

March 20, 2020

Delaware Army National Guard

Design-Bid-Build Project for BBTS Physical Fitness Facility

ARNG20015-BBTSPFC

Request for Qualifications

ADDENDUM 01 – QUESTION AND ANSWERS

The questions below were received prior to the 18 March 2020 deadline and appear exactly as they were received.

Question 1: Confirm project includes: 1 ADA latrine; 1 non ADA latrine; 25' ceiling height; 1,000 square ft. callisthenic area; 1,000 square ft. cardio area; Multiple 30 meter running lanes

Question 2: Has any thought been given to HVAC, Fire detection/Suppression?

Question 3: I would also like to know if there are up to date utility drawings for the area available that would help answer questions such as: Locations of sanitary lines, gas, water, communications and transformer rating. Having these available will be critical to the design phase. It would also be a great help if as-builts were available for the storage building to be renovated.

Response 1-3: Please see attached guidance document with the following comments regarding the utilities plan: "The utilities drawing doesn't include a large recent utilities upgrade project. There are some additional duct banks installed along bldg. 113 and across the road from the fitness center project in the vicinity of the RTI building area."

END OF ADDENDUM 01



**STATE OF DELAWARE
DELAWARE ARMY NATIONAL GUARD
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NEW CASTLE, DE 19720**



DENG-IEZ

28 February 2020

MEMORANDUM FOR RECORD

SUBJECT: Design Guidance for BBTS Physical Fitness Center Project

1. References: 1390/91, Worksheets, and Sketch Design for the Physical Fitness Center (PN# 100097), dated 10 July 2019.

2. The purpose of this memorandum is to provide scope of work and design guidance for Architect and Engineering firms during the Request for Qualifications and Design processes. The design contract will be design-bid-build adhering to military construction (MILCON) requirements executed using State of Delaware major capital project processes. The project includes work at multiple locations at Bethany Beach Training Site (BBTS). The project includes a physical fitness center, an Army Combat Fitness Test (ACFT) fair weather testing field, an ACFT equipment storage area and connecting accessibility infrastructure. The minimum expectations are detailed below and the maximum square footage of all associated buildings are not to exceed 6,829 square feet. The expected dimensions of the field are 120 feet by 180 feet, or 2,400 square yards. The construction budget for the entire project is \$3M with a \$150K contingency; the budget is not flexible. The DEARNG recognizes that funding may not be sufficient to build to the referenced square footage and all preferences presented in this memorandum and therefore is goal oriented based on the minimums, preferences and priorities as detailed below.

3. Fitness Center: The project includes demolition and replacement of the physical fitness center at BBTS. The new facility will accommodate limited inclement weather ACFT testing, provides daily use for the physical fitness of the full time staff and student body, and includes latrines. The maximum occupancy of the facility is not expected to exceed 64 people. The physical fitness center has three primary components: ACFT inclement weather area, workout areas and latrines. The inclement weather ACFT field will accommodate a minimum of 3 lanes with a minimal clear space/ceiling height of 25'; the maximum number of lanes is 5 but additional lanes above the minimum are a low priority. An inclement weather lane is 3m by 30m and should include at least 5' of run off space at either end; the surface of the lanes and run off areas are synthetic turf with an energy-absorbing backing. The preferred scenario is to include the ACFT area in the thermal envelope of the fitness center. Alternatively, the ACFT area can be designed as a fully enclosable pavilion and use passive and active HVAC sufficient to maintain the temperature at or above 50 degrees. The inclement weather ACFT field will be capable of preventing users from exposure to severe winter weather. The physical fitness facility will include

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HVAC per applicable UFC standards to all spaces other than the inclement weather ACFT field, at a minimum. The physical fitness center will meet all applicable UFC standards for construction, to include fire suppression as may be required depending on the design. The physical fitness center will include a minimum of two single occupancy latrines with one being ADA compliant. The physical fitness center will include a minimum of 1,000 sq feet of powered space for cardiovascular training equipment and a minimum of 1,000 sq feet of unpowered space for callisthenic training equipment. Flooring in these areas will be energy-absorbing commercial gym style rubber material. Clear space/ceiling heights in these areas will be a minimum of 10'. The architectural intent of the physical fitness center is to use massing, materials and architectural elements to achieve aesthetic equivalency to the RTI building such that the two buildings create a campus environment. The physical fitness facility will meet flood plain requirements, which is expected to require structural fill to raise the elevation equivalent to the RTI building. The physical fitness center will be located in the area of the current physical fitness center and bounded by the existing utilities along the primary roads, and building 113. The limits of construction may extend over the current service road along the RTI building if approved by the DEARNG. Minimal vehicle access to existing utility infrastructure at the site will be reestablished should the facility extend over the service road.

4. ACFT Field: The ACFT fair weather field is intended to accommodate 16 lanes with a 10' run off area at both ends of the field. Each lane is 3m wide by 30m long. The ACFT field is highly preferred to be constructed using synthetic turf with an energy-absorbing backing and appropriate drainage systems. The DEARNG recognizes that this could be cost prohibitive and may be willing to accept a natural turf field if funding constraints would significantly impact other preferences. The ACFT field will include a foot path past building 153 to the post's road network for easy access from the gym.

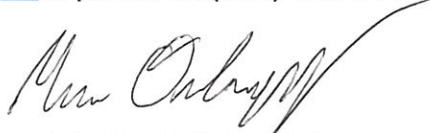
5. Equipment Storage: The preferred scenario is to renovate building 153 for use as an equipment storage area. The building contains equipment associated with the post's back up power system. This equipment will be caged off from the rest of the building as part of this project. The building contains remnants of a water treatment system. At a minimum, these systems will be removed and the floors and walls repaired to match existing conditions. More extensive renovations may include removal of the raised area, roll up door and additional construction to bring the building to a more pristine and functional condition. The ability to lift and load heavy equipment into a vehicle is a consideration. This approach will also require the construction of a vehicle path (either asphalt or gravel) from the running track crossing point to the ACFT field for transportation of heavy fitness equipment required to conduct the ACFT. Alternatively, options for permanent or portable structures located at the field for storage of equipment will be considered. This eliminates the need for the vehicle path, but a permanent structure may require flood plain considerations for elevation and access (e.g. a pier constructed storage building with a ramp).

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6. Utility Considerations: The new fitness center will receive power from the same division of the post's grid as the existing facility. The post's fire main distribution system is plastic pipe and the post's domestic water mains are aged transite pipe. The sewer lines are potentially plastic pipe or aged ceramic pipe depending on the connection location. Utility infrastructure potentially within the limits of disturbance include power from the 350KW transformer to the RTI building, sewer, fire and domestic water lines along the main roads, and power and data duct banks near building 113.

7. Preferences and priorities: The DEARNG preferences are focused on a whole building physical fitness center that avoids the pavilion approach. The preferred scenario includes the inclement weather ACFT area in the building, an energy efficient HVAC system and a fire suppression system (if required). This scenario includes a synthetic turf fair weather field and extensively renovates building 153 for use as an equipment storage building. The DEARNG recognizes that these considerations place significant demands on the budget. The DEARNG expects that options to accommodate the budget will be presented. The approved design concept will be based on G3/RTI priorities. The availability of options and cost information will influence design team selection.

8. Point of contact for this memorandum is Mr. Marc Orndorff and can be contacted by email at marc.a.orndorff.civ@mail.mil or phone at (302) 326-7132.



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