PINK HOUSE PROPERTY PRESERVATIONS

COMMERCIAL CONSTRUCTION & FACILITY MODERNIZATION DIVISION

TECHNICAL, MANAGEMENT & PRICING BID PROPOSAL — ANNISTON ARMY DEPOT

SOLICITATION: W91278-26-R-ANAD **CSO / OTA REF:** W911KF-25-S-C002 / W91QEY-26-R-A002 **AGENCY:** USACE Mobile District / ACC-ANAD **LOCATION:** Anniston Army Depot, Calhoun County, AL	**OFFEROR:** Daniel Geary DBA Zen Hypnosis **TRADING AS:** c/o Pink House Property Preservations **UEI:** QCUKC6PX8SN3 | **CAGE:** 23CS9 / 140V1 **LOCATION:** Attalla, AL 35954 (Etowah County)	**TOTAL PROPOSED PRICE:** $1,875,000.00 **CONTRACT TYPE:** Firm-Fixed Price (FFP) **PERFORMANCE PERIOD:** 180 Calendar Days **NAICS:** 236220 (Primary), 238210, 238220

1. EXECUTIVE SUMMARY & CONTRACTOR DIFFERENTIATORS

Daniel Geary DBA Zen Hypnosis, trading through its specialized general contracting division **Pink House Property Preservations**, submits this comprehensive Firm-Fixed Price (FFP) technical and cost proposal for the turnkey modernization of industrial maintenance bays at Anniston Army Depot (ANAD), Calhoun County, Alabama. Headquartered in Attalla, AL (Etowah County), the offeror maintains an operational base situated just 38 miles (under 45 minutes) from the ANAD perimeter, ensuring immediate mobilization, rapid emergency response, and continuous direct leadership on-site.

Key Technical Differentiators:

- **Local Geographic Command:** Based in Etowah County, Pink House Property Preservations deploys skilled labor, field supervision, and equipment within 45 minutes of ANAD Gate 4, completely eliminating remote mobilization surcharges and per-diems.
- **USACE EM 385-1-1 & Safety Compliance:** Flawless jobsite safety record with zero lost-time incidents. A dedicated, OSHA 30-certified Site Safety and Health Officer (SSHO) remains on site during 100% of active construction.
- **Established Regional Supply Chain:** Active supplier and trade accounts with regional ready-mix concrete batch plants (within 20 miles to prevent slump loss), structural steel fabricators, and commercial MEP supply houses across Calhoun and Etowah counties.
- **Dual-Execution Capability:** Structured to perform either as a prime contractor under small business set-asides or as a specialized Tier-1/Tier-2 subcontractor under major prime awardees (e.g., Brasfield & Gorrie FORGE II framework).

2. DETAILED FIRM-FIXED PRICE SCHEDULE (CLINs 0001–0006)

The proposed price represents a complete, turn-key, fully burdened Firm-Fixed Price covering all labor, heavy equipment, materials, submittals, testing, badging, and quality assurance required to deliver fully operational maintenance bays.

CLIN	Description of Work / Deliverables	Qty / Unit	Unit Price	Extended Total
0001	**General Conditions, Mobilization, Badging & EM 385-1-1 Safety Management:** Site mobilization, perimeter dust containment (HEPA negative air), temporary utility hookups, NCIC background vetting & badge issuance via Building 367, full-time dedicated SSHO, daily tool-box safety meetings, and project supervision.	1 JOB	$145,000.00	**$145,000.00**
0002	**Heavy Industrial Concrete Slab Demolition & 5,000 PSI Placement:** Saw-cutting 12" reinforced maintenance floor slab (14,500 SF), hydraulic demolition, off-site spoil hauling, subgrade re-compaction to 95% Modified Proctor with nuclear gauge density verification, 6-mil poly vapor retarder, #4 and #5 Grade 60 epoxy-coated rebar grid on chairs, and 5,000 PSI high-early strength ready-mix pour with dry-shake metallic hardener and non-yellowing chemical curing compound.	14,500 SF	$40.34 / SF	**$585,000.00**

0003	**Electrical Infrastructure, High-Bay LED Retrofit & Distribution:** Demolition of legacy HPS/fluorescent fixtures, 480V 3-phase commercial subpanel installation, heavy-gauge EMT conduit routing, 48 industrial high-output 24,000-lumen Class I Div 2 LED fixtures with occupancy sensing, achieving >70 foot-candles at floor working plane, plus dedicated drop-cord reels at each vehicle bay.	48 EA / LOT	$8,125.00 / EA	**$390,000.00**
0004	**Industrial Mechanical, Make-Up Air Ventilation & Source Exhaust:** Removal of decommissioned HVAC units, crane rigging and placement of two 20-ton packaged rooftop commercial heat pump/economizer units on seismic vibration curbs, spiral galvanized ductwork fabrication with high-velocity air diffusers, 6-reel vehicle exhaust source-capture extraction system vented through roof with backdraft dampers, and BACnet DDC thermostat integration.	2 RTU / LOT	$240,000.00	**$480,000.00**
0005	**Testing, Adjusting, Balancing (TAB) & Quality Control Commissioning:** Certified AABC/NEBB TAB agency testing for air volume and static pressure, independent laboratory compressive strength concrete cylinder breaks (ASTM C39 at 7, 14, and 28 days), electrical megger testing, thermographic infrared panel scans, and USACE preliminary punch-list remediation.	1 JOB	$125,000.00	**$125,000.00**
0006	**As-Built Drawings, O&M; Manuals, Warranty & Demobilization:** Red-line CAD as-built drafting, comprehensive Operations & Maintenance (O&M;) binders, 1-year comprehensive contractor craftsmanship warranty, final site decontamination, and joint final acceptance inspection with USACE Contracting Officer's Representative (COR).	1 JOB	$150,000.00	**$150,000.00**
TOTAL	**TOTAL PROPOSED FIRM-FIXED PRICE (CLINs 0001–0006)**	**180 DAYS**	**FFP**	**$1,875,000.00**

3. STATEMENT OF TECHNICAL WORK PLAN & WBS MILESTONES

Execution is partitioned into five distinct, sequential phases structured to minimize downtime in adjacent Depot maintenance operations and ensure complete physical security at Gate 4 and Building 367.

Phase & Window	Major Work Breakdown Structure (WBS) Tasks	Critical Verification Deliverables
Phase 1 **Days 1–15**	Site mobilization; badging of all personnel through ANAD Pass/ID (Bldg 367); erection of dust barriers with HEPA scrubbers; placement of temporary trailers, power, and sanitation; submittal register review.	Approved APP/SSHP, approved badging roster, baseline pre-con photos.
Phase 2 **Days 16–60**	Precision saw-cutting of existing 12" slab; hydraulic breaker extraction; sub-base excavation; laser-guided compaction to 95% Modified Proctor; installation of #4/#5 epoxy rebar grid; sequential 5,000 PSI high-early concrete pours with dry-shake hardener.	Nuclear density compaction reports, rebar placement sign-off, initial 7-day cylinder break data.
Phase 3 **Days 61–100**	Demolition of legacy lighting and conduit; installation of 480V 3-phase distribution panels; running rigid EMT conduits; mounting 48 Class I Div 2 high-bay LED fixtures; wiring individual drop-cord reels at vehicle work stalls.	Electrical rough-in inspection, megger insulation resistance tests, foot-candle photometric survey.
Phase 4 **Days 101–150**	Crane rigging and placement of two 20-ton packaged rooftop HVAC units on vibration-isolating curbs; fabrication and hung installation of spiral ductwork; installation of 6-station source-capture vehicle exhaust hose reels with rooftop blowers.	Crane critical lift plan, duct pressure leakage testing, DDC controls BACnet handshake log.
Phase 5 **Days 151–180**	Comprehensive Testing, Adjusting & Balancing (TAB); 28-day concrete core strength validation; commissioning of exhaust and electrical systems; punch-list resolution; final cleanup, demobilization, and formal handover to USACE/ANAD DPW.	Certified AABC/NEBB TAB report, 28-day break certifications, red-line as-builts, warranty binder.

4. USACE EM 385-1-1 SAFETY & HEALTH PLAN & ACTIVITY HAZARD ANALYSIS (AHA)

Pink House Property Preservations enforces strict adherence to USACE Safety and Health Requirements Manual EM 385-1-1 and OSHA 29 CFR 1926. A designated Site Safety and Health Officer (SSHO) will be present on-site 100% of working hours.

Operational Phase	Identified Safety Hazard	Risk	Engineered Preventive Controls (EM 385-1-1)
Concrete Saw-Cutting & Demo	Respirable crystalline silica dust; flying aggregate chips; hydraulic noise.	**HIGH**	Continuous wet-cut suppression systems; HEPA air filtration scrubbers; mandatory half-face P100 respirators; hearing conservation zones (>85 dB).
Heavy Rooftop Crane Picks	Boom failure; load drop; high winds; structural overloading of roof purlins.	**CRITICAL**	Mandatory USACE Critical Lift Plan; certified crane operator and qualified rigger; 100-foot perimeter drop-zone barricading; wind speed monitoring (<20 mph limit).
Electrical High-Bay Rough-In	Electric arc flash; energized line contact; falls from scissor lifts >10 ft.	**HIGH**	Formal Lockout/Tagout (LOTO) protocols with Depot DPW; zero hot-work on live circuits; 100% harness tie-off in MEWPs; NFPA 70E Arc Flash PPE rated for fault levels.
Trenching & Subgrade Excavation	Trench wall cave-in; striking underground utilities; soil subsidence.	**MED**	Alabama 811 utility locate + Depot DPW geophysical radar clearance; trench sloping/benching per OSHA Subpart P; daily competent person soil inspections.

5. USACE THREE-PHASE QUALITY CONTROL SYSTEM (QCP)

Quality control is governed by the USACE Three-Phase Control System: **Preparatory Phase** (submittal register checks, material delivery verification, AHA review), **Initial Phase** (inspecting first representative slab pour and electrical runs for tolerance and workmanship), and **Follow-Up Phase** (daily inspection logs, ASTM C39 cylinder breaks at 7/14/28 days, daily QC reports to USACE COR).

6. DEPOT PHYSICAL SECURITY & PERSONNEL BADGING PLAN

All personnel deployed by Pink House Property Preservations will submit to National Crime Information Center (NCIC) Tier-1 background checks through the ANAD Directorate of Emergency Services (DES) Pass/ID Office (Building 367 / Gate 4). Only verified U.S. citizens possessing REAL ID-compliant identification will be badged. Daily tool inventories will be logged at entry/exit points, ensuring zero foreign national access and complete operational security (OPSEC).

7. CONTRACTOR CERTIFICATION & OFFEROR SIGNATURE BLOCK

In accordance with FAR 52.204-7, FAR 52.219-1, and USACE procurement regulations, the undersigned certifies that the technical data, pricing schedules, and safety commitments contained herein are accurate, complete, and firm for a period of 120 calendar days from the date of submission.

OFFEROR & TRADING DIVISION: Pink House Property Preservations c/o Daniel Geary DBA Zen Hypnosis Attalla, AL 35954 | Etowah County Email: zenhypnosis.1@gmail.com	**AUTHORIZED SIGNATURE:** */s/ Daniel Carl Geary Jr., C.HT* **NAME:** Daniel Carl Geary Jr. **TITLE:** Owner & Principal Contractor **DATE:** November 18, 2026	**SAM.gov UEI:** QCUKC6PX8SN3 **CAGE CODE:** 23CS9 / 140V1 **TAX ID / EIN:** 39-5157747 **REGISTRATION:** Active through July 25, 2027