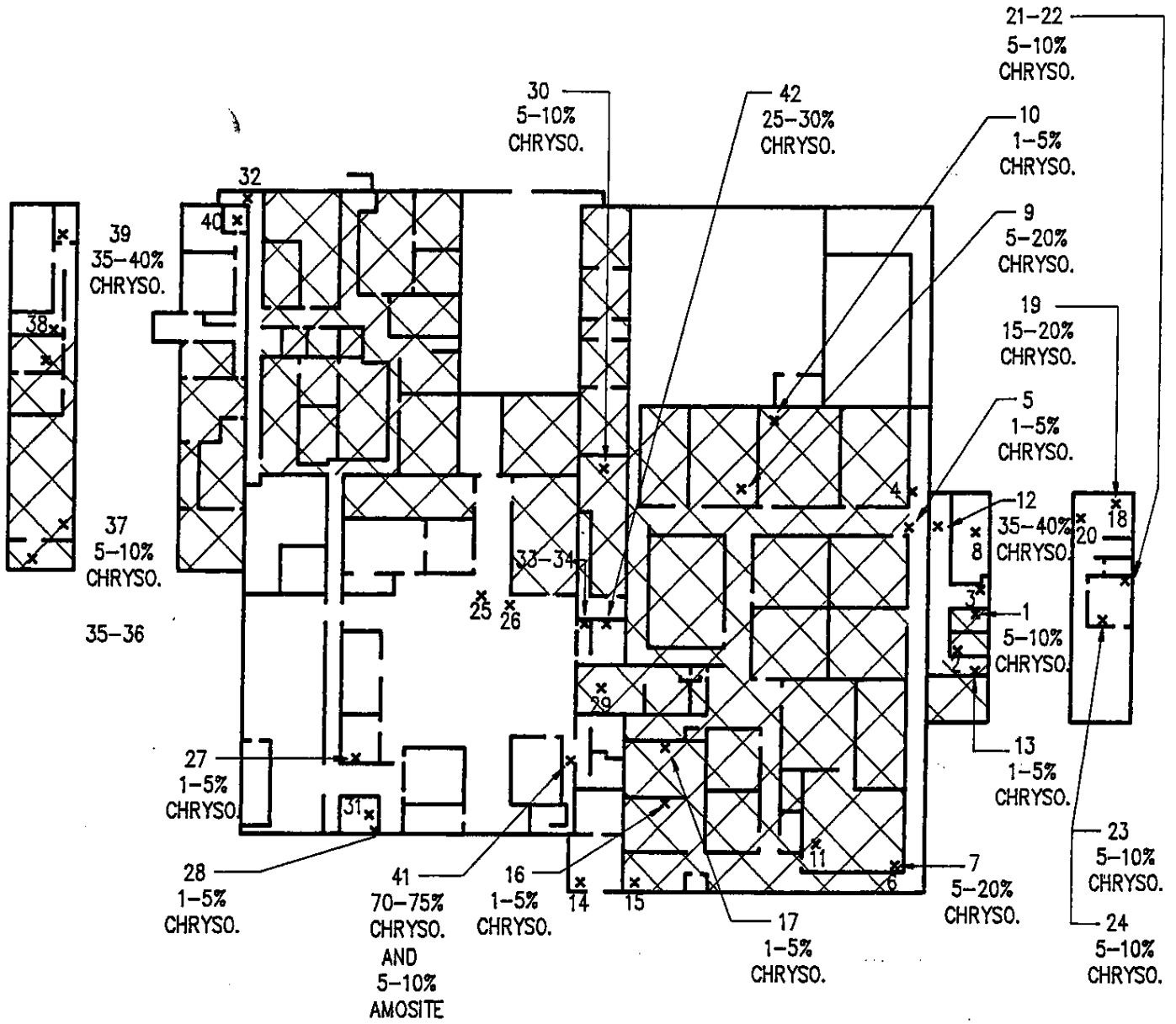
PARAGRAPH 1.3, BUILD

Modify the following paragraph as follows:

1.3.3 Repair by replacement the areas of roof and ceiling that leak – Includes the repair of areas of roof and ceiling that leak into the building, and related appurtenances per the approved final construction documents. If the field survey determines that the leaking is the result of other areas such as the exterior brick wall, parapet, etc, incorporate the appropriate repair per the approved final construction documents.

Add the following bid option paragraph:

1.3.6 Repair roll up door openings to prevent water infiltration – This is a bid option. Includes any work necessary to prevent water from running into the building from the roll up doors, which slope down into the rooms, per the approved final construction documents.



N →
BUILDING 750
 1st FLOOR
 NOT TO SCALE

Bldg #	Area/Location	Description	Collection Date	Impact/Concentration %	Exceeds Limit?
750	Room 201, near Wall "B"	Mastic Black	13-Sep-07	3%	Y
750	Room 201, near Wall "B"	Floor tile, gray	13-Sep-07	5%	Y
750	Room 201, near Wall "B"	Floor tile, Mastic Black	13-Sep-07	3%	Y
750	Room 201, near Wall "B"	Floor tile, gray	12-Sep-07	5%	Y
750	B. 750	Floor tile, blue	13-Sep-07	0%	N
750	B.750	Floor tile, blue	13-Sep-07	0%	N
750	Building Material	Gray Insulation	1-Apr-05	60%	Y
750	Room 102	Floor tile, blue	10-May-07	0%	N
750	Room 102	Mastic, beige	10-May-07	0%	N
750	Pipe insulation		18-Nov-82	< 006%	
750	Pipe insulation		17-Jan-83	< 006%	
750	Off white compressed fibrous material		16-Mar-87	ND	N
750	Insulation covering top of air handler		16-Jul-87	ND	N
750	1st Floor, Room 11, floor tile		5-Jan-00	4%	Y
750	1st Floor, Room 18, floor tile		5-Jan-00	3%	Y
750	1st Floor, Room 7, floor tile		5-Jan-00	3%	Y
750	1st Floor, Area A - utility room floor tile		5-Jan-00	8%	Y
750	1st Floor, Area A - ceiling tile		5-Jan-00	ND	N
750	1st Floor, Area A - tile mastic		5-Jan-00	ND	N
750	room 107	green floor tile with mastic	26-Jun-02	0%	N
750	room 107	pink tile with mastic	26-Jun-02	0%	N
750	room 107	off white tile with mastic	26-Jun-02	0%	N
750	room 107	burnt red tile with mastic	26-Jun-02	0%	N
750	room 107	brown tile with mastic	26-Jun-02	0%	N
750	room 107	beige tile with mastic; asbestos in tile	26-Jun-02	5%	Y
750	room 107	off white tile with mastic	26-Jun-02	0%	N
750	room 107	white chalky with mastic	26-Jun-02	0%	N
750	room 107	green tile with mastic; asbestos in tile	26-Jun-02	5%	Y
750	room 11		5-Jan-00	4%	Y
750	room 18		5-Jan-00	3%	Y
750	room 7		5-Jan-00	3%	Y
750	area A, utility room floor tile		5-Jan-00	8%	Y
750	area A, ceiling tile		5-Jan-00	0%	N
750	area A, tile mastic		5-Jan-00	0%	N

*Some friable Asbestos Removed Oct 05
Some Floor tile Removed Oct 08*

Bldg #	Area	Collection Date	Impact/ Concentration %
750	1st Floor, Area A, concrete beam	5-Jan-00	positive
750	1st Floor, Area A, metal beam	5-Jan-00	positive
750	1st Floor, Area A, stair risers	5-Jan-00	positive
750	1st Floor, Area A, metal stair frame	5-Jan-00	positive