

# 187th FIGHTER WING

PRE-BID CONFERENCE

Construct F-35 Simulator Facility & Base Supply  
W50S6N-22-B-0001

Project Number: FAKZ189019 / 999088  
187<sup>th</sup> Fighter Wing, Dannelly Field, AL



# INTRODUCTIONS

## Contracting Personnel

- Mr. William 'Craig' Kast, Contracting Officer
- TSgt Ben Scott, Contracting Specialist
- Mr. Stephen Shanks, 187 FW BCO

## Civil Engineering

- Maj. Adam Sanders, Base Civil Engineer & Contract Officer Representative (COR)
- Maj. William Sanford, 187 CES COR



# DISCLAIMER

The following is a brief overview of the IFB requirements

Contractors are cautioned to carefully read the requirements of the solicitation and comply accordingly

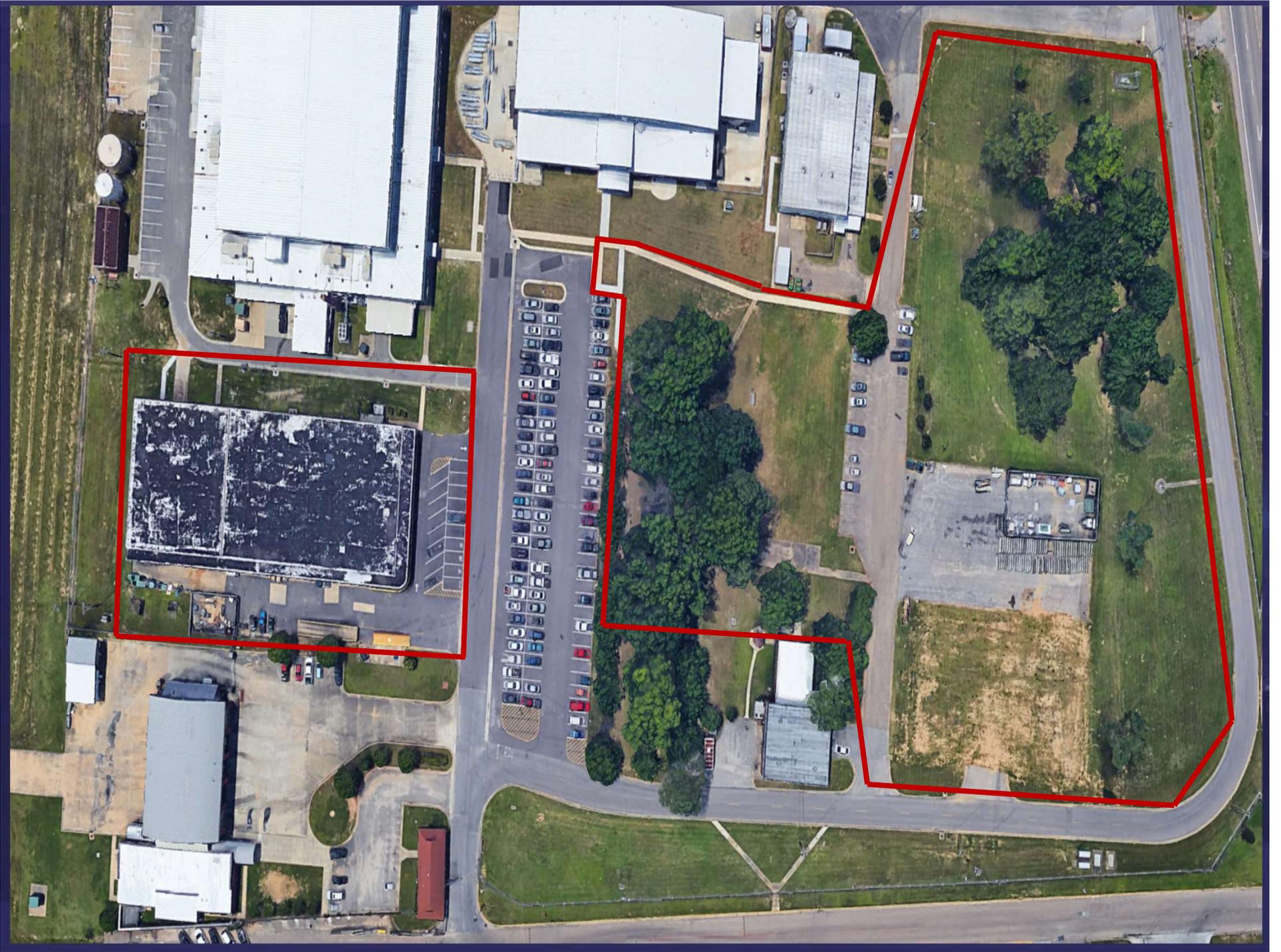
## Site Visit

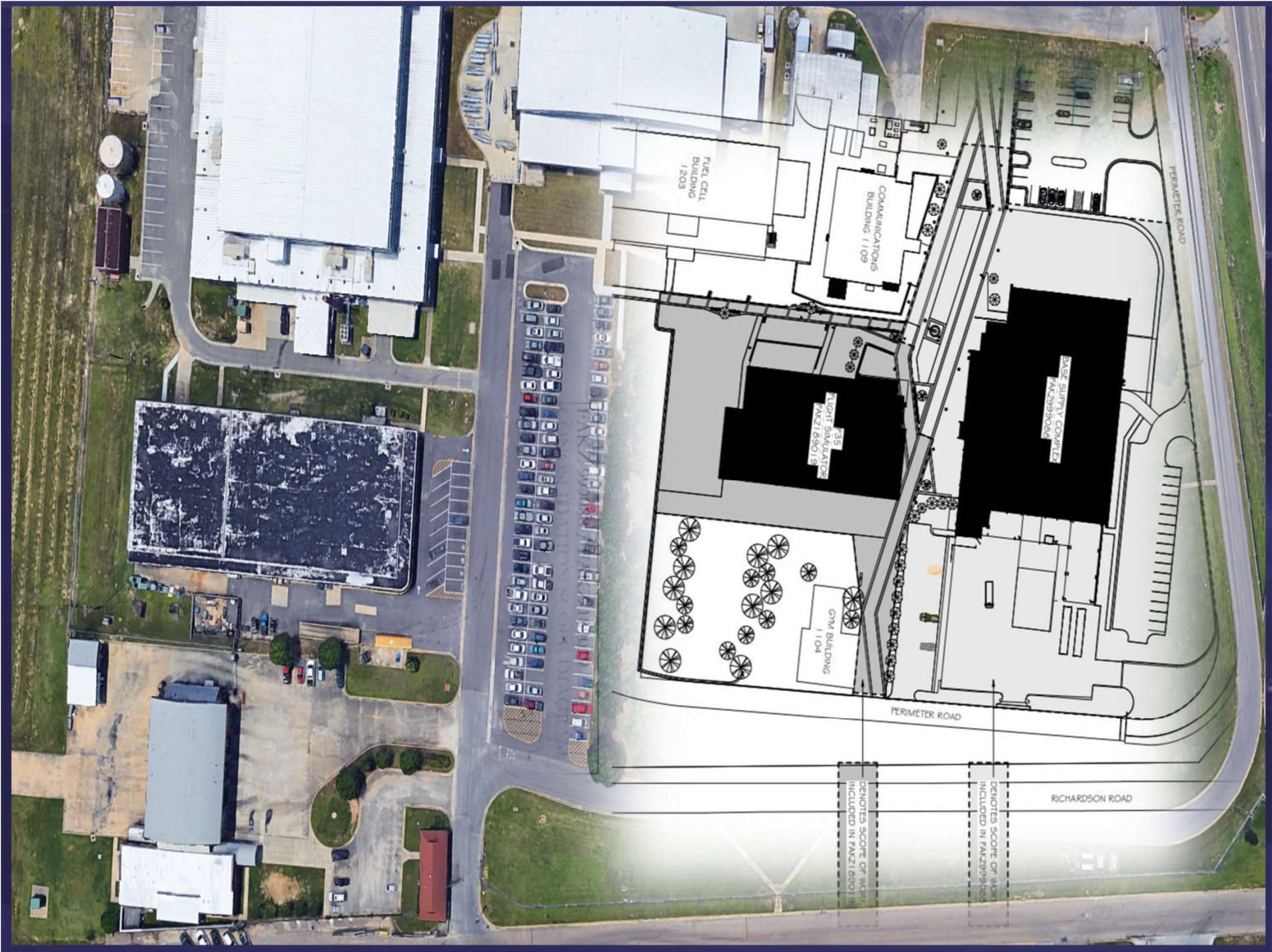
***REMINDER THAT ALL QUESTIONS/ REQUESTS FOR INFORMATION (RFI) MUST BE SUBMITTED THROUGH THE APPROPRIATE CONTRACTING OFFICE PERSONNEL.***

# Project Overview

W50S6N-22-B-0001

- **PROJECT TITLE:** Construct F-35 Simulator Facility & Base Supply
- **MAGNITUDE OF PROJECT:** \$10,000,000 - \$25,000,000
- **OVERVIEW:** New construction for 1. 19,000 SF, F-35 Simulator Facility and 2. 39,000 SF, Base Supply. Project scope will include sitework, subgrade excavation, building foundations, structural, architectural, plumbing, mechanical, electrical, fire protection, relocation of existing utilities. Special facilities include non-secure and secure office space, storage space, loading dock, secure vaults, and meeting, training and break rooms.
- **LOCATION:** See next slide





FUEL CELL BUILDING 1203

COMMUNICATIONS BUILDING 1109

BASE SUPPORT COMPLEX FAZ299904

35 LIGHT SIMULATOR FAZ2185015

GYM BUILDING 1104

PERIMETER ROAD

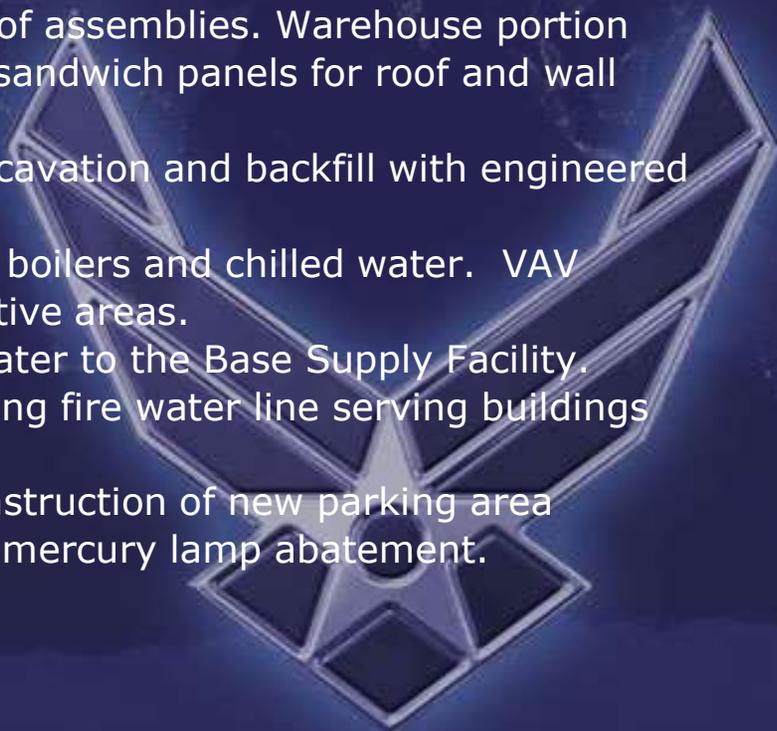
RICHARDSON ROAD

DEMOTES SCOPE OF WORK INCLUDED IN FAZ2185015

DEMOTES SCOPE OF WORK INCLUDED IN FAZ299904

# Project Overview

## **Base Supply:**

- Construction of approximately 39,000 square foot logistics readiness squadron facility.
  - Majority of the structure consists of pre-engineered metal building systems.
  - Small office area on South side will utilize steel framing with a combination of brick, masonry, and metal panel facades.
  - Standing seam metal and low sloped TPO roof assemblies. Warehouse portion will utilize double-skinned, insulated, metal sandwich panels for roof and wall panels.
  - Building pad preparation consists of over-excavation and backfill with engineered fill building pad.
  - Facility HVAC will include high efficiency gas boilers and chilled water. VAV terminal units will be provided in administrative areas.
  - Simulator facility chiller will supply chilled water to the Base Supply Facility.
  - Facility fire suppression will connect to existing fire water line serving buildings 1203 and 1201 from a fire pump house.
  - Demolition of existing building 1202 and construction of new parking area (alternate bid item). Includes asbestos and mercury lamp abatement.
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# Project Overview

## **Simulator:**

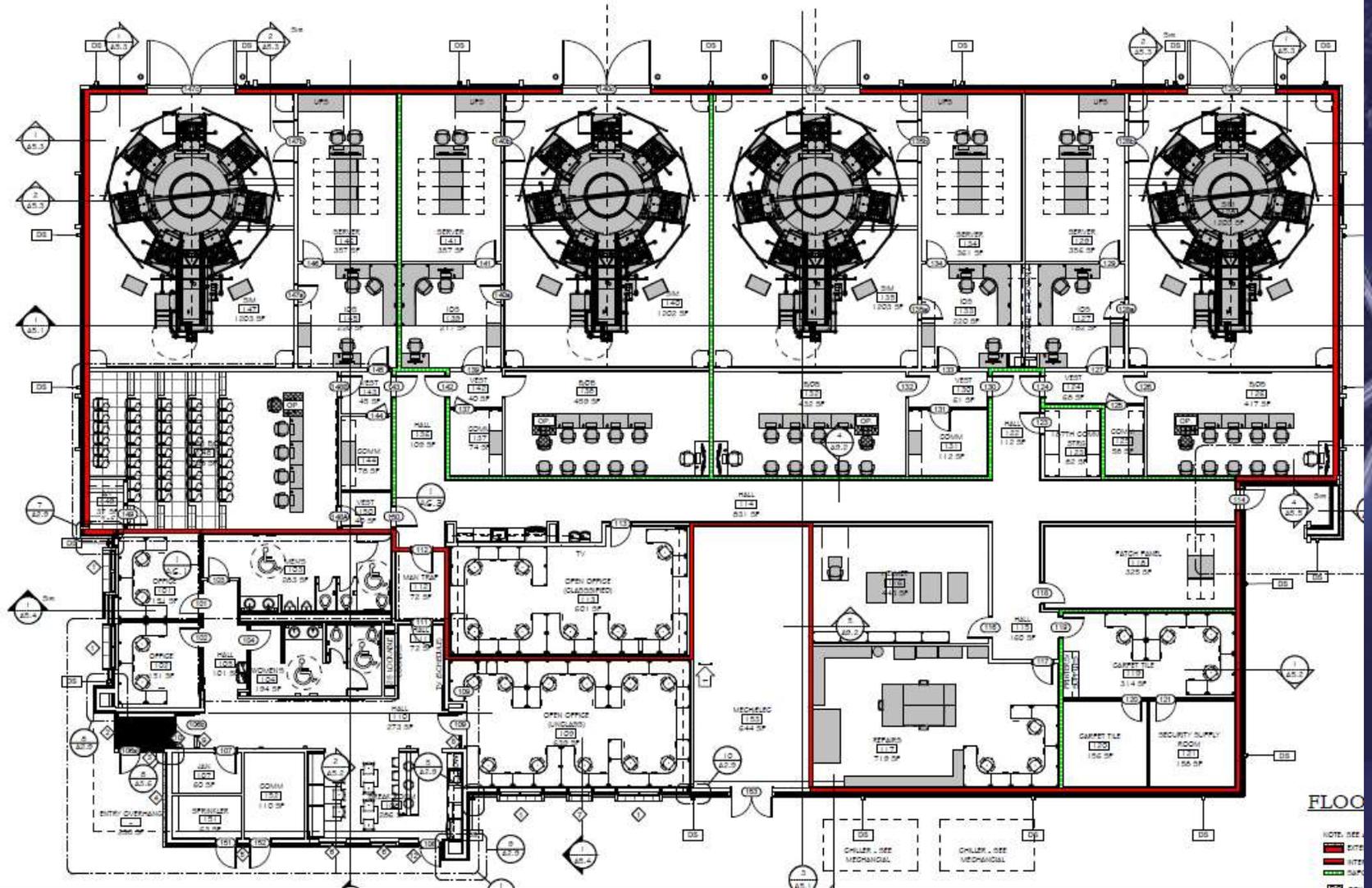
- Construction of approximately 19,000 square foot facility to house 4 high-fidelity, full mission simulator systems to be provided and installed by Lockheed Martin.
- Steel framed structure with combination of brick, cast stone, and metal panel facades.
- Standing seam metal and low sloped TPO roof assemblies.
- Building pad preparation consists of over-excavation and backfill with engineered fill building pad.
- Facility HVAC will include high efficiency gas boilers and chilled water. Simulator air handlers will be manifolded together to provided redundancy to the simulator bays.
- VAV terminal units will be provided for other occupied areas of the building.
- Fully sprinkled facility that is connected to existing basewide water distribution systems. Particular pipe routing requirements are required to coordinate with Lockheed Martin Simulator and IT equipment.
- Raised access flooring for installation of power and data cabling by Lockheed Martin will be provided throughout the facility. Lockheed Martin systems to be installed following substantial completion.
- Compliance with Lockheed Martin Facilities Requirements Document (FRD) must be maintained. Requirements are depicted in the drawings and specifications. Awarded Contractor will be provided with the FRD upon award and expected to achieve all requirements of the FRD to ensure success of the simulator systems, once installed following substantial completion.

# Project Overview

## **Security:**

- Both facilities have secure areas including SAPF (Secure Access Program Facility) areas.
- Simulator facility as additional compartmentalized areas (SAPCA) within the SAPF that must be constructed to the same standards as the SAPF areas. Reference red and green lines/walls on the architectural plans. These represent SAPF and SAPCA perimeter boundaries.
- SAPF areas to be constructed to ICD 705 standards. ICD705 standards are depicted on the drawings. However, Contractor to research and understand the ICD 705 standards including inspection and documentation requirements by the Government. A copy of the ICD-705 is included within the project manual for reference.
- Penetrations into SAPF spaces to be minimized and properly treated including dielectric connections, security bars, inspection ports, etc..
  - Note the inspection platforms included in the simulator drawing package. These elevated platforms are REQUIRED. They will serve as mechanical maintenance as well as security inspection. All HVAC systems not accessible from above ceiling must be located to be accessible for service from the elevated mechanical walkways.
- ADVANTOR systems is the Government's proprietary security systems provider and will provide all intrusion detection and access control systems for secure and SAPF areas.
- Minimum STC ratings must be maintained where required for door and wall assemblies. This includes oversized openings.

# Project Overview



# Project Overview

## Sitework:

- Both facilities will share a pedestrian courtyard and utilize services located between the buildings.
- Pavement systems are designed for pedestrian and vehicular traffic to support fire department access and delivery/installation of simulator systems.
- Switches indicated to provide electrical service to the facility are part of a current construction project and are expected to be in place and operational early in the Simulator/Supply construction effort.
- Underground storm water retention is included in both projects scope to comply with EISA section 438.



# Project Overview

- **Supervision & Job-Site Trailer:**

- Contractor shall provide on-site supervision as required to successfully complete the work.
- A minimum of three qualified on-site personnel are required. Contractor shall provide each project a dedicated superintendent. In addition to dedicated superintendents, the Contractor shall provide an on-site quality control manager. Quality Control manager can serve this role for both projects.
- Contractor to also provide a site safety manager. The role can be filled by either the project superintendent, site quality control manager, or a third on-site staff member.
- Contractor to provide on-site office space for Contractor personnel and project meeting. Additionally, the Contractor shall furnish office space and utilities for the Architect's full time on-site supervision staff member. Utilities to include minimum 500 mega-bits per second internet access capability.

- **Phasing & Occupancy:**

- All adjacent facilities will remain occupied. Contractor also must maintain access to flight line.
- Contractor to erect chain link fencing to delineate work area and prevent access to work area by the public/ANG personnel.



# Project Overview

## ○ **HPSB Compliance:**

- Project has been designed to meet the USGBC/GBCI Guiding Principles Assessment.
- The Contractor is expected to understand the Construction phase documentation required for GCBI GP TPC Assessment and include all administrative costs within the Contractor's Proposal. This includes the required Sustainability eNotebook submittals.
- The Architect will pay all submission/registration fees.
- Commissioning is required. The Government will employ the commissioning agent. Contractor will provide associated services included in project specifications and ancillary support – refer to commissioning specifications.
- Each project will be registered and submitted individually.

## ○ **QFPE Requirement:**

- The Contractor must engage a QFPE to be involved during the construction process. The QFPE must meet the requirements of UFC 3-600-01 and provide site inspections and submittal review for the fire alarm, mass notification, fire sprinkler, and life safety systems.
- The Contractor's QFPE will be ultimately responsible to certify all life safety systems.
- The Architect has employed a QFPE for design phase services. The Architect's QFPE contact information can be provided upon request.



# Project Overview

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- The Architect will pay all submission/registration fees.
- Commissioning is required. The Government will employ the commissioning agent. Contractor will provide associated services included in project specifications and ancillary support – refer to commissioning specifications.
- Each project will be registered and submitted individually.

## ○ **Limited Source Requirements:**

- The following products/manufacturers must be provided by name with no exception:
  - Johnson Controls
  - ADVANTOR Systems
    - Contractor shall contact ADVANTOR during the bid process and get updated pricing information
  - Monaco Transceivers
  - BEST Access Cores/Keying System
  - Kreiger for sound/security rated doors
  - Belgard Pavers
  - Refer to the Government's solicitation package for requirements/justification regarding limited source requirements.



# Project Overview

- **Project Management Software:**

- Contractor will be required to utilize Architect's newforma system for all project communication
  - All submittals and RFI will be submitted electronically
- Web-based interface will be provided at no cost to the Contractor
- iPad applications will also be made available to contractor at no cost.
- Regular progress meetings.
  - Frequency will be based upon progress schedule and work quality.
  - A minimum of bi-weekly meetings should be anticipated.
  - Third party project manager, if utilized, will be required to be on site a minimum of once a month - refer to administrative requirements specification.



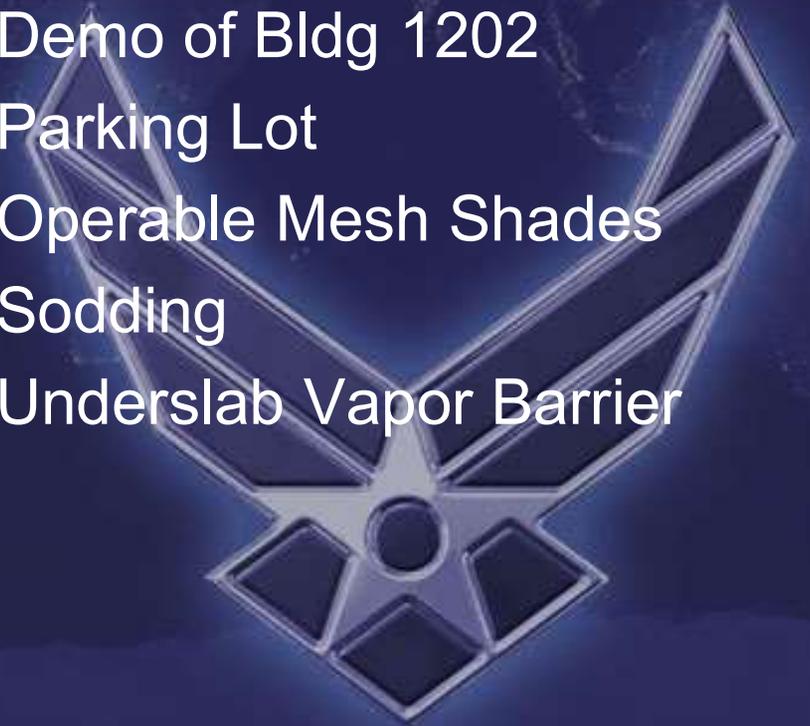
# ADDITIVE BID ITEMS

## F-35 SIMULATOR FACILITY

1. Spray Foam Insulation
2. Interior Upgrades
3. Concourse Upgrades
4. Tiered Auditorium Seating
5. Add Extent Access Flooring
6. Underslab Vapor Barrier

## BASE SUPPLY

1. Interior Upgrades
2. Concourse Upgrades
3. Demo of Bldg 1202
4. Parking Lot
5. Operable Mesh Shades
6. Sodding
7. Underslab Vapor Barrier



# ADDITIVE BID ITEMS

## BY PRIORITY:

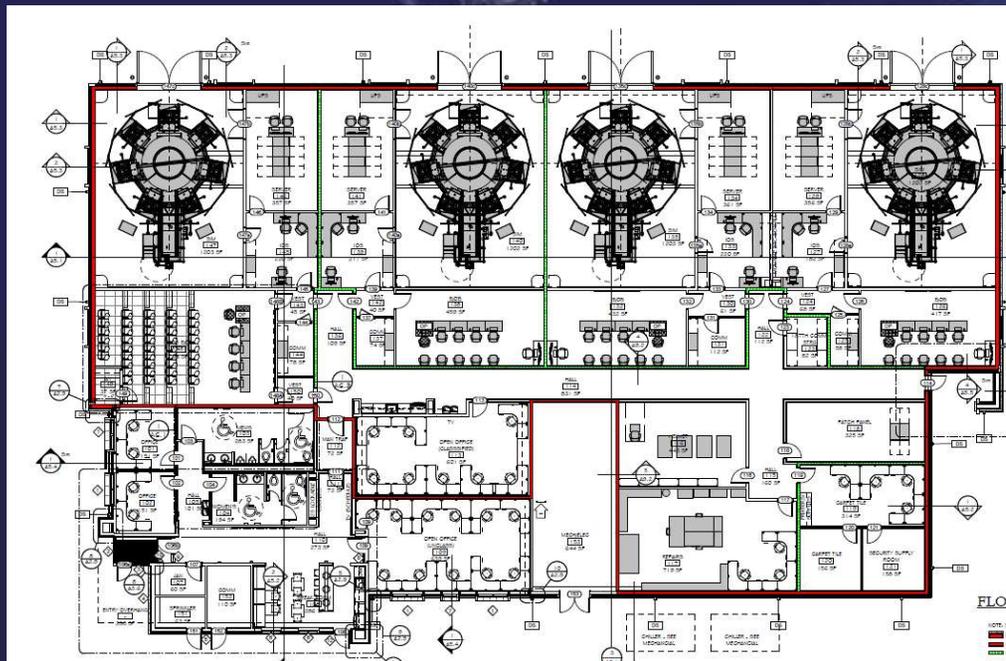
1. F-35 SimFac Spray Foam Insulation
2. F-35 SimFac Interior Upgrades
3. Base Supply Interior Upgrades
4. F-35 SimFac Exterior Concourse Upgrades
5. Base Supply Pedestrian Concourse Upgrades
6. F-35 SimFac Tiered Auditorium Seating
7. F-35 SimFac Additional Extent of Access Flooring
8. Demolition of Bldg 1202
9. Base Supply Parking Lot
10. Base Supply Operable Mesh Shades
11. Base Supply Sodding
12. Base Supply Underslab Vapor Barrier
13. F-35 SimFac Underslab Vapor Barrier



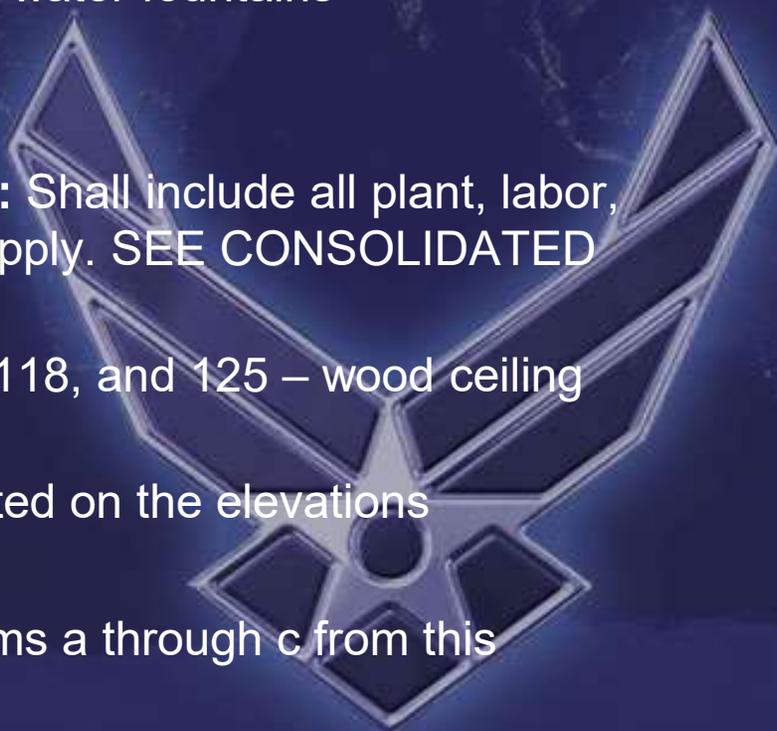
# PROJECT ABI DESCRIPTION

W5056N-22-B-0001

- **ABI #1 – F-35 SimFac Spray Foam Insulation:** Provide and install spray foam insulation at all SAPF and SAPCA perimeter walls. Install spray foam for the full width of metal stud cavity and in accordance with specification section 07 2119 - Spray Foam Insulation.



# PROJECT ABI DESCRIPTION

- **ABI #2 – F-35 SimFac Interior Upgrades:** Shall include all plant, labor, and material for finish upgrades in rooms 105, 108, 110, 111, and 114. SEE CONSOLIDATED SPECS FOR DETAILS.
    - Thin adhered cast stone and concrete backer board – base bid is painted sheetrock
    - Tile wall surfaces behind casework and water fountains
    - Acoustical felt baffles
  
  - **ABI #3 – Base Supply Interior Upgrades:** Shall include all plant, labor, and material for finish upgrades in Base Supply. SEE CONSOLIDATED SPECS FOR DETAILS.
    - Wood WALL treatments in rooms 113, 118, and 125 – wood ceiling treatments are part of base bid
    - Wall tile on bathroom walls were indicated on the elevations
    - Wall tile behind water fountains
    - Addendum will be issued to remove items a through c from this alternate's description
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# PROJECT ABI DESCRIPTION

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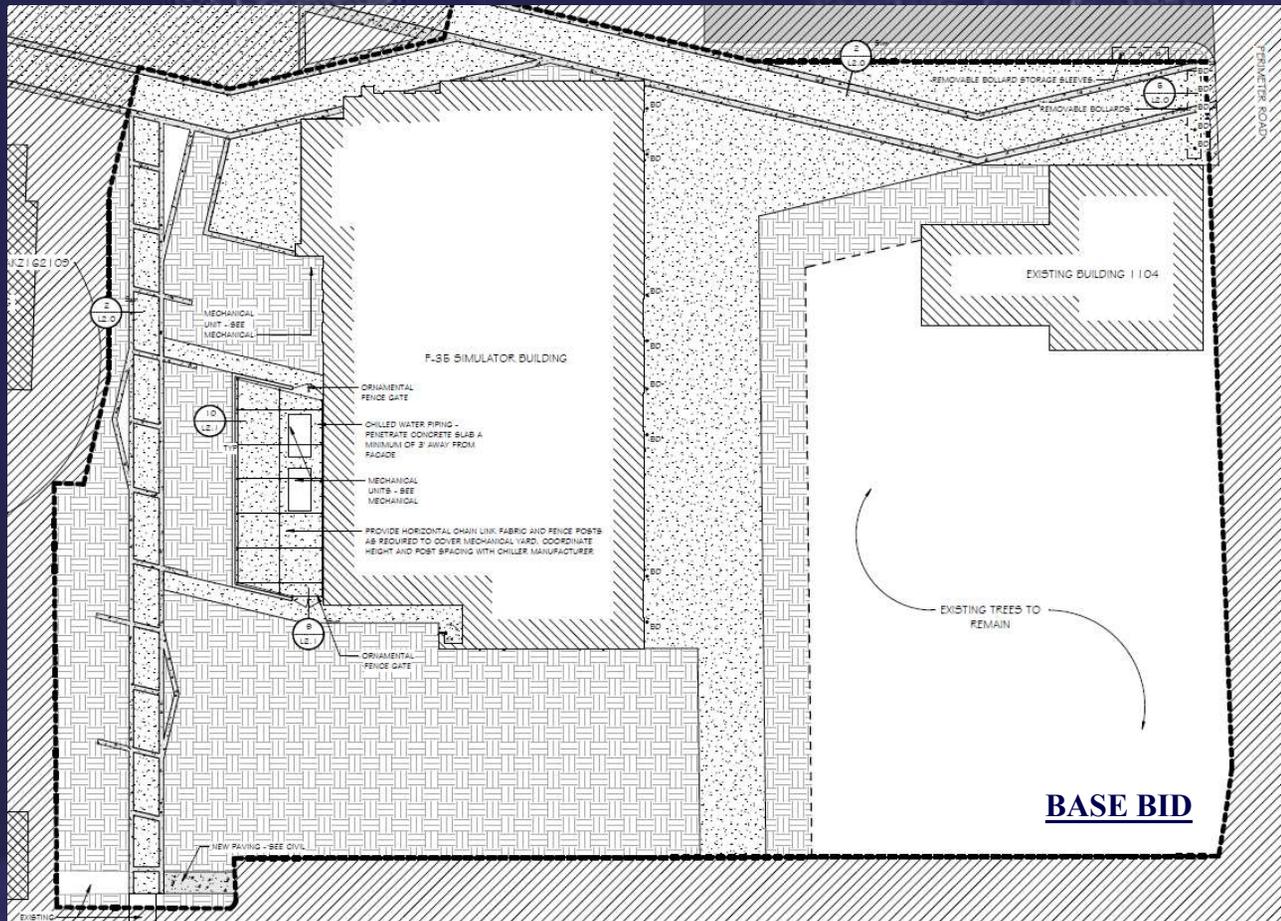
- **ABI #4 – F-35 SimFac Exterior Concourse Upgrades:** Installation of architectural pavers and bench seating in exterior areas as indicated on the landscape drawings. If the Alternate Bid Item is not awarded, the base bid shall consist of textured concrete paving only (no pavers or benches will be installed) as indicated on the base bid landscape drawings.



# PROJECT ABI DESCRIPTION

W5056N-22-B-0001

## ■ ABI #4 – F-35 SimFac Exterior Concourse Upgrades:



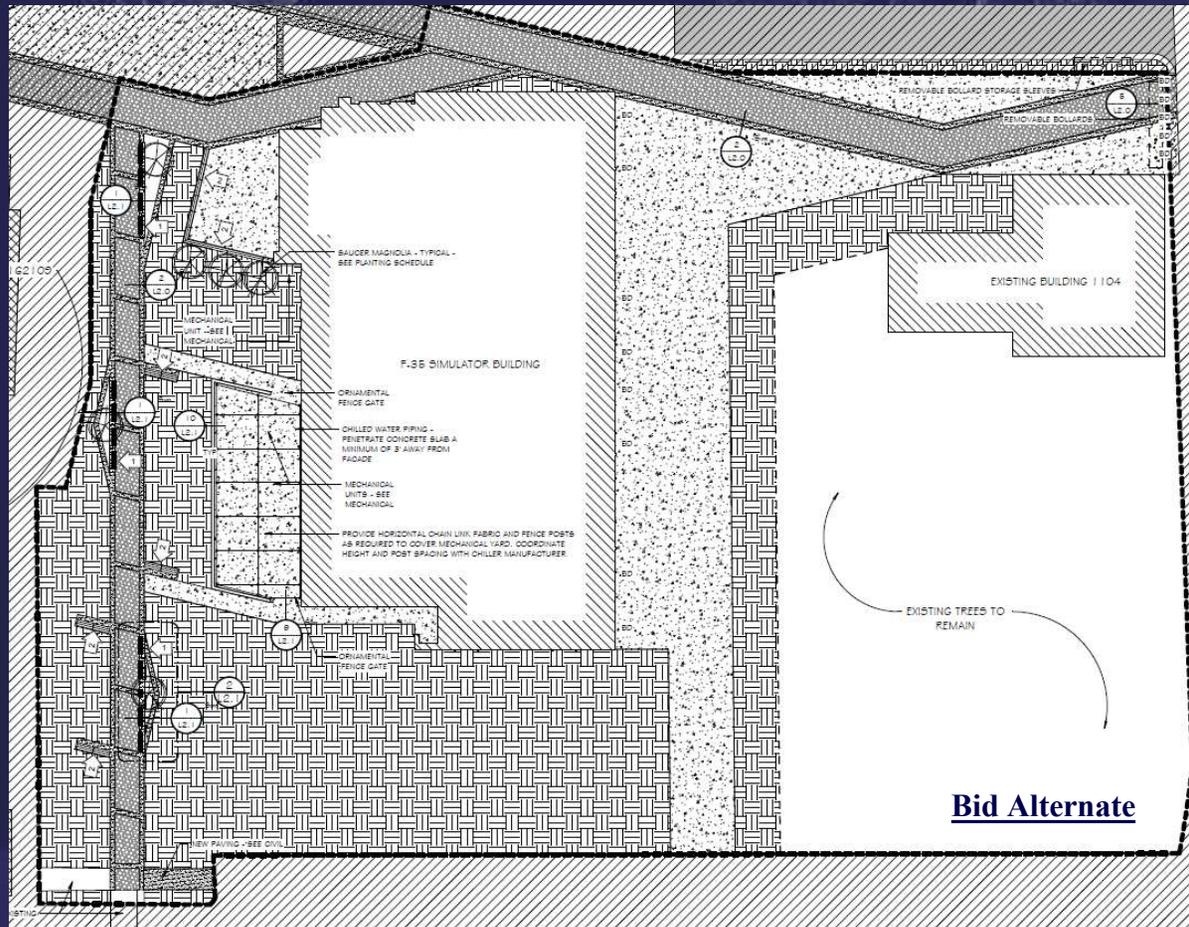
Base Bid = Stamped & Regular Concrete

Alternate = Concrete Edge Bands and Concrete Paver System

# PROJECT ABI DESCRIPTION

W5056N-22-B-0001

## ■ ABI #4 – F-35 SimFac Exterior Concourse Upgrades:



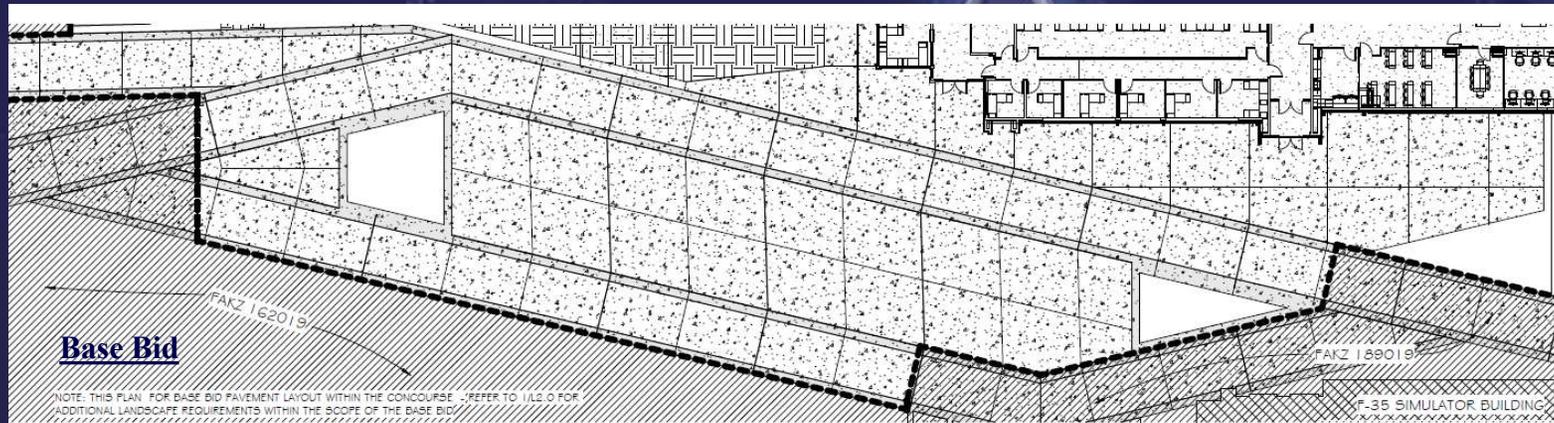
Base Bid = Stamped & Regular Concrete

Alternate = Concrete Edge Bands and Concrete Paver System

# PROJECT ABI DESCRIPTION

W5056N-22-B-0001

- **ABI #5 – Base Supply Pedestrian Concourse Upgrades:** Installation of architectural pavers and bench seating in exterior areas as indicated on the landscape drawings. If the Alternate Bid Item is not awarded, the base bid shall consist of textured concrete paving only (no pavers or benches will be installed) as indicated on the base bid landscape drawings.



Base Bid = Stamped & Regular Concrete

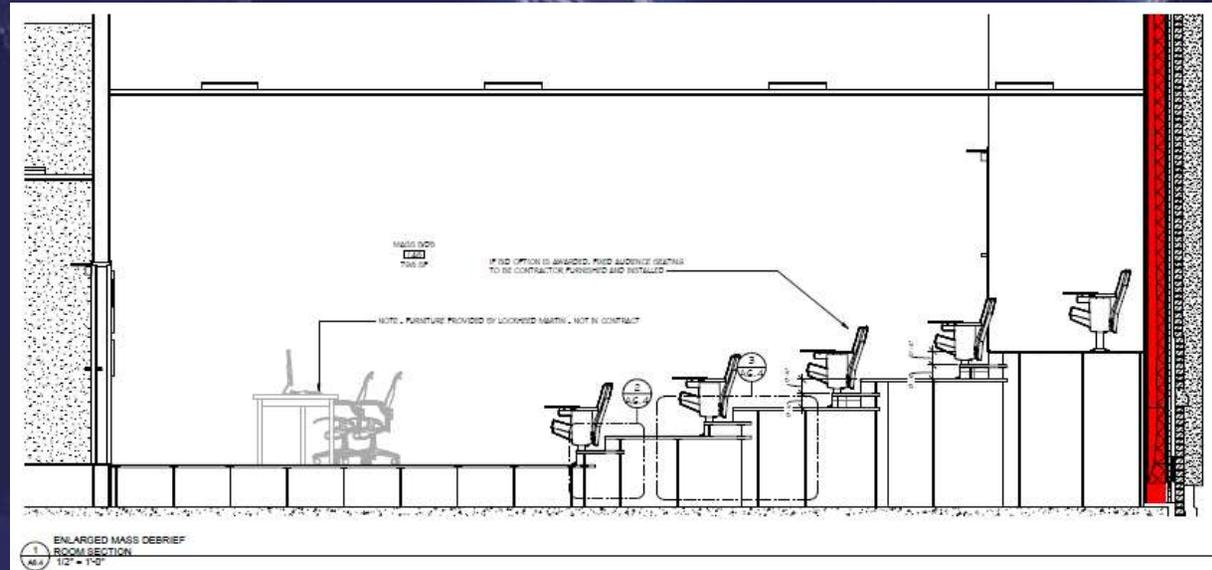
Alternate = Concrete Edge Bands and Concrete Paver System



# PROJECT ABI DESCRIPTION

## W5056N-22-B-0001

- **ABI #6 – F-35 SimFac Tiered Auditorium Seating:** Provide and install tiered floor structure assembly, associated floor finishes and handrail assemblies at walls along aisles of tiered seating. Provide and install Fixed Seating as shown on drawings and specified in Section 12 6100 - Fixed Audience Seating.
  - Base Bid = Single level raised access floor systems.
  - Alternate = tiered auditorium seating



Bid Alternate

# PROJECT ABI DESCRIPTION

W5056N-22-B-0001

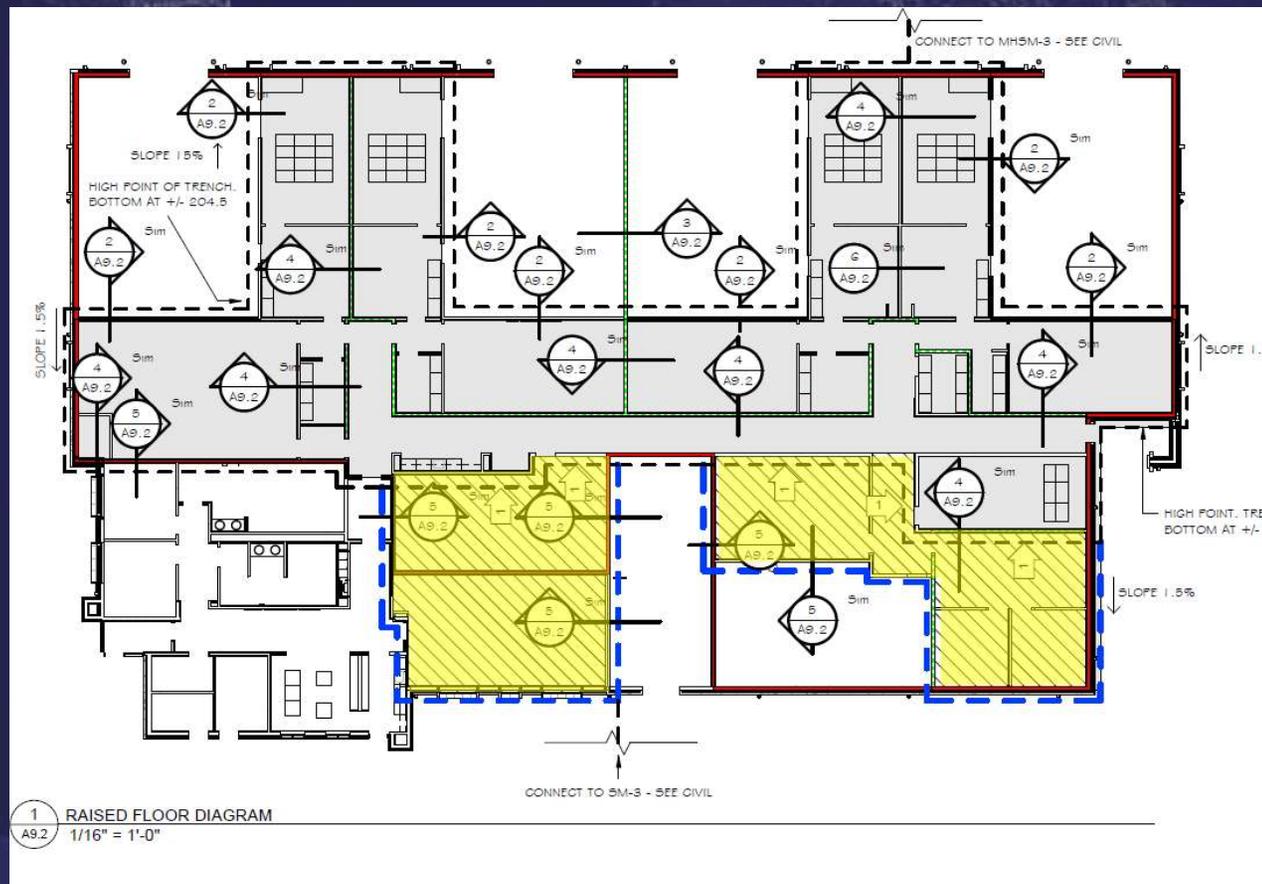
- **ABI #7 – F-35 SimFac Additional Extent of Access Flooring:** Provide and install additional raised access flooring in rooms 109, 113, 115, 116, 119, 120, & 121 - refer to sheet A9.2. Included in this Alternate Bid Item is all associated raised access flooring panels/pedestals, revised extents of depressed floor slabs, additional electrical bonding/grounding, and revised extents of foundation drainage systems required to install raised access flooring in these areas.



# PROJECT ABI DESCRIPTION

W5056N-22-B-0001

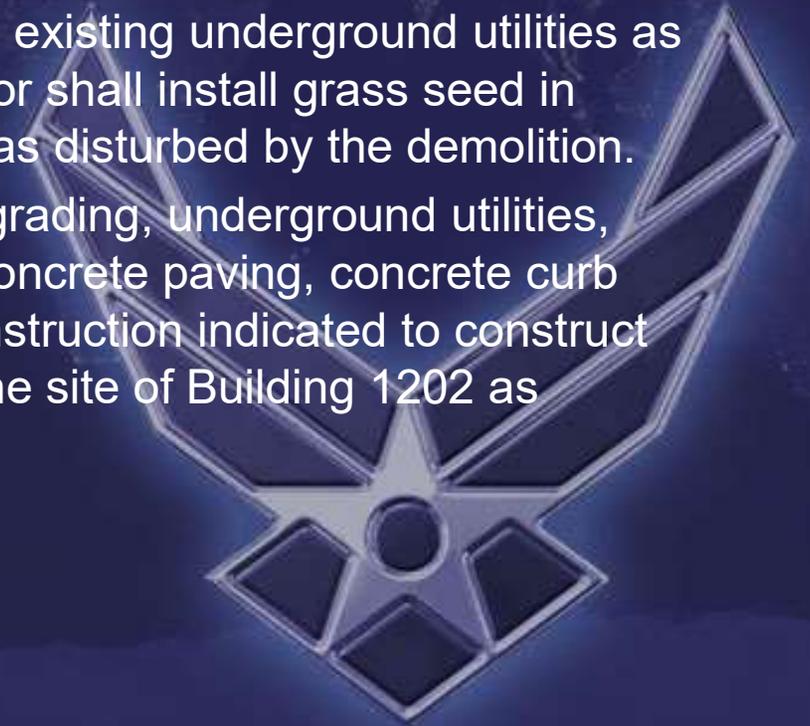
- **ABI #7 – F-35 SimFac Additional Extent of Access Flooring:**



# PROJECT ABI DESCRIPTION

W5056N-22-B-0001

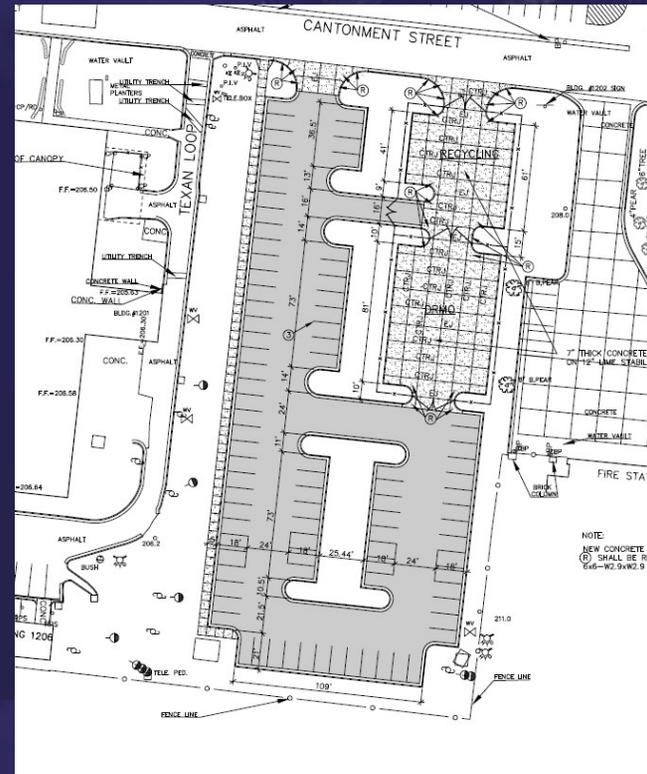
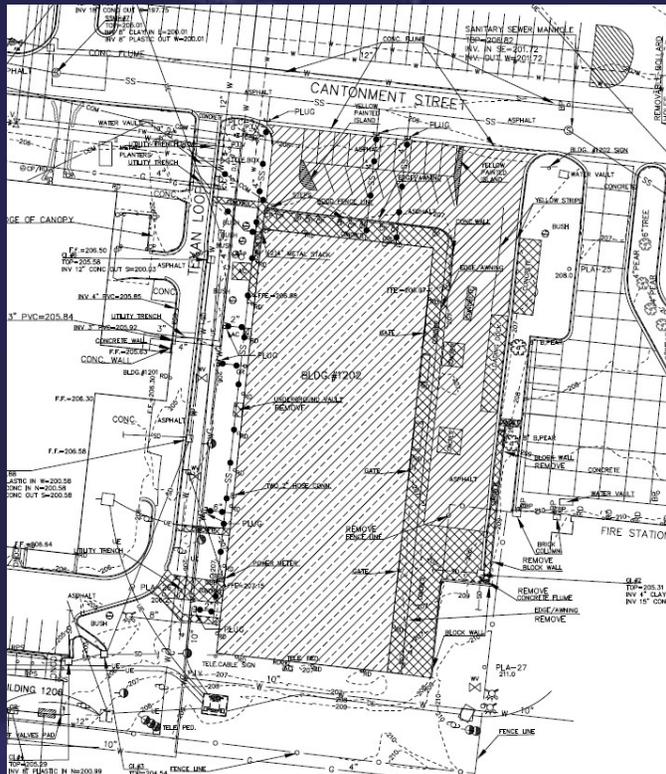
- **ABI #8 – Demolition of Bldg 1202:** Demolish, in its entirety, existing Building 1201 and all associated asphalt and portland cement pavings as indicated on drawing sheet C1.2. Demolition shall include abatement of hazardous materials in accordance with specification sections 02 8213 and 02 8416. Demolition shall also include removal of all existing underground utilities as indicated on drawing sheet C1.2. Contractor shall install grass seed in accordance with section 32 9219 in all areas disturbed by the demolition.
- **ABI #9 – Base Supply Parking Lot:** Provide grading, underground utilities, sub-surface preparation, asphalt paving, concrete paving, concrete curb and gutter, fencing, and other ancillary construction indicated to construct parking area and DRMO storage area at the site of Building 1202 as indicated on the drawings.



# PROJECT ABI DESCRIPTION

W5056N-22-B-0001

- **ABI #8 – Demolition of Bldg 1202: Base Bid = B1202 stays as is**
- **ABI #9 – Base Supply Parking Lot:**
  - If alternate #8 is awarded and alternate #9 is not. Building 1202 site gets graded and seeded



# PROJECT ABI DESCRIPTION

W5056N-22-B-0001

- **ABI #10 – Base Supply Operable Mesh Shades:** Provide and install operable mesh shades as specified in section 12 1115 - Operable Mesh Shades at all exterior curtain wall windows.
- **ABI #11 – Base Supply Sodding:** Provide and install sodding, in lieu of seeding, where sod is indicated on drawing sheet L1.0 as well as any other areas where existing lawns are disturbed by construction activities.
- **ABI #12 – Base Supply Underslab Vapor Barrier:** Provide and install an integrally bonded underslab above grade vapor protection system as specified in Section 07 2650 -Integrally Bonded Underslab Vapor Protection Above and Below grade under all poured in place above grade concrete areas with non-depressed slabs above grade construction.
- **ABI #13 – F-35 SimFac Underslab Vapor Barrier:** Provide and install an integrally bonded underslab above grade vapor protection system as specified in Section 07 2650 -Integrally Bonded Underslab Vapor Protection Above and Below grade under all poured in place above grade concrete areas with non-depressed slabs above grade construction.

# PROPOSAL DUE DATE

DATE: 13:00 CST on 03 December 2021

- Documents must be received prior to or on this date

**RFIs (Written Only) Deadline:** Due by 11:00 am CST on **12 NOVEMBER 2021**

- Responses are projected to be posted 17 November 2021

LOCATION: 187<sup>th</sup> Fighter Wing

C/O Base Contracting

5187 Selma Highway

**Montgomery, AL 36108-4824**

- Hand carried bids, deliver to Building 1502 Wing Auditorium
- All documents must have proper signatures



# Request for Information

- Send to:

[benjamin.scott.18@us.af.mil](mailto:benjamin.scott.18@us.af.mil)

[stephen.shanks.1@us.af.mil](mailto:stephen.shanks.1@us.af.mil)

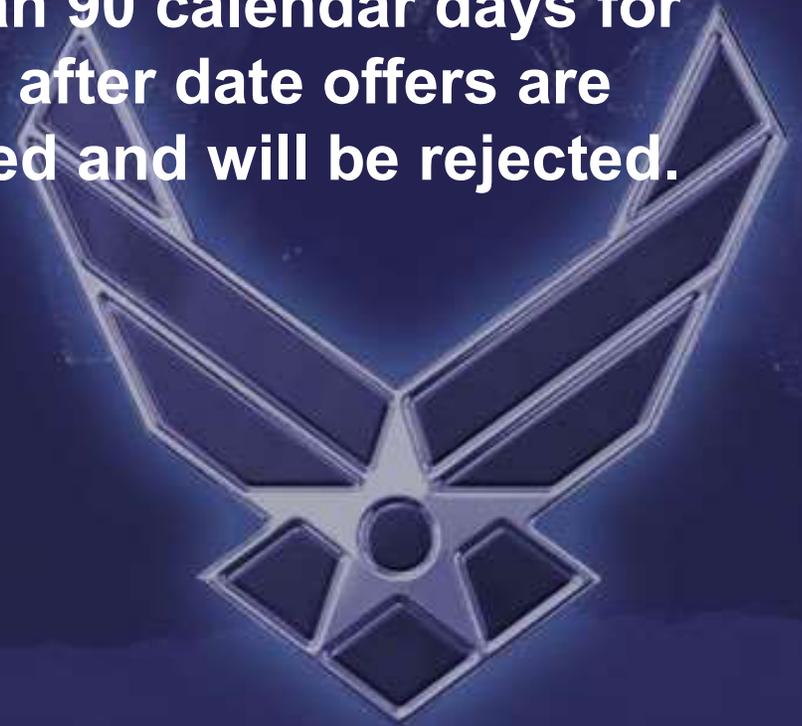


# SUBMISSION REQUIREMENTS

- Bid Guarantees are required
- Performance Bond and Payment Bond: On Awarded IFB
- Liquidated Damages: \$933.72/ day + \$153.00/1x legal fee
- Performance Period: 500 after NTP; work SHALL commence within 30 calendar days of NTP
- Davis Bacon Wage Rates applicable: AL 20210093, dated 09/10/2021

# Award

- **Award will be a Firm Fixed Price**
- **Offers providing less than 90 calendar days for Government acceptance after date offers are due will not be considered and will be rejected.**



# ANSWERS TO QUESTIONS

- All questions, on a non-attribution basis, and the answers will be posted to the website <https://sam.gov> under Contract Opportunities
- If necessary, Addendums, issued by an Amendment, will also be posted.
- Check <https://sam.gov> regularly and don't forget to **REFRESH** the web page.



# SITE VISIT SECURITY AND SAFETY BRIEFING

- Cell phones are authorized. Operating a motor vehicle while using a cell phone is not authorized.
- Photos are NOT authorized unless given express authorization by a Government official



# KEY POINTS

**PROPOSALS DUE- NO LATER THAN**

03 December 2021

1:00 PM Central Daylight Time

Questions – Do NOT submit to A/E, submit through the  
Government only



# Thank You

We appreciate your interest in this project

Office Hours  
Tuesday - Friday  
0700- 17:30

Questions?

