

QUESTIONS & ANSWERS (Q&A)
Kabul Consolidated Compound Phase II
Kabul, Afghanistan

**(Questions & Answers provided for *Informational Purposes Only*.
If any Government responses indicate a change to the technical proposal,
It is not official until an amendment is issued)**

1. QUESTION: Section 01015- Under Serial Number 8.0 – Guard Towers & 8.1 Guard Houses. These two items price will go to Section 00010 – Solicitation Contract Form in 0002AB – Site Security or elsewhere?

ANSWER: Yes, Line Item 0002AB

2. QUESTION: Section 01015- Under Serial Number 11.0 – Medical Aid Station – Is this items price will go to the Section 00010 -Solicitation Contract Form in 0007 – Option # 4 Battalion Aid Station? Or elsewhere?

ANSWER: Yes, Option # 4 Line Item 0007

3. QUESTION: Section 01015- Under Serial Number 15.5 –TECHNICAL CONTROL FACILITY (TFC). Is this items price will go to the Section 00010 - Solicitation Contract Form UNDER WHICH ITEM?

ANSWER: Section 01015, Serial Number 15.5 does not exist under this section. Serial number 12.5 is the Technical Control Facility (TCF) section. Price will go under Line Item 0003AE Administrative Facility.

4. QUESTION: Are the areas indicated in the conceptual layout behind the 50,000 sq ft. footprint. Assumed as administration building area, assorted for billet buildings? Is there any specific number of billet buildings?

ANSWER: The New Kabul Compound Layout was a rough conceptual Plan. This project is a design build and it is up to the design team to Site Plan the project. The buildings shall be one floor (1) below grade and up to three (3) floors above grade depending on design, massing etc.

5. QUESTION: Shall the billet buildings be built as three stories? Because in Section 01010 – Part 1 Says the “Buildings shall be built three stories with one (1) below grade and two (2) above grade stories”.

ANSWER: See Amendment 0005.

6. QUESTION: In Section 01010 (in 1.3.2.1) for DRD, Interpreters, TFP, PRD it is indicated: Administrative Office Space = 5086 m²
General Admin Space = 2034 m²

However, in the Summary sheet given in Appendix, sum of the space areas for TFP, PRD, and DRD is not equal to the number above.

ANSWER: See Amendment 0005 (Revised Section 01010 Scope of Work)

7. QUESTION: Can you explain the item No. 0004 Administration Private Office Wall (Option No. 1)? What is required in this item?

ANSWER: Design the building per RFP with all private offices and required walls, then provide as Option No 1 the cost of not building the walls.

8. QUESTION: In Google Earth it seems there exist some buildings in the site that could be demolished?

ANSWER: The Google Photo is not current with the site; the site is clean of all buildings to be removed. The UXO/Demining and Debris Removal shall be completed prior to award of contract.

9. QUESTION: Beside the "Bid item 0003AD – Housing Facility" there exists another item about housing bid item 0012 – Provide 513 sm Housing Facility (Option No. 9) What is the difference between these two items? Is this an additional Housing Facility? If yes how many stories it should be built.

ANSWER: Bid item 0003AD is the Lump Sum for total Housing. And Option 9, a cost for not designing and constructing 513 sq. meters of housing listed in Bid item 0003AD.

10. QUESTION: Solid Waste Collection Points, Guard Tower and Guard Houses are seemed to be included in Bid Item No. 0003AE as General Admin Space. Please confirm. If not in which item these should be included?

ANSWER: The Guard Tower and Guard Houses are in Item 0002AB and Solid Waste Collection Points are in Item 0003.

11. QUESTION: There is no area assorted in the "Appendix A – conceptual building Layout" for Solid Waste Collection Points. In addition, are there other buildings to be constructed a part from the administrative building? If yes, which buildings are to be constructed separately? Also, since there is limited space in the layout, any modification can be made to the layout or some of the parting area can be used for these buildings?

ANSWER: See Section 01015 Item 13 for solid waste collection point requirements and distance from buildings. These will be stand alone

collection points near the road system for ease of collection and meeting force protection requirements.

12. QUESTION: According to the Appendix A – Conceptual Building Layout there exist areas for “Entry Control Points”, “Full Size Soccer Field and Running Track”, “Basketball Court” and a “Laydown” area but there is no explanation about these subjects. Also in which bid item they should be included?

ANSWER: See Section 01015 Items 8 and 8.1. There shall be one additional Guard Tower provided and constructed and two guard houses provided and constructed one at each entry control point. The Full Size Soccer Field and Running Track, Basketball Court and a “Laydown area shall be designed as part of the master plan.

13. QUESTION: It is included in section 01010 “Maintenance Building (1,250 sq. ft. – 115 meters)”, “Base Operating Support Area (7,200 sq. ft. - 670 sq. ft – 23 sq. meters)” are to be construction. But in which bid item amounts of these buildings should be included?

ANSWER: See Section 01010 Item 1.3.2.1 Master Planning Program, for items including in the Master Plan but are not a part of the space allowances. Line Item 0001

14. QUESTION: There are not any detail about Option No: 0001 Administrative Private Office Walls (Item No: 0004) in technical requirements or scope of work sections.

ANSWER: Design the building per RFP with all private offices and required walls, then provide as Option No 1 the cost of **not building the walls.**

15. QUESTION: There is not any detail about Option No: 9 – Provide 513 sm Housing facility (item no.: 0012 in technical requirements or scope of work sections.

ANSWER: Bid item 0003AD is the Lump Sum for total Housing, and Option 9, a cost for **not designing and constructing 513 sq. meters of housing listed in Bid item 0003AD.**

16. QUESTION: Is the Administration facility will be a single building with a total area of 6770 sm.

ANSWER: The Administration area is 72,000 sq. ft or 6,689 sm. See Section 01010 Item 1.3.2 Administration Office Space. The following stand alone buildings need to be included in this space requirement: Guard Tower and Guard Houses (245 sq. ft. - 21 sq. meters) Alteration/Sewing Shop (124 sq. ft. - 2 sq. meters), and Laundry Collection(791sq. ft. - 74 sq. meters) Solid Waste Collection Points (430 sq. ft. - 40 sq. meters)

17. QUESTION: There is not any item about Subgrade of roads in section 00010 (Solicitation Contract Form), there is only one item about asphalt paving.

ANSWER: See Section 01015 Item 2.1.7 PAVING Refer to TM-5-822-2 and TM-5-822-5 for Road Construction requirements.

18. QUESTION: The width of walks 9 item no: 0002 AG0 in section 00010 is not detailed in technical requirements (section 01015).

ANSWER: Walks shall be constructed of Portland cement concrete and be at least 1.5 meters wide.

19. QUESTION: Section 0010 is not shown in specification. Is Section 00110 not applicable to this project?

ANSWER: See Amendment 0002

20. QUESTION: Dimensions of the base parameters and the scaled site plan needed.

ANSWER: Information not available will require survey by design team.

21. QUESTION: Can the conceptual building Layout be revised?

ANSWER: The New Kabul Compound Layout was a rough conceptual Plan. This project is a design build and it is up to the design team to Site Plan the project. The buildings shall be one floor (1) below grade and up to three (3) floors above grade depending on design, massing etc.

22. QUESTION: Does the Landscape design includes complete base including the Tactical Vehicle and Maintenance areas and the Sports Field?

ANSWER: Provide Master Plan and Landscape plan and landscape up to the perimeter of areas to be constructed in future. All areas of the site shall be a part of the grading plan and graded accordingly.

23. QUESTION: Do the total utility capacities of the whole site need to incorporate into this project design and construction?

ANSWER: Provide Generators and fuel tanks per RFP for present design. Allow space for future expansion for all utilities

24. QUESTION: Occupants: do the billeting facilities need to consider female occupants? If positive, what is the ratio?

ANSWER: Provide per Section 01015 Item 12.2 - 85 % Male 15 % Female.

25. QUESTION: Space Req'd: does the Admin space need Arms Room, Financial (Bank) facility, and Vaults?

ANSWER: Not in this Phase.

26. QUESTION: SCIF: How many SCIF facilities required?

ANSWER: One (1).

27. QUESTION: Dining Facility: Required Floor Area of a Dining Facility of 400 seats would normally be over 2,000 sq. meters. The areas that scope indicated in the RFP does not nearly meet the necessary floor are

ANSWER: See Amendment 0005 (Revised Scope of Work), Section 1.3.2.

28. QUESTION: Office Walls: What is the Administrative Private Office Walls? Perhaps, should these walls be the base parameter walls?

ANSWER: Office walls shall meet the requirements of the RFP and IBC and Provide per Section 01015 Item 12.2. See Appendix C for size of interior Offices and department relationships.

29. QUESTION: Option Items: RFP indicated SCIF, Battalion Aid Station, and Alteration/Sewing Shop as Option Items. How can these be separated for the main bidding items since these facilities are to be located within the Admin building?

ANSWER: Provide a separate cost to design and build them as an Option. The Alteration/Sewing Shop is a part of the Laundry and adjacent to the parking area.

30. QUESTION: Private Housing: What is the 523 sm Housing Facility? Is this a separate single housing? Where should this be located in relation to the billeting facilities?

ANSWER: See question / answer number 15

31. QUESTION: Basement bunker space: Does every building require the basement space? Should the basement space be the same footprint size as the building? What is the protection level? What kind of special provisions required? Can we use the basement spaces as normal office & occupied space or are these for contingency use only?

ANSWER: The Basement space is another floor similar to the one above. All corridors in basement locations shall be constructed of floor to ceiling reinforced Concrete Masonry Unit Partitions (CMU). The protection comes from the exterior walls in place. The basements will be used as a floor space same as the other two floors above, depending on layout. Entire building shall meet the requirements of the IBC.

32. QUESTION: Admin building of Non-design and Non-construction portion: Can these spaces be within one gigantic admin space and leave out the space empty in order to incorporate into the master plan scheme or do they have to be separate building from the design programmed building component?

ANSWER: The Options could be Master Planned as modules that plug on to the end or side of structure, as building and are incorporated into the design or if the options are exercised.

33. QUESTION: Where is the location of the city power station and how far is it from the base?

ANSWER: Compound will not be connected to city power.

34. QUESTION: Where is the outside communication source be connected to?

ANSWER: Compound will not be connected to local source.

35. QUESTION: The area where lots of machine scrap is piled up will be cleared by the Government and surface de-mining will also be got done before handing over of the site to the winning contractor.

ANSWER: The entire site shall have all the scrap metal removed, and demining and UXO removal shall be complete. (See amendment 0005)

36. QUESTION: The leaky sewerline in the same area will also be got repaired by the Government.

ANSWER: The sewer leak will be repaired and cleaned up.

37. QUESTION: Amendment 1 -00555.1.2; Indicates that ..."Specifications Divisions 02 thru 16 are the primary specifications criteria for the design and construction of the project." No Divisions 02 thru 16 are included in the solicitation.

ANSWER: Specifications Divisions 02 thru 16 shall be provided by the design build team per RFP.

38. QUESTION: Amendment 1 - 00555.1.4 Why aren't Division 1 specifications be included in this solicitation for a Design/Build Contract?

ANSWER: Division 1 specification sections are required and these sections shall be included in the final construction specifications without change.

39. QUESTION: Amendment 1 - 00555.1.6 This references "any mandatory criteria referenced within the Project Program". Is the Project Program available? Is this the "Design Program" identified in Section 1010.1.3.2?

ANSWER: The program for billeting of office space relationships', office type (private or open with cubicle), size, etc. Is in Appendix C, and as required by RFP.

40. QUESTION: Section 00010 - Where should design services costs for the following Items be allocated? Item #12AA Option No. 9

ANSWER: The design services costs are located in Section 0003AD Housing Facilities.

41. QUESTION: Section 00010 Please provide the requirements for Option No. 9, Housing facility.

ANSWER: Bid item 0003AD is the Lump Sum for total Housing. And Option 9, a cost for **not designing and constructing 513 sq. meters of housing listed in Bid item 0003AD.**

42. QUESTION: 00700 252.225-7014 Indicates steel should be melted in the US. Is this clause automatically included in the RFP or should it be removed?

ANSWER: Clause will be deleted by amendment

43. QUESTION: 00700 52.225.11 Includes the Buy American Act. As presently written without including qualifying countries, no materials from Pakistan, Turkey, United Arab Emirates and a variety of other sources for materials are excluded. Please re-look at this requirement.

ANSWER: Clause will be deleted by amendment

44. QUESTION: 01010.1.3.1.1 indicates that ...”Specifications Divisions 02 thru 16 are the primary specifications criteria for the design and construction of the project.” No Divisions 02 thru 16 are included in the solicitation. This paragraph also indicates that documents (codes and standards are not available from the Construction Criteria Base or Techinfo website).

ANSWER: Specifications Divisions 02 thru 16 shall be provided by the design build team per RFP.

45. QUESTION: 01010.1.3.1.3 indicates a requirement to “develop complete construction specifications”. Confirm that these specifications will indicate proprietary materials or nonproprietary material specifications – are specific product manufacturers’ listings acceptable?

ANSWER: See Section 01335 for Specification requirements.

46. QUESTION: 01010.3.1 The durations in this paragraph do not match the durations identified in Amendment 1 Section 00150. Please clarify which durations govern?

ANSWER: Follow durations in Amendment 1 Section 00150.

47. QUESTION: 01010.1.3.2 This section indicates functional sizes. A total of all the housing functions square footages (including Internal Staff, Base OPS Staff, DRD, TFP, and PRD) calculate to 75,120 SF. A three story housing building (each with a one-story foot print of 2500 SF – as indicated in the aerial site plan of Appendix A) calculates to 7500 SF each. This implies a total of over 10 housing buildings are needed. The Aerial Site plan of Appendix A indicates 8 buildings. Please clarify.

ANSWER: The New Kabul Compound Layout is a rough conceptual Plan. This project is a design build and it is up to the design team to Site Plan the project. The buildings shall one floor (1) below grade and up to three (3) floors above grade depending on design, massing etc.

48. QUESTION: 01012.7.2 Please identify “SCR” and provide the “SCR – Registration of Designers”

ANSWER: The “SCR – Registration of Designers” SCR is for Special Contract Clauses. For Registration of Designers see Section 00700 of Contract Clause 52.236-25 Requirements for Registration of Designers (JUN 2003)

49. QUESTION: 01015.2.1.10 No water treatment facility or storage tank is shown on the site plan in Appendix A. Is this facility to be located offsite?

ANSWER: The New Kabul Compound Layout is a rough conceptual Plan. This project is a design build and it is up to the design team to Site Plan the project and locate all the items required by RFP, Codes, etc.

50. QUESTION: 01015.3.1 This paragraph references the International Building Code (IBC) as a design criteria. IBC Chapter 10 requires disabled access for facilities. Please inform if handicapped accessibility design is to be included in this project.

ANSWER: The New Kabul Compound will be designed for able bodied personnel and ADA Requirements will not be required as a part of this project.

51. QUESTION: 01015.3.2 This paragraph and TABLE indicates the wall thickness depending upon the distance from the building wall to the perimeter compound fencing. The aerial photograph/site plan provided (Appendix A) has no scale. Unable to determine the conceptual idea of how far the buildings are from the fencing. Please confirm.

ANSWER: The New Kabul Compound Layout was a rough conceptual Plan. This project is a design build and it is up to the design team to Site the project and locate all the items required by RFP, Codes, etc. See Minimum Standards Table 3.2 for wall requirements vs. Minimum Standoff.

52. QUESTION: 01015.10 Implies that Kitchen equipment is part of the contract. Also implies that movable shelving, lockers are part of the contract. This appears to contradict other direction indicating furnishings will be by the Gov't. Please clarify.

ANSWER: The Equipment shall be furnished installed and tested by contractor.

53. QUESTION: 01015.10.3 States the kitchen design consultant must be "FCSI (Food Service Certified)". Is FCSI truly a requirement?

ANSWER: Yes and the Kitchen Design Consultant shall have experience doing Army Dining Facilities.

54. QUESTION: 01015.12.1 How many private offices? How many separate workstations to be in the open office area?

ANSWER: See Appendix C, Amendment 0004, Five Spread sheets were inadvertently left out of the contract. (Added by amendment)

55. QUESTION: Appendix A has the following items indicated on the plan which not included in the narrative. Are the following part of the contract?

- Basketball Court
- Soccer Field and Running Track
- Maintenance Garage

ANSWER: All are a part of the Master Plan but not in the Construction Phase.

56. QUESTION: 01012.2.2.8.3 & 01012.2.2.8.3.6 Implies that Cathodic Protection may be required and that we are to provide the name of a licensed corrosion engineer of NACE specialist. Does this requirement truly apply to this project?

ANSWER: Yes, if required. This project is a design build and it depends on the design, materials used location of dissimilar materials in relation to one another.

57. QUESTION: Section 00010, Item No. 0010, 0010AA, Site Clearance UXO/Demining According to AED staff at the Pre-Proposal Conference conducted on 24 July, 2006, above Item will be deleted. Please confirm whether above Item will be deleted.

ANSWER: The UXO/Demining and Debris Removal shall be complete prior to award of contract. (See amendment 0005)

58. QUESTION: Section 00600, 52.230-1, COST ACCOUNTING STANDARDS NOTICES AND CERTIFICATION, This Company is a foreign corporation. Please confirm whether above requirement (52.230-1) applies to this company.

ANSWER: Yes

59. QUESTION: What is the total number of occupancy for the project?

ANSWER: The total to be constructed for this contract is approximately Internal Staff + Base Ops = 373 each for Office and Billeting Spaces. (See Appendix C) The **approximately is based on options we can afford and if the General Administration space will cover all the Latrines, Corridors, Toilets, Stairs, DFAC Seating, etc. and stay in budget with all the Options.**

The total for the Master Plan is Internal Staff + Base Ops + TFP + PRD + and DRD = 737 Each Office and Billeting Spaces

60. QUESTION: In certain parts of the bidding package, references are made to the use of “Antiterrorism / Force Protection Construction Standards” in design, which requires 45.00 mt. of standoff distance from controlled perimeter walls, whereas in Section 01015 of the RFP, paragraph 2.1.8 “Security”, standoff distances from the perimeter walls for buildings, are described by the statement **“Buildings shall be sited on the project site to maximize standoff distances from secured perimeter”**, which does not indicate any numeric value.

ANSWER: Look at Section 01015 Technical Requirement table 3.2, which indicates the stand off distances, wall thickness, glazing, and reinforcing.

61. QUESTION: In addition to this, our preliminary studies on the site revealed that, siting of Billeting and Office Facilities may create problems in terms of AT/FP required distances between buildings when original 45.00 mt. standoff distances from perimeter are met.

ANSWER: Look at Section 01015 Technical Requirement table 3.2 which indicates the minimum stand off is 40 meters.

62. QUESTION: Another problematic aspect of the siting is that the floor areas indicated for both Billeting and Office Buildings; necessitate 4 storey high facilities, when the footprint values on the “Conceptual Bldg. Layout” are used in the design. Will 4 storey high facilities be permitted in the design?

ANSWER: See amendment 0005

63. QUESTION: Is it possible to move or expand the perimeter boundaries indicated, so that the original standoff distances required by AT/FP can be obtained in siting?

ANSWER: The boundary is the existing stone wall.

64. QUESTION: Are the 1250 sq ft. Admin. / Maintenance Building, Wash Rack and Refueling Facility indicated on “Conceptual Bldg. Layout”, to be included in the first phase of construction or in the second phase?

ANSWER: The 1250 sq. ft. Admin / Maintenance Building, Wash Rack and Refueling Facility indicated on “Conceptual Bldg. Layout is in the Master Plan and will be constructed in the next phase (not part of this construction)

65. QUESTION: Will the Generator / Fuel Tank Facility be enclosed in a building or will they be located under a shed like structure?

ANSWER: The generators have neither; they are to be provided with a factory supplied sound attenuation weather proof enclosure. See RFP for other requirements.

66. QUESTION: In the RFP package, paragraph “1.3.2., Design Program”, sizing of the Housing units are defined in detail, where as sizing of the Office spaces are defined only in terms of total floor area. Therefore, could you pls state the ratio in between Open Offices and Private Office, as a minimum?

ANSWER: Refer to Appendix C. PERSONNEL Internal Staff Personnel Breakdown and Base-Opps Personnel Breakdown the Department, office size, type and billeting sq. ft. is listed.

67. QUESTION: As far as we can understand, separate boiler rooms are not being required, therefore electric power will be considered as a heating source. Will package terminal units with electrical resistance heaters be allowed to be used for the Billeting Facilities?

ANSWER: Buildings shall be a closed system with few windows and or operable windows due to Force Protection, and shall require a complete balanced HVAC System

68. QUESTION: Paragraph 2.1.10 Water, mentions about water storage for fire sprinkler system. Is sprinkler system required for the whole facilities?

ANSWER: Yes, buildings shall require a complete sprinkler and fire alarm system per applicable Codes.

69. QUESTION: Is smoke evacuation system required for the office building which will be approximately 3 storeys high due to tight site conditions.

ANSWER: Buildings shall be designed to meet all applicable Codes and require a complete sprinkler and fire alarm system per applicable Codes.

70. QUESTION: The time available is really short for such a challenging assignment, hence it is requested that the last date of submission of bids be extended by at least 3 weeks to enable us to submit the best possible ‘Master Plan’ at the best price.

ANSWER: See Amendment 0003.

71. QUESTION: Reference Paragraph ~~01015.2.2.10~~, **01015.2.1.10** what population of the compound should be used for design of water treatment and

waste water treatment capabilities for “opening day” population? Future Population? Permanent? Temporary? Maximum peak?

ANSWER: The water supply and waste water treatment plant shall be sized for the number of offices to be provided which is 945, See Appendix C.

72. QUESTION: Reference Paragraph ~~01015.2.2.10~~, **01015.2.1.10**, what per capita water use per day should the design be based on?

ANSWER: 945 X 75 Gal. per day.

73. QUESTION: Reference Paragraph ~~01015.2.2.10~~, **01015.2.1.10**, are there any special water needs other than drinking and sanitary?

ANSWER: Yes, fire Protection.

74. QUESTION: Reference Paragraph ~~01015.2.2.10~~ and **12**, **01015.2.1.10**, and **12**. How much water storage is required for domestic water? Fire Protection water? We assume that non-elevated tanks are required, please confirm.

ANSWER: Per RFP 01015.2.1.10 Water Storage: a water storage tank for consumption, and one water storage tank for fire sprinkler system is required, This project is a design build and it is up to the design team to size the water supply and provide system based on RFP and Code requirements.

75. QUESTION: Reference Paragraph ~~01015.2.2.10~~, **01015.2.1.10** what is the quality of the well water and is any treatment required for domestic uses such as chlorination, aeration and filtration, dissolved solids removal, or other tastes/odors?

ANSWER: Per RFP 01015.2.1.10 Design and construction of the water system shall serve the demand loads. The Contractor shall install a water well(s), water storage tank for consumption, water storage for fire sprinkler system. See RFP, Codes, and TM 5-813-3/AFM 88-10 Vol 3 for exact requirements.

76. QUESTION: Reference Paragraph ~~01015.2.2.12~~, **01015.2.1.10**. For the Waste Water Treatment Plant, what treatment is required (what space is available at the proposed WWTP site?) Packaged mechanical plant? Aerated lagoons?

ANSWER: Per RFP 01015.2.1.12 this project is a design build and it is up to the design team to size the waste water treatment plant and provide entire system based on RFP and Code requirements. Sewage shall be piped

approximately 175 meters north to adjacent site to a packaged treatment plant and effluent holding pond, as a part of this contract provide required sewer line, package treatment plant, and effluent holding pond, (only treated wastewater can enter effluent holding pond). Coordinate with ANA Hospital regarding location on site adjacent.

77. QUESTION: Reference Paragraph ~~01015.2.3.5.3~~, **01015.2.1.10**. What space on site is available for the proposed location of the WWTP?

ANSWER: Contractor shall verify field conditions and coordinate with ANA Hospital regarding exact location on adjacent site.

78. QUESTION: Per Appendix A, what space (land area) has been identified for the water treatment wells and facility?

ANSWER: This project is a design build and it is up to the design team to Site Plan the project and to locate all amenities required on plan.

79. QUESTION: The table in Appendix C gives columns for “TFP”, “PRD”, and “DRD”, but appears to be missing the “Interpreters” category referenced in paragraph 1.3.2.1 of the text. Should this category be added, with the areas being the difference between the sum of the figures in the table in Appendix C and the figures given in paragraph 1.3.2.1?

ANSWER: The Interpreters were removed (see Amendment 0005) from Program. Refer to Appendix C. Addendum: The, office size, type and billeting sq. ft. is listed in spread sheet.

80. QUESTION: In paragraph 1.3.2.1, the General Admin Space is described as including several functions (Religious Support, Education Center, etc.) for which areas are given. We assume that the remainder of this General Admin Space is the “non-net” space supporting the specified Administrative Office Space. However, this remaining area seems disproportionately small when compared to the “Office Space” and “General Space” in paragraph 1.3.2.

ANSWER: This in the way it was programmed.

81. QUESTION: Our tabulation for the summary of program areas indicates that there is about 12,000 SM of building to be designed and built for the project, and about 13,000 SM to be master planned, presumably for future expansion – for an ultimate built up area of about 25,000 SM. The Conceptual Building Layout in Appendix A identifies a total “footprint” area of about 6,619 SM. Is this area intended to include both the initial constructed facilities and the future master planned facilities? If so, all facilities will need to be four stories high. If not, all facilities for the initial stage will need to be two stories high. But then, where will the “future” master planned facilities be located – on the soccer field area? Please clarify.

ANSWER: The New Kabul Compound Layout was a rough conceptual Plan. This project is a design build and it is up to the design team to Site Plan the project. The buildings may be four (4) stories one floor (1) below grade and up to three (3) floors above grade depending on design, massing etc.

82. QUESTION: The DESIGN PROGRAM does not provide any requirements as to separate buildings or function to be co-located in common buildings. The Conceptual Building Layout in Appendix A would lead us to assume that the Personnel Housing is represented by the eight “2,500 sq. ft.” footprints, and that everything else is located within the “50,000 sq. ft.” footprint. Please confirm/clarify.

ANSWER: The New Kabul Compound Layout was a rough conceptual Plan. This project is a design build and it is up to the design team to Site Plan the project. The buildings may be four (4) stories one floor (1) below grade and up to three (3) floors above grade depending on design, massing etc.

83. QUESTION: Personnel Housing – Internal Staff Apartments: Are the numbers of these units to be reduced also to allow for the service area?

ANSWER: The number of units may be reduced, to accommodate maximum square footage.

84. QUESTION: Dining Facility: The initial phase is specified as 325 SM for 400 persons, which is assumed to include the kitchen. However, at 1.4 SM per person for (IBC occupant load factor for table and chair assembly occupancy), 560 SM would be required for the seating area alone, without the kitchen. We also assume that the kitchen in the initial phase will need to be sized for ultimate master planned area, even if not initially fully equipped for that capacity. This will allow the first phase kitchen and dining area to remain in operation during the construction of the second (master planned) phase as specified. Please clarify the apparent low area for the initial phase.

ANSWER: Dining facility: size starting with the 3500 sq.ft. (325 sq. meters) with seating for 200, to be expanded as soon as possible to 12,800 sq. ft (1,190 sq. meters) dining facility with seating for 400 persons. Provide in Master Plan and Building design drawings, the initial 3500 sq. ft. (325 sq. meters) and seating for 200, and a Plan to expand the 325 sq. meters Dining Facility to 1,190 sq. meters. Plan for keeping the 325 sq. meter Dining Facility operating during this expansion. The initial DFAC shall be designed with the food preparation area using two thirds of the 325 sq. meters and one third for seating. The initial design shall incorporate a portion of the

new Administration Space built without walls to provide the difference in seating for the 200 person interim DFAC, or provide a properly sized concrete pad adjacent to the DFAC to support benches, chairs, umbrellas, and tables for outside dining. (See Amendment 0005 Revised Scope of Work).

85. QUESTION: We understand the RFP to state that the future expansion (master planned) of the Dining Facility will bring the total area (first and second phases) to 1,190 SM, including the kitchen. Please confirm. Also, the numbers do not make it clear what the 35% figure is – please clarify.

ANSWER: Per RFP 01015.10 Contractor shall provide a design at the 35 % submittal for both phases. This design shall be for a complete Dining Facility including the 325 Sq. meters as well as 865 sq. meter addition for a complete Dining Facility of 1,190 sq. meters. See 01335.3.91 Design Submittals for 35 % requirements.

86. QUESTION: Is there a preference to the types of HVAC systems provided in any of the building types – central air handlers vs. individual split units? Are there any special HVAC requirements for any of the special spaces – JOC, SCIF, TCP, etc.?

ANSWER: The HVAC (Heating, Ventilation, Air-Conditioning (cooling)) shall be supplied to all building areas by supply and return air ducts. The AHU's (Air Handling Units) which comprise the Compressor/s, Condensers / Evaporators, Fans & Blowers, and heating elements if required, shall be mounted inside a steel blast shield that allows for a free flow of air. This shield shall add protection so that a direct rocket or mortar attack may damage the AHU, but the blast force can not penetrate the building thru the air duct openings. The armored AHU's may be located on the ground, the roof, or a separate tower. Minimum filtered (heated or cooled) outside ventilation air shall be 25 m³/h per person. Minimum heating or cooling shall be 0.25 kWt / m² of useable floor area (215 Kcal/h / m²). Other HVAC demands may increase both the 25 m³/h and/or the 0.25 kWt values. The number and placement of the AHU's shall be arranged to minimize the amount of supply & return air ducts. Note: Split-Pack Units can not be used unless a separate ventilation system is provided.

87. QUESTION: Minimum gross area for Joint Operations Center (JOC).

ANSWER: Actual area to be determined as part of the planning charrette. General requirements for the JOC are described in Section 01015, Paragraph 12.4.

88. QUESTION: In the last site visit, it is stated that the removal of junc is in the responsibility of CORPS of Engineers. Could you please confirm us whether this statement is true or not.

ANSWER: Removal of “junk” (scrap metal/debris) is planned to occur before the contractor needs access to the site to begin field work.

89. QUESTION: 0003AD Housing Facility FFP at Section 00010-Solicitation Contract Form is missing in the Amendment U0005, although it is still in the responsibility of the contractor at Subsection 1.4.1 Scope of Section 1.4 General Construction Requirements.

ANSWER: Line Item 0003AD was inadvertently left out of Amendment 0005. Amendment 0006 forthcoming to correct.