6.0 PROJECT SPECIFIC REQUIREMENTS FORT STEWART, GA *<VER>*(REV 2.5 – 30 APR 2012)*</VER>*

6.1. GENERAL

The requirements of this paragraph augment the requirements indicated in Paragraphs 3 through 5.

6.2. APPROVED DEVIATIONS

The following are approved deviations from the requirements stated in Paragraphs 3 through 5 that only apply to this project.

NONE

6.3. SITE PLANNING AND DESIGN

6.3.1. General:

All the appendices, drawings, and specifications included in the RFP package are additional requirements that apply to this project.

6.3.1.1. Site Plan

A preliminary site layout plan is provided for design and development purposes. The site plan has been approved by the installation and should not be revised except to accommodate final building design. Develop the site plan based on actual building footprints, within the LIMITS OF CONSTRUCTION shown on the drawings.

6.3.1.2. *<SITE_OVERLAP_NO>*NOT USED*</SITE_OVERLAP_NO><SITE_OVERLAP>*Limits of Construction Overlap

Comment [sdn1]: Does this project limits of construction overlap with another? Yes or No

The LIMITS OF CONSTRUCTION between this project and other adjacent projects overlap as indicated on the site plan. Maintain and repair the site, including permits and fees within the LIMITS OF CONSTRUCTION during the construction of the facilities at no additional cost to the Government. Coordinate overlapping and adjoining construction to avoid conflicts and construct a complete, integrated, and useable project. Initiate project coordination between this and other projects within 14 days of receipt of NTP and biweekly there after. Coordinate with other contractors through the Contracting Officer. Adjacent projects that are or will be under construction during this contract's duration are indicated on the drawings.*</SITE_OVERLAP>*

6.3.1.3. *<FUTURE_COORDINATION_NO>*NOT USED*</FUTURE_COORDINATION_NO><FUTURE_COORDINATION>*The master plan for adjacent projects is provided for information and coordination. Coordinate project design and construction (e.g., grading, contour lines, finish floor elevations, storm drainage, roads, sidewalks, POV parking, utilities, water, and sewer) with the adjacent projects.*</FUTURE_COORDINATION>*

Comment [sdn2]: Is coordination with a future project required? Yes or No.

6.3.1.4. On-Post Recycling Center

There is an operating recycling center on-Post. Fort Stewart/Hunter Army Air Field has a mandatory recycling program. The Command Recycling Policy is included in Appendix E. Recyclable materials listed in the mandatory recycling policy generated during the entire term of any construction, demolition, or renovation contract may be turned over to the Ft. Stewart or HAAF Recycling Program. Contractors must contact the COR who will coordinate with the DPW, Environmental Waste Management Section to arrange for turn-in of recyclable materials. In areas where large amounts of scrap metal or cardboard will be generated, it is possible that a collection bin/container could be provided at no cost to deposit these materials.

If any of the materials are recycled by the contractor or taken to a recycling center off post, the contractor will provide copies of all salvage weight/scale tickets showing the in, out, and tare weights of each load to the COR/COTR at the end of each month. The COR/COTR will provide copies of these tickets to the Fort Stewart Waste Management Section.

SAMPLE

6.3.1.5. Waters of the U.S. and State Waters

Delineation of Waters of the U.S. (wetlands and streams) is shown on the drawings. As the Designer of Record, contact the Georgia Environmental Protection Division to determine presence of State Waters, and to prepare and submit any Stream Buffer Variance (including request fees) required as a result of specific design layout. Allow time in the schedule for State action of the request and avoid disturbances within the Stream Buffer until the request is approved.

6.3.2. Site Structures and Amenities

6.3.2.1. Storm Drainage System

Construction and material specified for storm drainage installation shall be in accordance with the State's DOT requirements. All storm drainage lines constructed under organizational vehicle hardstand, entrance drives, or surfaces subject to vehicular traffic shall be reinforced concrete pipe with watertight joints.

6.3.2.2. Dumpsters

Dumpster enclosure openings must be a minimum of 12 feet wide per dumpster.

«SITE_STRUCTURES_AMENITIES»

6.3.3. Site Functional Requirements:

6.3.3.1. Stormwater Management (SWM) Systems.

(a) Design and construct an SWM system capable of controlling the runoff. Locate the SWM system within the Limits of Construction shown on the drawings.

(b) Additional information:

«STORMWATER_MANAGEMENT»

(c) Provide a Storm Water Pollution Prevention Plan for approval. Keep the approved plan onsite at all times for inspection by EPA, Georgia Department Natural Resources (Georgia DNR), and Fort Stewart/Hunter AAF environmental personnel. To the extent possible within the contract cost limit, post development runoff shall equal predevelopment runoff. Storm water design shall also consider future development upstream and that flows through the project site. Wet detention ponds are not allowed. Grade all sites to drain without ponding of water. Design dry detention basins to hold water for a MINIMUM of 24 hours, to remove total suspended solids by 80%, and meet detention requirements for flood controls as required during heavier rain events. See Appendix Dry Detention Pond Specifications.

6.3.3.2. Erosion and Sediment Control

In accordance with Section 01 57 20.00 10, provide an Erosion and Sediment Control Plan, approved by the Georgia Soil and Water Conservation Commission and complying with the requirements set forth in the Fort Stewart/Hunter AAF specification Section 01354 entitled Erosion and Sedimentation Control prior to construction. See Appendix. Any violation to such permits will result in the immediate shutdown of work until corrective measures have been taken at the Contractor's expense. Implement any additional erosion and sediment control measures necessary to retain sediment within the boundaries of the project sites during all phases of construction. Ensure at least one GSWCC certified individual is available on-site during land disturbing activities (LDA). In the event that the GSWCC certified individual leaves the site and is the only individual on-site that is certified, then stop all LDA until the certified individual returns.

6.3.3.2.1. Notice of Intent (NOI) Document

Submit the NOI, and approved Erosion and Sediment Control Plan, and land disturbance fees in the amount of $80/disturbed acre to DPW Environmental Branch.

Comment [U3]: Ft Stewart, do you have stormwater design criteria to include, other than the Dry Detention Pond Specifications? Please provide if so.

Comment [U4]: This is not the IDG. Will forward appendix for HQ information.

Comment [JTH5]: DO NOT ATTACH THE IDG. Extract the criteria and put it here.

SAMPLE

The DPW will review the NOI package and provide comments to the Contractor. The Contractor shall revise and resubmit the NOI package for DPW signature. The DPW will submit the completed NOI package via certified mail to the State of Georgia. The NOI package must be received by the Georgia Environmental Protection Division at least 14 days prior to any land disturbing activities.

<POC_KNOWN>Early project coordination with the representative from the National Resources Conservation Service (NRCS) at Fort Stewart, Mr. Jim Freeman at 912-767-7829 is highly recommended. ***</POC_KNOWN>***

Comment [sdn6]: Is the POC for the Notice of Intent document know? Yes or No

6.3.3.2.2. Notice of Termination (NOT) Document

When 70 percent of the permanent vegetation utilized to stabilize 100 percent of the disturbed acreage is established, coordinate a site visit with the Environmental Division [POC, Russell Moncrief, at (912)767-0271] and submit the NOT to:

DPW-Environmental Division
Attn: Russell Moncrief
550 Frank Cochran Dr., Bldg. 1137
Fort Stewart, GA 31314

The DPW will sign and submit the NOT package via certified mail to the State of Georgia, Environmental Protection Division, provided the DPW Environmental Branch concurs with the Contractor's 70 percent established vegetation calculation.

6.3.3.3. Vehicular Circulation. Vehicular Circulation. Eliminate conflicting movements within parking areas and address any traffic impacts within ½ mile of the project limits.

6.4. SITE ENGINEERING

6.4.1. Existing Topographical Conditions

6.4.1.1. See Attachment J for Topographic, conceptual or final Site Layout Drawing and utility survey. Coordinate the design with tie in points provided. Verify the Government-furnished survey and obtain all additional survey information that may be required for design and construction of the project. Bring any discrepancies which are found in the Government furnished survey to the immediate attention of the Government for clarification. Perform any additional surveys required to complete this project at no additional cost to the Government.

6.4.1.2. Bring any discrepancies which are found in the furnished plans to the attention of the Contracting Officer. Complete the Site Layout Plan based on actual building footprints.

6.4.2. Existing Geotechnical conditions:

See Appendix A for a preliminary geotechnical report.

6.4.3. Fire Flow Tests See Appendix D for results of fire flow tests to use for basis of design for fire flow and domestic water supply requirements.

«SITE_FIREFLOW»

6.4.4. Pavement Engineering and Traffic Estimates:

Comment [sdn7]: NOTE TO SPECIFIER: Describe the performance requirements for roadways, parking and other pavements, including classification, vehicle types, loadings, design volume, climatic conditions, frost penetration Zones, etc.

6.4.4.1. A professional engineer, licensed in the State of Georgia, shall design all rigid and flexible pavements in accordance with the Contractor's final geotechnical report.

6.4.4.2. Additional information

«SITE_PAVEMENT_ENGINEERING_AND_TRAFFIC»

6.4.4.3. Vehicular Parking Areas

SAMPLE

(a) Do not use permeable pavements (e.g., segmented pavers, pervious concrete, or pervious asphalt) in vehicular parking and other pavements.

(b) Design parking area surface slopes between 0.5% and 2.0% with a maximum of 3% in the parking stalls.

(c) Design parking areas to avoid ponding.***<COF>***

(d) Hardstand slopes shall be between 0.5% and 2.0%. Slope all hardstands away from readiness and covered hardstands.***</COF>***

6.4.4.4. Flexible Pavement Design

(a) Design heavy duty flexible pavements to support H-20 loading.

(b) Design light duty flexible pavements to support 5,000 lb axial loading.

(c) Pavement designs over cohesive soil subgrades require under-drain systems.

(d) The flexible pavement design shall be larger of the calculated flexible design thickness and the minimum flexible design thickness.

6.4.4.5. Rigid Pavement Design

(a) Design rigid pavements to support H-20 loading.

(b) The minimum pavement section shall be 6 inches rigid concrete pavement over 6 inches of compacted aggregate base course.

(c) Pavement designs over cohesive soil subgrades require under drain systems.

(d) Provide a concrete joint layout plan for all concrete pavements. Show joint spacing, joint types, and joint grading. ***<COF>***

(e) Company Operations Facilities Service Yard. Design the Company Operation Facilities service yard to support multi-story ladder trucks weighing 75,500 pounds on three axles, two axles are doubled tired. Design emergency vehicle access in accordance with NFPA, UFC 3-600-01, and as required by the Installation (FB Fire Dept is AHJ). Equip emergency access and service drive entrances with a removable bar type vehicle crash barriers located in accordance with UFC 4-010-01.***</COF>***

6.4.4.6. Sidewalks

(a) Locate sidewalks a minimum of 5 feet from main roads and streets. Slope sidewalks to meet all requirements for ADAAG. Construct sidewalks of Portland Cement Concrete.

(b) Emergency vehicle access and service drives shall be a concrete sidewalk (minimum 20 feet wide) designed to support multi-story ladder trucks weighing 75,500 pounds on three axles; two axles are double tired. Install AT/FP access control measures for the service drive meeting the requirements of UFC 4-010-01. Any vehicle control measure must be operable or removable by one person (not to exceed 90 lbs).

6.4.5. Traffic Signage and Pavement Markings. Provide traffic signs and markings per State Department of Transportation requirements and MUTCD.

«SITE_TRAFFIC_SIGNAGE»

6.4.6. Base Utility Information

Utilities at Fort Stewart/Hunter AAF are a combination of Government-owned/privately-maintained and completely privatized. The Contractor shall coordinate with the installation and private utilities.

Prior to the start of construction, perform utility coordination meetings with the Contracting Officer, Fort Stewart/Hunter AAF utility personnel, and the privatized utility companies. Do not interrupt utility service for buildings adjacent to this project site, except with installation approval. Coordinate approved outages thru the COR. Use the coordination meetings to identify all utility lines impacted by project construction and verify working status of the existing lines. Coordinate the proposed work on impacted utility lines with the appropriate utility

SAMPLE

company. Utility impacts to be coordinated shall include, but not be limited to, removals, temporary service and removal, and permanent relocations.

Accomplish any utility relocation to construct the facilities in such a manner as to minimize the impact to other users. The Contractor shall bear the cost of installation and relocation of all utilities except as noted otherwise.

Comment [JTH8]: Cant tell from below who pays for what in some instances.

6.4.6.1. Electrical Service

Electrical Service on this installation is privatized. Canoochee EMC is the privatized Utility Company. See paragraph 6.9 for additional information.

6.4.6.2. Communications Service

The Government owns communication service on this installation. Design and install outside plant (OSP) communication infrastructure including cabling. See paragraph 6.9 for additional information.

6.4.6.3. Sanitary Sewer Service

The Government owns the sanitary sewer service on this installation. Government point of contact is Fred Cavedo, 912-767-5499.

Refer to Appendix E for sanitary sewer system permit requirements. Contact Stanley Thomas, Water, Wastewater, and Landfill Compliance Program Manager, Environmental Compliance Branch, Directorate of Public Works 1550 Frank Cochran Drive, Bldg. 1137 Fort Stewart, Georgia 31314-4940; Phone: 912-767-4139.

6.4.6.4. Storm Drainage Service

The Government owns the storm drainage system on this installation. Government point of contact is Fred Cavedo, 912-767-5499.

6.4.6.5. Water Service

The Government owns the water service on this installation. Maps are available through the installation. Government point of contact is Fred Cavedo, 912-767-5499. Design and construct water lines from the connection point to the building. Conceptual or final tie-in points are shown on the drawings. Coordinate with installation Environmental personnel on chlorination requirements. The following are required elements for the water distribution system:

(a) Backflow prevention devices

(b) Lead-free solder on copper pipes

(c) Water service connections must be metered

(d) Water conserving fixtures such as low flow toilets, faucets, and showerheads, and waterless urinals to facilitate compliance with water/waste water permitting requirements

Refer to Appendix E for water system permit requirements. Contact Stanley Thomas, Water, Wastewater, and Landfill Compliance Program Manager, Environmental Compliance Branch, Directorate of Public Works, 1550 Frank Cochran Drive, Bldg. 1137 Fort Stewart, Georgia 31314-4940; Phone: 912-767-4139.

6.4.6.6. Natural Gas Service

Natural gas «SITE_NAT_GAS» available in the project area. The design, routing, tie-in, and installation of the exterior gas distribution system (up to and including the gas meter/regulator assembly) shall be accomplished by the Design/Build Contractor. Natural gas meters to be provided shall be compatible with the building's DDC system. Fort Stewart purchases natural gas through a Defense Energy Supply Company (DESC). The utility is distributed locally by Atlanta Gas Light. The installation receives natural gas on a firm basis. Point of contact at Fort Stewart for gas service line capacity, size, routing, and points of connection to the gas distribution system is

Comment [sdn9]: Natural gas service [is][is not] available.

SAMPLE

Fred Cavedo, 912-767-5499. The nearest gas line available for use by this project is located as indicated in the Attachments.

6.4.6.7. Hydronic Piping

<HYDRONIC_PIPE_NO>No existing chilled water or heating water distribution lines are available in or near this project area.***</HYDRONIC_PIPE_NO><HYDRONIC_PIPE>***Chilled Water and Heating Water is available for use for this project. The point of contact for hydronic distribution is Fred Cavedo, 912-767-5499. The nearest distribution lines available for use for this project are located as indicated in the Attachments.***</HYDRONIC_PIPE>***

Comment [JTH10]: Are existing chilled water and distribution lines available in or near project area? Yes or No

6.4.6.8. Local Telephone Service

The local telephone company will design and install outside plant (OSP) local telephone service (e.g., subscription service to permanent party barracks). Coordinate with the local telephone company to assure ductline entry into the building.

6.4.6.9. Cable TV Service

Cable TV service on this installation is privatized. The local cable company will design and install CATV distribution to and within the project site. Coordinate with the local cable company to assure ductline entry into the building. See paragraph 6.9 for additional information.

6.4.7. Cut and Fill

Comment [sdn11]: NOTE TO SPECIFIER: DO NOT SPECIFY MINIMUM COMPACTION REQUIREMENTS. THE IBC COVERS THIS AND THE GEOTECH REPORT MUST INCLUDE THE COMPACTION REQUIREMENTS.

Earth cut and fill slopes shall not exceed 3 horizontal to 1 vertical. Retaining walls «RETAINING_WALLS» an option to limit the amount of cut and fill. ***<RETAINING_WALLS>***Locate retaining wall in the following areas:

Comment [sdn12]: Are retaining wall an option [are] [are not] «RETAINING_WALLS» RETAINING_WALLS remains if ARE

«SITE_CUT»***</RETAINING_WALLS>***

6.4.8. Borrow Material

Comment [sdn13]: NOTE TO SPECIFIER: DESCRIBE SOURCES OF ACCEPTABLE BORROW, OR STATE THAT NO BORROW IS AVAILABLE ON THE INSTALLATION, ETC.

6.4.8.1. D5.2 BP1 is the only fill source accessible within the cantonment area without checkpoints/gates and is also NOI permitted requiring NO submittals and/or fees. Additional sources of fill are available outside of the cantonment area. Borrow pits are acquired on a first come, first serve basis. Determination of soil suitability and quantity is the responsibility of project engineer/management. NOTE: Due to location being adjacent to wetlands and high groundwater levels, dewatering of borrow pit(s) must be expected. Work must follow the guidelines within the Georgia's BMP's to prevent silts and sediments from leaving the borrow pit area and entering the waters of the State of Georgia. In addition, any construction projects utilizing/impacting area exceeding 0.75 acres within a borrow pit except for D5.2 BP1 (permitted) must submit a NOI and pay necessary fees. NOI submittal and processing will take approx. 2-3 weeks. In order to avoid project delays, schedule accordingly. If fill material is needed, contact Jesse Coursey @ (912) 767-1211. A Borrow Pit Excavation Application must be completed and approved prior to receiving a Borrow Pit Permit.

«BORROW_MATERIAL»

6.4.9. Haul Routes and Staging Areas

6.4.9.1. Haul routes are shown on the site drawings. The Installation must approve any requested changes to the haul routes shown. Coordinate with the installation through the COR.

6.4.9.2. Additional Site Requirements

(a) Employee parking. Employees shall park privately owned vehicles in an area designated by the Contracting Officer. This area will be within reasonable walking distance of the construction site. Employee parking shall not interfere with existing and established parking requirements of the Installation.

(b) Temporary Utilities. All temporary utilities (e.g., water, sewer, electrical, and telecommunications) will be at the Contractor's expense and subject to Fort Stewart/Hunter Army Air Field regulations. The utility cost

SAMPLE

information is located at Appendix K. Negotiate and contract with the privatization utility directly without benefit of the Government.

(c) Storage Area. Trailers, equipment, or materials shall not be open to public view with the exceptions of those items which are in support of ongoing work on any given day. Locate the staging area within the Limits of Construction unless previously approved by the Contracting Officer and the Installation. Comply at all times with the Fort Stewart Command Policy Memorandum, Subject: Design and Maintenance of Contractor Storage Areas. A copy of the memorandum is included in Appendix DD.

6.4.10. Clearing and Grubbing:

6.4.10.1. Tree Removal and Timber Harvesting Requirements

Comment [sdn14]: NOTE TO SPECIFIER: Select radio button: "Timber Harvest will not be completed prior to Notice To Proceed" (<TIMBER_HARVEST>) or "Timber Harvest will be completed prior to Notice To Proceed" (<NO_TIMBER_HARVEST)

<TIMBER_HARVEST>Submit a tree removal plan as soon as possible after receiving Notice-to-Proceed. Show the new tree line on a site layout plan. The new tree line should take into account all buffer requirements, roads, wetlands, streams, etc. Trees on the project site are Government property and therefore the Government through the established Fort Stewart/Hunter AAF timber disposal process will sell all merchantable trees identified and approved for removal. Delineate the clearing limits by surveying and flagging the perimeter trees with red flagging tape. Notify the Government when this has been accomplished. Designate a representative knowledgeable about the clearing limit surveying and flagging to answer any questions that may arise regarding clearing limits. The Government and Contractor will determine the site start point of the clearing operation. Once the Contractor delineates clearing limits , the Government will determine the volume of merchantable timber to be harvested and then advertise, sell, and remove all merchantable timber within 60 days of notification of the clearing limits delineation. Clearing will begin no later than 60 days after the Government and Contractor have agreed on the clearing limits. Merchantable / saleable timber classification is driven by local market conditions and the discretion of the Government timber harvester. Pine and hardwood trees greater than 6 inches in diameter at 4.5 feet above the ground (DBH) and at least 25 feet to a 3-inch diameter top shall be considered as merchantable timber. Trees may be classified as non-merchantable due to size (too small or too large), deformities, accessibility to harvest the trees, metal contamination, and/or any other factor that may affect the Timber Harvest Contractor's ability to efficiently harvest, transport, and sell the trees. Timber harvesting, to include removal of non-merchantable trees as fuel wood, can be implemented before the issuance of a NPDES permit, provided that the guidelines established by the Georgia's Best Management Practices (BMP's) for Forestry Manual are followed, and no ground disturbing activities in areas to be constructed or developed (to include grading and grubbing) occur until the NPDES permit and soil erosion control plan is in order. Ground disturbance activities and guidelines for the stabilization of sites such as, but not limited to, roads, stream crossings, log decks, skid trails, firebreaks and others must follow the Georgia Forestry BMP's manual recommendations. After the Government's Timber Harvest Contractor has cleared a minimum of 5 acres, the Contractor may begin any clearing and grubbing required under the contract once all required environmental permits are in place. Remove all trees or portions of trees remaining after the Timber Harvest Contractor has completed his operations.***</TIMBER_HARVEST><NO_TIMBER_HARVEST>***Timber Harvesting will be completed under separate contract prior to Notice To Proceed. Remove all trees or portions of trees remaining after the Timber Harvest Contractor has completed his operations.***</NO_TIMBER_HARVEST>***

6.4.10.2. Timber Harvesting in Wetlands and Streamside Management Zones

If clearing of trees is required within 25 feet of the wrested vegetation of either side of a stream and/or state water, acquire a stream buffer variance from the Georgia Environmental Protection Division (EPD) before the trees can be removed. If at the time of timber harvest, stream buffer variance permits have not been acquired , then the stream buffer areas must remain untouched until the required stream buffer variance permits have been issued. Cut and stockpile all merchantable trees in stream buffer areas. Stockpile all merchantable trees that meet the following criteria on the foot print of the construction site for pick-up by the Government timber harvest contractor.

(a) Pine Sawtimber is a minimum of 10 inches diameter at breast height (DBH) and 25-foot length to an 8-inch top.

(b) Pine Pulpwood is a minimum of 6 inches in DBH and 25-foot length to a 3-inch top.

(c) Hardwood Pulpwood is a minimum of 6 inches DBH and 25-foot length to a 3-inch top.

(d) Hardwood Sawtimber is a minimum of 12 inches DBH and 16.5-foot length to a 12-inch top.

SAMPLE

6.4.10.3. Harvesting Streamside Management Zones and Wetlands

(a) Use site-specific equipment and methods to minimize water quality impacts, including high-flotation, low-pressure harvesting equipment, shovel logging, or cable yarding.

(b) Concentrate skid trails and use logging slash, mats or other techniques to minimize soil compaction and rutting.

(c) Use techniques that minimize soil disturbance, such as backing trees out with machine, using low ground pressure equipment, using equipment with a boom or cable winch.

(d) Maintain the integrity of stream banks.

(e) Minimize the exposure of mineral soil by spreading logging slash and using it to drive over.

(f) Follow Federal mandated stream and wetland crossing procedures.

(g) Ruts can not be deeper than 12 inches in wetland areas and stream variance areas

(h) Must Avoid 1) using de-limbing gates or trees as de-limbing gates in the wetlands or stream variance areas or 2) Leaving tops in stream channels.

6.4.10.4. Slash and Residual Tree Removal

Submit a written plan for disposal of all remaining timber at least 15 days prior to any removal. Indicate the method of disposal and the location. The disposal shall occur in one of the following ways unless the Government otherwise approves:

(a) Chip the debris and haul off Fort Stewart/Hunter AAF.

(b) Chip the debris and use as mulch for landscaping. Chips used for this purpose cannot exceed a depth of 3 inches.

(c) Haul debris to a non-Government landfill off of Fort Stewart/Hunter AAF.

6.4.10.5. Clearing and grubbing area must be cleared free of organics to a depth where suitable soil for construction is obtained.

6.4.11. Landscaping:

Comply with the following references:

(a) Specification SECTION 32 93 00, EXTERIOR PLANTS. It is the standard for all Installation-wide landscape plantings. See Appendix I.

(b) Plant trees, shrubs and grasses in accordance with Fort Stewart's approved plant list palette (See Appendix I).

(c) Submittals in accordance with Section 01 33 00 SUBMITTAL PROCEDURES shall be provided to the DPW Landscape Architect prior to the installation of any plants, trees, shrubs or grasses for the following:

- SD- 04 Samples
  - Topsoil - submit one pint
  - Mulch - submit one pint
- SD-06 Test Reports
  - Topsoil Composition Tests; «SOIL_TEST»
  - Percolation Test; «PERCOLATION_TEST»

Comment [sdn15]: Select which best fits the project: [Soil Test of current growing area]; [Soil Test of proposed landscape planting areas]; [Soil Test location map]

Comment [sdn16]: Select which best fits the project: [Percolation Test of current growing area]; [Percolation Test of proposed landscape planting areas]

6.4.12. Turf: Sod all disturbed areas within the Garrison area. All other areas may be seeded. Use Tifway 419 Bermuda for sod and seed.

6.5. ARCHITECTURE

6.5.1. General: To the maximum extent possible within the contract cost limitation, the buildings shall conform to the look and feel of the architectural style and shall use the same colors as adjacent facilities as expressed herein ***<IMCOM_APPROVED>***and shall conform with the Fort Stewart's Real Property Master

SAMPLE

Plan*</IMCOM_APPROVED>*. The Government will evaluate the extent to which the proposal is compatible with the architectural theme expressed in the RFP during the contract or task order competition. The first priority in order of importance is that the design provides comparable building mass, size, height, and configuration compared to the architectural theme expressed herein. The second priority is that design is providing compatible exterior skin appearance based upon façade, architectural character (period or style), exterior detailing, matching nearby and installation material/color pallets, as described herein.

6.5.2. **Design**

6.5.2.1. Appendix F is provided "For Information Only", to establish the desired site and architectural themes for the area. Appendix F identifies the desired project look and feel based on Fort Stewarts's Installation Architectural Theme from existing and proposed adjacent building forms; i.e. building exterior skin, roof lines, delineation of entrances, proportions of fenestration in relation to elevations, shade and shadow effects, materials, textures, exterior color schemes, and organizational layout.

6.5.2.2. The design should address Fort Stewart's identified preferences. Implement these preferences considering the following:

(a) Achievable within the Construction Contract Cost Limitation (CCL)

(b) Meets Milestones within Maximum Performance Duration.

(c) Achieves Full Scope indentified in this Solicitation

(d) Best Life-Cycle Cost Design

(e) Meets the Specified Sustainable Design and LEED requirements

(f) Complies with Energy Conservation Requirements Specified in this RFP.

6.5.2.3. Priority #1. Visual Compatibility: Facility Massing (Size, Height, Spacing, Architectural Theme, etc.) Exterior Aesthetic Considerations: The buildings massing, exterior functional aesthetics, and character shall create a comprehensive and harmonious blend of design features that are sympathetic to the style and context of the Installation. The Installation's intent for this area is:

«THEME_DESCRIPTION»

6.5.2.4. Priority #2. Architectural Compatibility: Exterior Design Elements (Materials, Style, Construction Details, etc.) Roofs, Exterior Skin, and Windows & Door Fenestrations should promote a visually appealing compatibility with the desired character while not sacrificing the integrity and technical competency of building systems.

6.5.2.5. See Appendix F for exterior colors that apply to Architectural character at Fort Stewart. The manufacturers and materials referenced are intended to establish color only, and are not intended to limit manufacturers and material selections.

6.5.2.6. Additional architectural requirements:

(a) Install fall protection anchor points on all roofs with a slope greater than 2:12

(b) Lockset cylinders shall be fully compatible with products of the Best Lock Corporation and shall have interchangeable cores which are removable by a special control key. Cores shall have seven pin tumblers and shall be factory set using the A4 system and E keyway. All locksets and exit devices shall accept the same interchangeable cores.

(c) If the project includes any elevators, provide an elevator inspector, licensed by the State of Georgia, who shall inspect the installation and provide testing of all new elevators and certify in writing that they meet all requirements.

(d) Color match all exterior louvers, vents, exhaust grilles, etc. to the surrounding building finish material, unless otherwise specified by the Installation.

(e) Use standard size brick (or standard size brick veneer) for all exterior brick facades.

(f) Submit exterior finishes for (Installation Master Planning Division, DPW) Government approval (GA).

SAMPLE

6.5.3. *<UEPH>*Not Used*</UEPH><UEPH_NO>*Programmable Electronic Key Card Access Systems:

The Installation does not have a standard post-wide key card system.*</UEPH_NO>*

Comment [sdn17]: NOTE TO SPECIFIER: For non-UEPH type facilities only. If the installation has information on brand names of existing key card access system, identify here and coordinate with paragraph 3. For UEPH type Facilities NOT USED

6.5.4. INTERIOR DESIGN

«INTERIORS»

Interior building signage requirements:

No additional requirements.

6.6. STRUCTURAL DESIGN

Comment [sdn18]: NOTE TO SPECIFIER: PROVIDE SITE SPECIFIC STRUCTURAL LOADING DATA FROM UFC 3-310-01.

6.6.1. Foundation

Treat subgrades under all facility foundation to resist subterranean and other wood destroying insects known to exist in the vicinity of the site. Such treatment shall be in accordance with the environmental criteria referenced in this document.

6.6.2. Slabs on Grade

Provide all interior slabs on grade, including storage and mechanical rooms, garages, and carports with a moisture vapor barrier consisting of lapped polyethylene sheeting having a minimum thickness of 6 mils and a minimum 4-inch thick capillary water barrier. Provide capillary water barrier of clean, washed, sand, poorly graded rock, crushed gravel, or natural gravel. Conform to ASTM C 33 for fine aggregate grading with a maximum of 3 percent by weight passing ASTM D 1140, No. 200 sieve (wash), or coarse aggregate size Nos. 57, 67, 7, 78, or 89.

6.6.3. Structural Loading

(a) For Seismic and Wind Load Analysis, the occupancy factor shall be II, as indicated in the most recent version of ASCE 7.

(b) The wind analysis shall be based on a minimum design wind speed of 110 mph for Ft Stewart and 120 mph for Hunter AAF.

(c) For seismic design (Site Class B), the maximum considered earthquake (MCE) spectral response acceleration at short periods and 1 second period shall be, Ss= 29 %g for Ft Stewart and 38 %g for Hunter AAF and S_1 = 10 %g for Ft Stewart and 12 %g for Hunter AAF..

(d) Snow load is Zero.

(e) Roof Live Loads (20 psf minimum)

(f) Frost Penetration is Zero.

6.7. THERMAL PERFORMANCE

No additional requirements

6.8. PLUMBING

6.8.1. For barracks buildings: In all toilet areas requiring water closets, provide elongated floor mounted vitreous china flush tank type with vitreous china lid.

6.9. SITE ELECTRICAL AND TELECOMMUNICATIONS SYSTEMS

6.9.1. General.

6.9.1.1. See Appendix C: UTILITY CONNECTIONS for additional information and points of contact.

SAMPLE

6.9.1.2. Hold site coordination meetings at the start of design and when necessary thereafter. Meet with all applicable parties, including the installation Network Enterprise Center (NEC), the privatized electric Utility Company, the local cable television (CATV) company, and the Contracting Officer's Representative (COR). Address all design, demolition, and construction work including schedules, capacities, equipment selection, equipment locations, utility routing, connection points and final connection responsibilities..Route all coordination including exchanges of information between the Design-Build Contractor and the installation DPW, NEC, the Utility Company, the local CATV company information and other utility entities through the COR. Coordinate the installation of all privatized utilities to avoid conflicts and ensure all utilities are in place prior to landscaping

6.9.2. Exterior Electrical Distribution System

6.9.2.1. General. Canoochee EMC owns, manages, and maintains the primary distribution system at Ft. Stewart The existing primary power distribution system is a 24900/14400 volts, three-phase, four-wire, grounded wye system. The Utility Company will design and construct site electrical primary distribution infrastructure, cabling,equipment, provide and install meters and the service transformer(s). The Utility Company will install secondary service cable from the point of metering to the service transformer. The Utility Company will demolish existing exterior primary lines and equipment no longer required on the project site(s). For all services, the utility will install the cable terminators and connect to the transformer. The Utility Company's work will be under separate contract with the Government and is not part of this contract.

6.9.2.2. Coordination of Schedules. Develop a schedule with the Utility Company concerning transformer delivery times and any offsite utility upgrade projects required to provide power to this project. Coordinate all schedules to insure that all projects are completed without compromising the Beneficial Occupancy Date.

6.9.2.3. Outages. Schedule outages on the existing systems for off peak times (nights and weekends) and obtain approval from DPW. Give a minimum of 2 weeks advance notification of outage. Make full preparations before the outage, in order to minimize the downtime duration.

6.9.2.4. Secondary Service and Exterior Circuits.

(a) Design and construct the site electrical secondary distribution (e.g., site electrical service entrance ducts, site electrical service entrance conductors between the building service equipment and the point of metering, and site feeder and circuit conduit and conductors for sump pumps, irrigation pumps and other electrical and mechanical equipment.)

(b) Coordinate the location for the meter with the Utility Company. Services greater than 600 amp capacity are typically metered at the service transformer.

(c) Secondary service ductlines shall be direct-burial, thick wall type, Provide concrete encasement in areas subject to vehicular traffic. Transitions from below-grade to above-grade shall be galvanized rigid steel. Fittings for steel conduit shall be steel threaded or compression type. Secondary service ductlines shall include a minimum of one spare duct, sized to match the filled ducts.

(d) Provide a 1-inch conduit from the electric utility meter to a data collection point located inside the building communications room.

6.9.2.5. Service Transformer. Furnish demand load data to the utility and the COR in a timely manner to facilitate Utility Company's transformer procurement. Determine the secondary voltage and provide that information to the Utility Company. Obtain transformer impedances from the Utility Company to perform electrical calculations Coordinate the location of the service transformer with the Utility Company.

6.9.2.6. See Appendix AA: CANOOCHEE EMC RESPONSIBILITIES, and Appendix BB : CONTRACTOR/CANOOCHEE DEMARCATION LINE for additional information. The Contractor (identified as GC in the appendices) shall comply with all requirements within these appendices unless otherwise indicated.

6.9.3. Exterior Lighting

6.9.3.1. Design all site lighting within the project site. The design shall comply with the recommendations of the Illuminating Engineering Society of North America (IESNA) and shall be based on standard full-cutoff fixtures of the Utility Company approved for use at Fort Stewart. Coordinate the lighting design and conduit routing with

SAMPLE

Canoochee EMC to ensure timely procurement and installation of equipment by the Utility Company. See Appendix AA for additional exterior lighting design and construction responsibilities.

6.9.3.2. The Utility Company owns and maintains site lighting, defined as all exterior lighting outside of the building 5 foot line, Site lighting includes but is not limited to roadway, walkway, parking, hardstand, physical training (PT) field, sports and area lighting.

6.9.3.3. The Contractor is responsible for design and construction of exterior lighting mounted on the new buildings. Wall mounted site lighting fixtures shall be the fully shrouded, full cut-off type, compatible with the building architecture. The Contractor is responsible for lighting of walkways within 5-feet of the building. Lighting shall be controlled automatically.

6.9.3.4. Calculate the site lighting power densities and demonstrate compliance with the requirements of ASHRAE 90.1 and LEED (where applicable). Coordinate with the Utility Company to obtain information required to calculate the site lighting power densities.

6.9.3.5. The Utility Company will demolish existing lighting structures and associated site conduit and wiring no longer required on the project site(s).

6.9.3.6. All Electric Utility Company work will be under a separate contract with the Government. Such work is NOT part of this contract.

6.9.3.7. For additional guidance regarding the separation of responsibilities between the Contractor and the Utility Company (Canoochee EMC), see APPENDIX AA: CANOOCHEE EMC RESPONSIBILITIES and APPENDIX BB: CONTRACTOR/CANOOCHEE DEMARCATION LINE.

6.9.4. Exterior Communication Services

6.9.4.1. Coordinate and obtain approval for the telecommunications design from the NEC Quality Assurance Officer prior to construction.

6.9.4.2. Connect to the OSP, extending a new ductline, manhole and cable system to the building main communications room. Coordinate the sizes and quantities of the conduits between manholes with the installation NEC. Terminate cables on protected entrance terminal blocks in the building main communications room. Coordinate the duct bank and OSP cabling design and construction with the installation NEC, The NEC will provide location of duct bank and OSP cabling connection point.

6.9.4.3. All ductlines shall include one duct with 3-way Maxcell innerduct.

6.9.4.4. Provide a minimum of 4 weeks advance notification to NEC through the COR prior to any demolition of communication lines or equipment.

6.9.4.5. Provide 50 feet of service loop at the building communications room and in each manhole and hand hole. Tag all cables.

«SITE_TELECOM»

6.9.5. Cable Television (CATV) Service

6.9.5.1. Comcast Cable is the local cable television (CATV) company at Fort Stewart. Comcast will provide and install service cabling throughout the project site, terminating at the head-end equipment in each building under separate contract with the Government. That work is not part of this contract.

6.9.5.2. Coordinate site work and site/facility interfaces with Comcast Cable. Coordination shall include interface requirements between the building CATV system and the site CATV system.

6.9.5.3. Comcast will provide and install head-end equipment. Coordinate head-end equipment locations with Comcast and NEC.

SAMPLE

6.9.5.4. Extend one 4-inch duct from the CATV backboard location to a location specified by Comcast

6.9.6. Cathodic Protection. Obtain soil resistivity data on site to assist in determining the cathodic protection requirements.

6.10. FACILITY ELECTRICAL AND TELECOMMUNICATIONS SYSTEMS

6.10.1. Telecommunications Systems

6.10.1.1. LAN hubs and other communication electronics shall be Government-furnished, Government-installed (GFGI); all other equipment shall be Contractor-furnished, Contractor-installed (CFCI). Connect the BCS with the outside plant (OSP) Notify the Contracting Officer and the NEC Quality Assurance Officer 14 days prior to connection between the BCS and OSP. Representatives of the Contracting Officer and the NEC Quality Assurance Officer will witness the connection.

6.10.1.2. Coordinate design with the Network Enterprise Center (NEC) Quality Assurance Officer. The NEC and the US Army Information Systems Engineering Command (ISEC) must concur with the design prior to construction See Appendix C, UTILITY CONNECTIONS for NEC points of contact.

6.10.2. Intrusion Detection System

6.10.2.1. Where an Intrusion Detection System (IDS) is required by paragraph 3, the Design-Build Contractor shall provide power, communication, and signal circuits including all wiring, conduit, and boxes for the IDS system. The Government willprovide and install the actual sensors (door alarm sensor, passive infrared motion sensor, and the duress alarm sensor, etc) and the Control Unit.

6.10.2.2. Provide a dedicated 20A, 120VAC circuit with a ground wire to the IDS Control Unit enclosure. The conduit for the IDS telephone line shall originate at the communications backboard and terminate in the IDS Control Unit enclosure. The enclosure shall be GFCI. Coordinate with the Physical Security Division (912) 767-8490.

6.10.2.3. Each alarm sensor shall report to the IDS Control Unit. Wiring for the balanced magnetic switch (door alarm sensor) and the duress alarm sensor(s) shall each be a 22 AWG, 4-conductor, stranded wire. Wiring for the PIR motion sensor(s) shall be a 22 AWG, 4-conductor stranded wire. Terminate wiring and conduit for the door alarm sensor near the opening side of the door, adjacent to the ceiling with a 4-inch square metal box. Coordinate locations and connection points with the Installation Physical Security Officer during design. Coordinate the IDS requirements including final sensor box locations with the Fort Stewart Physical Security Division (912) 767-8490. The Government's ICIDS contractor will complete the installation of the sensors and program the control unit to put the system on-line at the monitor station.

6.10.3. Cable Television System

6.10.3.1. Where cable television (CATV) is required, design and install the complete building CATV system in accordance with the I3A. Provide cable television outlets in each reception area, private office, open office, lounge, conference room, training room, classroom, snack bar and elsewhere as appropriate.

6.10.3.2. Coordinate CATV requirements with the local CATV company, Comcast Cable. Coordination includes interface requirements between the building CATV system and the site CATV system. See Appendix C: UTILITY CONNECTIONS for Comcast points of contact.

6.11. HEATING, VENTILATING, AND AIR CONDITIONING

6.11.1. Utility Monitoring and Control System (UMCS)

The existing UMCS is a Johnson Controls (Metasys) UMCS, which is a web-based system located in Building 1134. The Fort Stewart point of contact for UMCS is Energy Engineer, Mr. Fred Louis (912-767-5034). The building level controllers and DDC System shall utilize LonWorks technology. The Government's separate system integration contractor will integrate the building DDC systems. The design-Build Contractor shall coordinate with

SAMPLE

Mr. Louis for integration of building DDC systems. Before starting the design, meet with Mr. Louis to discuss the installation's requirements for graphics and programming. Additional requirements for DDC systems are in the "Fort Stewart Supplement To LONWorks Direct Digital Control for HVAC and Other Local Building Systems" in the APPENDIX.

6.11.2. Outdoor Design Conditions

«HVAC»

6.12. ENERGY CONSERVATION

6.12.1. Inclusion of Renewable Energy Features. The following renewable energy features have been determined lifecycle cost effective, are included in the project budget and shall be provided:

«RENEWABLE_ENERGY_FEATURES»

6.13. FIRE PROTECTION

6.13.1. The building fire alarm and detection system (FADS) shall be an addressable Class A system fully compatible with the base-wide Monaco D21 central fire alarm system. Coordinate fire alarm zone descriptions and number with the fire department. (Single-story buildings typically require a minimum of 8 to 11 fire alarm zones; each floor above the first floor requires an additional 6 fire alarm zones.)The FADS shall include an integrated radio transceiver, Monaco BT-X or approved equal. Manual pull stations shall be metal, double action type, and shall not use break rods. Key the FADS to the LS-300 keying standard in all cases. Coordinate the fire alarm requirements with the Fort Stewart Fire Chief [Donald Hollis at (912) 767-2636, email address: donald.hollis2@us.army.mil].

6.13.2. Provide a Knox 3200 Series recessed wall mounted key vault for Fire Department use at each building exterior. Locate adjacent to the main building entrance. Coordinate purchase of key vault through the Installation Fire Department for purchase order information and forms.

6.13.3. Provide an exterior post indicator valve with tamper switch reporting to the fire alarm control panel (FACP) on the sprinkler service main.

6.13.4. Protection of Piping Against Earthquake Damage: Protect sprinkler and fire pump piping systems against damage from earthquakes. Seismic protection shall include both flexible and rigid couplings, sway bracing, seismic separation assemblies where piping crosses building seismic separation joints, and other features as required by NFPA 13.

6.13.5. Fire Pump: Determine if a fire pump is required based on fire flow test data and fire protection system design requirements. If a fire pump is required, provide a complete fire pump system installation.

6.13.6. Fire Extinguisher Cabinets and Brackets: Provide semi-recessed cabinets in finished areas and provide brackets in non-finished areas (such as utility rooms, shops, and vehicle bays). Note the location of cabinets and brackets on the architectural drawings. Size cabinets and brackets to accommodate a minimum of a 10-pound ABC extinguisher.

6.13.7. Mass Notification System (MNS): Provide a combined system or equivalentthat performs both as an individual building MNS and as the building Fire Alarm voice evacuation system.

6.13.7.1. The MNS shall be fully compatible with and integrated into the basewide Mass Notification System manufactured by Acoustic Technology Inc. (ATI) and shall be capable of accepting all pre-recorded messages as well as live messages from a remote site by way of dry contacts and 600 ohm audio inputs.

6.13.7.2. Coordinate work and site/facility interfaces with ATI Systems. Procure and install the ATI interface ATI Systems uses a wireless Motorola radio system. Coordinate interface requirements between the building MNS system and the site MNS system. Key the MNS to the LS-300 keying standard in all cases. The ATI

Comment [sdn19]: NOTE TO SPECIFIER: In accordance with paragraph 5.9.2, provide the outdoor design conditions that are referred to in paragraph 2.2 in UFC 3-410-01FA.

Comment [sdn20]: Indicate here all renewable energy features that are included in project DD1391 and supported by LCCA. Be specific in description of features.

Comment [JTH21]: Fire extinguishers are personal property, not real property, per AR 420-1. You can't purchase them with MCA funds.

SAMPLE

Systems point of contact for procurement and installation is Antonio Cracchiolo at (617) 567-4969 x307. The contact for coordination of the tie-in at Fort Stewart is Eric Waters at (912) 767-3417.

6.14. SUSTAINABLE DESIGN

6.14.1. LEED Rating Tool Version. This project shall be executed using «LEED_VERSION».

6.14.2. ***<ONLY_EXEMPT>***LEED Minimum Rating. This project includes no facilities that are required to achieve a specific LEED achievement level. Project shall achieve and document all points required by other portions of the RFP and all points that are feasible, but there is no minimum required LEED achievement level.***</ONLY_EXEMPT><NOT_ONLY_EXEMPT>*** The minimum requirement for this project is to achieve LEED «LEED_MIN» level. Each non-exempt facility (building plus sitework) must achieve this level. In addition to any facilities indicated as exempt in paragraph 3, the following facilities are exempt from the minimum LEED achievement requirement: «SD_EXEMPT_FACILITIES».***</NOT_ONLY_EXEMPT>***

6.14.3. ***<SINGLECO>***Credit Validation: LEED registration, compiling of documentation at LEED OnLine and use of the LEED Letter Templates is required. Registration and payment of registration fees will be by the «FEES_PAID_BY». Administration/team management of the online project will be by the «ADMIN_PERFORMED_BY». ***<USGBC>***Validation of credits will be accomplished by the Government. LEED certification of the project by the Contractor is required. The Contractor will obtain LEED certification prior to project closeout. Application, payment of certification of fees and all coordination with USGBC during the certification process will be by the Contractor. GBCI interim review of design phase data is not required by the Government but is recommended. Government validation during project execution does not relieve or modify in any way the Contractor's responsibility to satisfy all requirements for certification as defined by LEED and GBCI. Contractor is not responsible for design phase LEED documentation of any unaltered portion of the design that is accomplished by others. If the project includes unaltered complete design by others, during the certification process Contractor will coordinate all GBCI comments on LEED credits that fall outside Contractor's scope of responsibility with the Government for coordination with the Designer of Record, and Contractor will not be penalized if project fails to achieve certification at the minimum required level due to loss of credits that are the responsibility of others.***</USGBC><USGBC_NO>***Validation of credits will be accomplished by the Government. LEED certification of the project by the Contractor is not required. The Government may choose to seek LEED certification of the project, in which case the Government will pay certification fees and coordinate with the GBCI and the Contractor will furnish audit data as requested at no additional cost.***</USGBC_NO> </SINGLECO><SITE_BLDGOTHER>***Credit Validation: The project is the site work ***<ADDITIONAL>***and building(s)***</ADDITIONAL>*** portion of a multiple contractor Combined Project. LEED registration, compiling of documentation at LEED OnLine and use of the LEED Letter Templates is required Registration and payment of registration fees will be by the «FEES_PAID_BY». ***<ADMINGOV>***Administration/team management of the online project will be by the Government.***</ADMINGOV><ADMINSHARED>***Administration/team management of the online project will be shared between the Contractor and the Government per Appendix LEED Requirements for Multiple Contractor Combined Projects.***</ADMINSHARED> <ADMINCONTRACTOR>***Administration/team management of the online project will be by the Contractor per Appendix LEED Requirements for Multiple Contractor Combined Projects. ***</ADMINCONTRACTOR>***Validation of credits will be accomplished by the Government. LEED certification of the project by the Contractor is not required. The Government may choose to seek LEED certification of the project, in which case the Government will pay certification fees and coordinate with GBCI and the Contractor will furnish audit data as requested at no additional cost.***</SITE_BLDGOTHER><STDANDSITE>***Credit Validation: The project is a standard design building(s) portion of a multiple contractor Combined Project. LEED registration, compiling of documentation at LEED OnLine and use of the LEED Letter Templates is required. Registration and payment of registration fees will be by the «FEES_PAID_BY». Administration/team management of the online project will be by the «ADMIN_PERFORMED_BY». See Appendix LEED Requirements for Multiple Contractor Combined Projects for information about registered standard designs. Validation of credits will be accomplished by the Government. LEED certification of the project by the Contractor is not required. The Government may choose to seek LEED certification of the project, in which case the Government will pay certification fees and coordinate with GBCI and the Contractor will furnish audit data as requested at no additional cost.***</STDANDSITE><NSTDMULTI>***Credit Validation: The project is a non-standard design building(s) portion of a multiple contractor Combined Project. LEED registration, compiling of documentation at LEED OnLine and use of the LEED Letter Templates is required. Registration and payment of registration fees will be by the «FEES_PAID_BY». Administration/team management of the online project will be by the «ADMIN_PERFORMED_BY». Validation of credits will be accomplished by the Government. LEED certification of the project by the Contractor is not required. The

Comment [sdn22]: [LEED-NC Version 2.2][LEED-NC Version 3][*text block for other to be filled in by specifier*]

Comment [sdn23]: [Silver][Gold][Platinum]

Comment [sdn24]: Select paragraph below if the project includes COS standard design buildings and a single contractor is doing all buildings and site work in the project. Edit for either Contractor or Government fees and administration (PDT choice). Registration is required.

Comment [sdn25]: Select paragraph below if the project includes the site work for COS standard design buildings by others. Include bracketed text in first sentence as applicable if project also includes standard design and/or non-standard design buildings in addition to site work for COS buildings by others. Registration and fees may be either by Contractor or Government (PDT choice). Administration may be by Government or shared - Contractor administers until construction phase, when Government must take over administration in order to compile and summarize data from the other contractors (PDT choice).

Comment [sdn26]: Select paragraph below if the project includes COS standard design building(s) only and site work is by others. If only a single contractor will ever be working on all the projects for a particular standard design, the COS may require the Contractor to register the standard design as part of the initial project and administer the online standard design on all subsequent projects. If multiple contractors will be working on projects for a particular standard design, registration and administration must be by the Government (COS).

Comment [sdn27]: Select paragraph below if the project includes non-standard design building(s) only and site work and COS standard design buildings are by others. Edit for either Contractor or Government fees and administration (PDT choice).

SAMPLE

Government may choose to seek LEED certification of the project, in which case the Government will pay certification fees and coordinate with GBCI and the Contractor will furnish audit data as requested at no additional cost.*</NSTDMULTI><ONLY_EXEMPT>*Credit Validation: LEED registration, compiling of documentation at LEED OnLine and use of the LEED Letter Templates is *<CREDIT_NO>*not required. Contractor has the option to register the project, compiling of documentation at LEED OnLine and use the LEED Letter Templates. In this case, payment of registration fees and administration/team management of the online project will be by the Contractor.*</CREDIT_NO><CREDIT>*required. Registration and payment of fees will be by the «FEES_PAID_BY». Administration/team management of the online project will be by the «ADMIN_PERFORMED_BY». *</CREDIT></ONLY_EXEMPT>*

Comment [sdn28]: Select paragraph below if the project ONLY has exempt facilities and is not required to achieve LEED Silver.

6.14.4. Commissioning: See Appendix M for Owner's Project Requirements document(s).

Comment [sdn29]: Attach Owner Project Requirements (OPR) document for each climate controlled facility/facility type in the project. Obtain OPR for Standard Designs from COS. Develop OPR for each non-standard facility using USACE template at http://en.sas.usace.army.mil. Refer to SOW whenever possible in this document to avoid conflict with SOW.

6.14.5. LEED Credits Coordination. The following information is provided relative to Sustainable Sites and other credits. *<MULTI_NOT>*

Comment [sdn30]: If site work and building(s) are by separate contractors, this is a MULTIPLE CONTRACTOR COMBINED PROJECT and you should skip to the MR2 section (edit to indicate whether buildings or site is by others and identify the buildings by others).

SS Credit 1 Site Selection:

Project site **«FARMLAND»** considered prime farmland.

*<FLOOD1>*Project site is five feet or more above 100-year flood elevation.*</FLOOD1><FLOOD2>*Delineation of 100-year flood elevation is shown on site drawings provided in this CONTRACT.*</FLOOD2>*

*<HABITAT1>*Project site contains no habitat for threatened or endangered species.*</HABITAT1><HABITAT2>*Delineation of threatened or endangered species habitat is shown on site drawings provided in this CONTRACT.*</HABITAT2>*

*<WETLAND1>*No portion of project site lies within 100 feet of any water, wetlands or areas of special concern.*</WETLAND1><WETLAND2>*Delineation of water, wetlands and areas of special concern is shown on site drawings provided in this CONTRACT.*</WETLAND2>*

Project site **«PARKLAND»** previously used as public parkland.

SS Credit 2 Development Density & Community Connectivity.

Project site **«DENSITY»** meets the criteria for this credit.

SS Credit 3 Brownfield Redevelopment.

Project site **«BROWN»** meets the criteria for this credit.

SS Credit 4.1 Public Transportation Access.

Project site **«TRANS»** meets the criteria for this credit.

EA Credit 6 Green Power.

35% of the project's electricity **«GREEN»** be provided through an Installation renewable energy contract. Do not purchase Renewable Energy Credits (REC's) to earn this credit.

*</MULTI_NOT>***MR Credit 2 Construction Waste Management.**

The Installation *<DOESNOT>*does not have an on-post recycling facility available for Contractor's use.*</DOESNOT><DOES>*has an on-post recycling facility.*</DOES> <CONTACT_KNOWN>*Contact «CONSTRUCTION_WASTE_CONTACT» for information about materials accepted.*</CONTACT_KNOWN><LEED3>*

Regional Priority Credits (Version 3 only)

SAMPLE

The project zip code is «ZIP_CODE».*</LEED3>*

*<MULTIPLE>*See LEED Multiple Contractor Responsibilities Table(s) for additional information.*</MULTIPLE>*

6.14.6. LEED Credit Preferences, Guidance and Resources. See Appendix L LEED Project Credit Guidance for supplemental information relating to individual credits.

6.14.7. *<MULTI_NOT>*Not Used*</MULTI_NOT><MULTIPLE>*Multiple Contractor Combined Project. When site work and building(s) are accomplished by separate contractors, it is a Multiple Contractor Combined Project for purposes of LEED scoring and documentation. This project is part of a Multiple Contractor Combined Project that includes site work and building(s) accomplished by separate contractors. See Appendix LEED Requirements for Multiple Contractor Combined Projects and Appendix LEED Multiple Contractor Responsibilities Table(s) for special requirements for this project.*</MULTIPLE>*

6.14.8. For all Fort Stewart projects using LEED Online, invite the following individuals at the beginning of the project, assigned QA/QC role: Lynda.s.pfau.ctr@mail.mil, Judith.f.milton@usace.army.mil, Stephen.d.bentley@usace.army.mil, Savannah District Project Manager, Fort Bragg Project Manager (name varies - coordinate at kickoff meeting)

~~6.14.7.1.~~6.14.8.1. Additional Information

«MR2»

6.15. ENVIRONMENTAL

6.15.1. Comply with all Federal, State, and local environmental requirements to include all requirements of the Fort Stewart Directorate of Public Works Environmental Division as outlined in the Appendix E regarding disposal, borrow pit usage, storm water management, air quality, water quality, storage tanks, cultural resources, and forestry. Refer to Appendix E for the project's National Environmental Policy Act (NEPA) Documentation..

6.15.2. Site Evaluation

«ENVIRONMENTAL»

6.15.3. Contractual Responsibilities of All Parties in the Event of Encounter with Contamination

If the Contractor encounters materials or conditions which indicate that there may be contamination on the site, stop all work on the job site and report the discovery of the contaminants to the Contracting Officer's Representative (COR). The Contracting Officer will issue a written order to resume work or to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the Government as provided in FAR 52.242-14 - SUSPENSION OF WORK. The Government will be responsible for making an assessment of the contaminated site if this course of action is determined to be appropriate. After the assessment has been completed, the Government reserves the right to the following courses of action:

(a) Direct the Contractor to resume work.

(b) Contain, clean up or institute avoidance action at the contaminated site prior to directing the Contractor to resume work. The COR will determine whether the containment or cleanup is to be accomplished by others or the Contractor.

(c) Relocate the project site.

(d) Terminate the contract for the convenience of the Government as provided in FAR 52.249-1 - TERMINATION FOR CONVENIENCE OF THE GOVERNMENT (FIXED-PRICE) (SHORT FORM) or FAR 52.249-2 - TERMINATION FOR CONVENIENCE OF THE GOVERNMENT (FIXED-PRICE) - ALTERNATE I as applicable.

6.16. PERMITS

Comment [sdn31]: If site work and building(s) are accomplished by separate contractors, identify the project as a Combined Project

If site work and building(s) are accomplished by separate contractors, include general instructions on how LEED is handled for Combined Projects (standard text appendix LEED Requirements for Multiple Contractor Combined Projects), (STANDARD APPENDIX "N" IN WIZARD)

If site work and building(s) are accomplished by separate contractors, include LEED Strategy Tables (STANDARD APPENDIX "O" IN WIZARD), which indicate the status of site selection points, establish the number of points each contractor must earn relative to each building, and establish each contractor's requirements for shared building/site points.

If site work and building(s) are by separate contractors, add the MULTIPLE CONTRACTOR COMBINED PROJECT paragraph below.

Comment [sdn32]: Indicate here all project-specific differences from the default assumptions in Appendix L. For Multiple Contractor Combined Projects, describe here the other contacts and buildings in the combined project.

SAMPLE

6.16.1. General

6.16.1.1. The Government has not obtained any permits/licenses related to this project. Obtain all permits/licenses required for this project. Comply with all permit requirements. Submit copies of the permits and any amendments. Determine the fee basis and pay all filing fees. The known permit forms are provided in an Appendix.

6.16.1.2. Prepare permit/license applications; provide all required information and supporting documentation in a form ready for signature by the Owner and submittal to the applicable agency. Should the permitting agency require additional clarification or information during the review process, provide all necessary assistance to resolve the outstanding issue. The appropriate address for all permit/license applications will be provided at the Post Award Conference or otherwise, after contract award.

6.16.1.3. Comply with provisions of Installation permits, compliance agreements, and plans with regulating authorities/agencies.

6.16.2. Soil Borrow Permits. If Installation Borrow pits are available for this contract (see paragraph 6.4.8) a permit is required for their use. Soil borrow pit permits are processed with the DPW Environmental Division. Permits are issued for the life of the Contract. Borrow materials may be used only on the project for which the permits are issued. Keep a copy of the completed permit with the vehicle throughout the Contract borrow operation.

6.16.3. Site Excavation (Disturbance) and Utility Location Permits. Present DPW approved Site Excavation and Utility Location Permits prior to any excavation or drilling that penetrates the ground by 6 or more inches. Keep a signed copy of the digging permit shall be kept on site at all times. A sample of this form can be obtained from the Contracting Officer or DPW upon request. The DPW POC contact information will be provided at the Post award conference.

6.16.4. State of Georgia Required Applications and Permits. Prepare, sign, and submit the following list of commonly required State of Georgia applications and permits for Fort Stewart/Hunter AAF projects. Obtain any additional applications and permits not listed as required for the construction of this project.

Erosion and Sedimentation Control permit

General Permit to Discharge Stormwater under the National Pollutant Discharge Elimination System

Stormwater Management Permit Application Form

Notice of Intent (NOI) and Notice of Termination (NOT) Documents. The Contractor shall prepare, sign, and submit the NOI and NOT documents to the State Georgia.

6.16.5. Air Permits. Coordinate with Fort Stewart/Hunter AAF's Environmental Management Division (EMD) staff in obtaining all required and applicable permits as part of the design process. Secure all permits necessary for construction of this project. Fort Stewart/Hunter AAF operates under a Title V Air Permit for air quality requirements. Perform a regulatory review of all air sources in the project and submit for approval to the EMD. Each Congressional Appropriation is defined as one project. Additionally, new sources must be reviewed for NESHAP (National Emissions Standards for Hazardous Air Pollutants) applicability. Develop required air permit application(s) and/or coordinate with EMD on any on-going permit applications. Pay all air permitting fees and obtain all required permits prior to construction of any new sources. Comply with all State regulatory requirements for boilers fired by either natural gas or distillate oil. Ensure that the boiler(s) is included in the Installations Title V Air Permit. New boilers with an input greater than 10 million btu/hr shall meet 40 CFR Part 60, New Source Performance Standards. All new boilers shall include low NOx burners. An air permit is required for each type of material (i.e. concrete, rock crushing, asphalt batch plants) that will produce dust and other harmful particulates within the boundaries of the installation. The Contractor can not unilaterally change the Installation's Title V Air Permit. Coordinate any and all changes/modifications through the designated EMD staff.

SAMPLE

6.16.5.1. Air Permit Submittal Requirements (Boilers and Domestic Water Heaters). Pursuant to satisfying requirements under the Clean Air Act, at or before the Interim design stage, submit the following to the installation's environmental office:

(1) a listing of boilers and domestic hot water heaters that will be fired by natural gas, propane, and/or fuel oil

(2) the fuel or fuels (primary and backup, if applicable) that will be utilized for each piece of equipment

(3) the quantity of each particulate size

(4) the respective input firing rate. Provide a point of contact and an alternate point of contact, should the environmental office require additional information from the designer of record during the permitting process. Send two copies of the document to the Savannah District, one to the Project Manager for placement in Central Files, and another to the Mechanical Section.

(5) Do not send this document prematurely, since any increase in boiler sizing subsequent to submission of the document will require revision to the permitting process. In any event, if there is a change in equipment sizing during refinement of the design process, submit an updated copy of said document per the guidance above.

(6) Incorporate into the design the equipment accessories required for compliance with the governing environmental laws. This includes, but is not limited to, determining the need for individual metering and the level of emissions monitoring required. The Interim design narrative shall specifically address those features that will be incorporated into the boiler system design to assure compliance with the applicable environmental laws of the State.

(7) Prior to the submission of form DD 1354 Acceptance of Real Property, submit to EMD copies of all required Federal and/or State certifications associated with emission units, i.e. visible emissions certifications. Note the dates that the certifications are turned into EMD in the remarks section of form DD 1354.

6.16.5.2. Construction Permit. Be aware that, normally, for fast track design-build contracts, the construction permit will not have been obtained prior to award of the design-build contract. No construction associated with the building(s) housing the boiler(s) or other source(s) of contaminant can be done prior to obtaining the required permit. Generally, only the following things can be done prior to possession of the permit: clearing and grading, access roads, driveways, parking lots, underground utilities up to the 5-foot line of the buildings, and ancillary structures (structures not associated with housing the sources of contaminants).

6.16.6. Utility Marking Permit (Required for Excavation). Submit all requests for underground utility locations at Fort Stewart/Hunter AAF shall be submitted through the Georgia Utility Protection Center (UPC). The UPC will accept locate requests either by telephone or on-line. The phone number is (800) 282-7411. The UPC web address is www.gaupc.com. Once at the web site, click on IRTH login. To submit a request online, registration is required. The excavating Contractor must mark the boundaries of the proposed excavation site using either white paint, flags or stakes. DPW has responsibility for the accuracy of the locates pertaining to gas and fuel lines, water lines, electrical lines to include secondary electricity, airfield lighting, low voltage , fire systems, sewer lines, roof drain lines, storm drainage lines, industrial waste lines, chilled water lines, high temperature water lines, irrigation systems and DPW non-fiber optic computer lines. Forward requests to all utility companies with services in the vicinity of the excavation site. Permits will be issued within 48 hours of the next business day following the receipt of the request by the UPC. Permits will only be valid for 21 days. Submit renewal requests a minimum of 3 days prior to expiration. Requesting contractors are responsible for maintaining marks during the 21 day period. If after acquiring a permit, a utility is damaged during excavation, please notify the appropriate utility company. DPW's utilities are listed above. The DPW point of contact for utilities at Fort Stewart or at HAAF will be provided at the Post Award Conference. The excavating contractor should be prepared to submit proof of a valid permit when calling about damaged utilities.

6.17. DEMOLITION

6.17.1. Demolition of structures requires 50 percent by weight diversion of material from the landfill. Remove all construction debris in the way of construction from the site and dispose of off of the installation. Demolish all existing structures as required to develop the project site within the limits of construction. Remove and/or relocate utilities as required to develop the project site within the limits of construction. Coordinate utility removals and/or relocation with the privatized utilities. .

SAMPLE

6.17.2. Remove all hazardous building materials (HBM) from buildings to be demolished. HBMs are defined as asbestos (friable and non friable), mercury containing or contaminated items, PCB containing or contaminated items (including hydraulic systems fluids, light ballasts, and caulk), electronic boards (fire/smoke alarm systems, HVAC control systems, fire suppression dump systems, MNS, IDS, etc.), radioactive sources (smoke detectors), poured lead items (stair rail anchors, roofing weights, window counterweights, sink/shower pastes, pipe joints), and other materials identified in the Asbestos and HBM Surveys in Appendix XX. Lead-based paint (LBP) is a hazardous material when:

- The Toxicity Characteristic Leaching Procedure (TCLP) of demolition waste is exceeded for wastes going into a construction and debris landfill. This applies to all non-housing structures. Housing and barracks are not required to adhere to this requirement when debris is scheduled to be landfilled.
- Used as riprap or fill material. No painted materials may be used for environmental stabilization regardless of lead content.
- When targeted to be used for recycling for uses other than batch feed for hot asphalt or concrete. (Grinding of LBP painted concrete for batch feed must include plans with requirements to control lead contaminated dust, rain run-off, and worker protection. The Contractor is responsible for all permits associated with this activity.

6.17.3. Project Specific Requirements:

«DEMOLITION»

6.18. ADDITIONAL FACILITIES

«ADDITIONAL_FACILITIES»

End of Section 01 10 00<TO>.«TONUM»</TO>

SAMPLE