DEPARTMENT OF THE NAVY
COMMANDER
NAVAL FACILITIES ENGINEERING SYSTEMS COMMAND PACIFIC
258 MAKALAPA DRIVE SUITE 100
PEARL HARBOR HI 96860-3134

Notice No. 5
June 5, 2026

PRE-PROPOSAL QUESTIONS & ANSWERS

RFP N62742-26-R-1306
JFY 2022 PROJECT J-875, BATTLE STAFF TRAINING FACILITY, U.S. NAVSUPPACT MCB CAMP BLAZ, GUAM

NOTE: The following questions and answers are provided for INFORMATION ONLY. The RFP remains unchanged unless it is amended in writing on a Standard Form 30.

REVISED RESPONSES FROM NOTICE NO. 4:

80. Reference: Solicitation-N6274226R1306 Section 01 45 00 1.6.7.1 CQC Geotechnical Specialist

The specifications require that the Cement Density Soil Mixing (CDSM) observer be a GTQC professional (10 years licensed with 8 years of geotechnical engineering practice) and have a minimum of five (5) years of relevant CDSM inspection experience.
A 10-year licensed engineer with 8 years of geotechnical experience would likely not have 5 years of CDSM inspection experience, unless they are an employee of a CDSM installation contractor. Most registered engineers professionals with 8+ years of geotechnical experience would be working on a variety of geotechnical projects as technical or management leads.
Please confirm whether a qualified geotechnical field representative may perform day-to-day CDSM observation under the supervision and direction of the designated GTQC professional, with the GTQC maintaining responsible charge, oversight during critical points of CDSM construction, and daily review of the work.
Additionally, please advise if there are any specific requirements regarding documentation, supervision level, or reporting structure for this arrangement to be considered compliant with the specifications.

ANSWER: Bid as advertised. Note that per Specifications 31 62 00, Para. 1.8.1, the Contractor's QC Geotechnical Specialist shall be onsite full-time only during the field verification program to observe and document the CDSM test column construction/installation and associated verification testing (e.g. observe/log cores). The day-to-day CDSM observation can be performed by the Contractor's Geotechnical Field Representative under the supervision and direction of the Contractor's QC Geotechnical Specialist. Section 31 62 00, 1.7.1 allows for the production CDSM columns to be observed by competent and qualified personnel to continuously observe and record the required data. For other specific requirements related to CDSM, refer to specifications 31 62 00.

81. Kindly request a four-week extension to the bid submission date for this solicitation.

ANSWER: The proposal due date will be extended to July 7, 2026 in a forthcoming amendment.

NOTICE NO. 5:

82. We would like to respectfully request a three (3) week extension for the bid submission deadline from June 23, as we are experiencing difficulties obtaining pricing from suppliers and our subcontractors for long-lead items.
This additional time would allow us to gather the necessary information and submit a complete and competitive proposal.

ANSWER: Please refer to response to Q81.

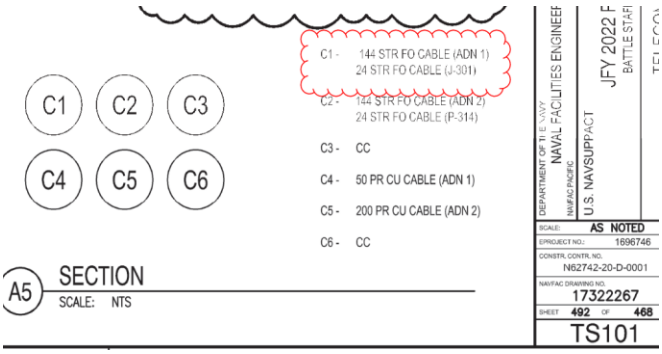
83. Sheet A-610, Interior Color and Material Schedule, designation RAF-2, specifies "Concore All Steel Access Floor Panels with Factory Installed Carpet Posi-Tile – Shaw Contract, Noble Materials, Alchemy Tile 5T135, Cornerstone Copper 33555. The Posi-Tile is proprietary to Tate Access Floors and will exclude all other U.S. manufacturers from bidding this project. Please remove the Posi-Tile requirement for a peel and stick adhesive to bond the carpet tile to the raised floor panel. This will remove any telegraphing of the Posi-Tile button through the carpet tile.

ANSWER: Please refer to General Sheet Note #4 on Sheet A-610.

84. Sheet A-TN111 calls for 24" and 30" cable trays underneath the raised floor. Spacing between pedestals will be less than 24. There will be between a 1.5" to 3" reduction of space from centerline of the pedestal shaft to the next, depending on the pedestal type prescribed by the seismic calculations. Can the cable tray widths be reduced to 20-inches wide to keep them between the pedestals?

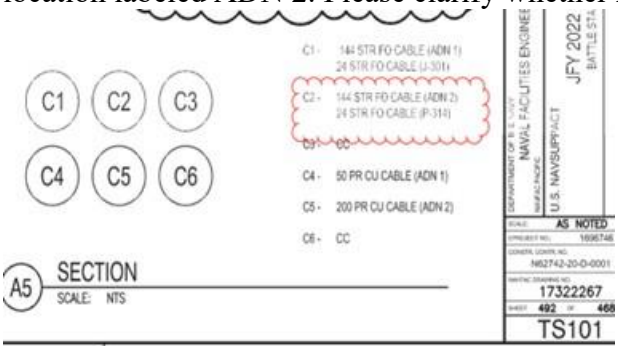
ANSWER: Raised Access Floor (RAF) pedestals are typically installed first and are fixed at 24"x24" spacing. In coordinating the cable tray layout per Section 27 10 00 paragraph 1.6.1 and 2.3, where the Contractor finds that a conflict between the cable trays and RAF pedestals is unavoidable, the wire mesh basket cable trays can be cut or altered to accommodate the RAF pedestal spacing. This is preferred to providing parallel or vertically-stacked cable trays, because this approach keeps the cable bundles organized, going in the same path at the same elevations, and eventually able to line up to the Cabinets in the Telecom Rooms.

85. Reference: Solicitation-N6274226R1306 Dwg TS101
On Dwg TS101, Section A5 indicates that the C1–144 STR FO cable runs up to the Area Distribution Network location, noted as ADN 1. However, the drawing does not show any location labeled ADN 1. Please clarify whether ADN 1 refers to the same location as J-301.



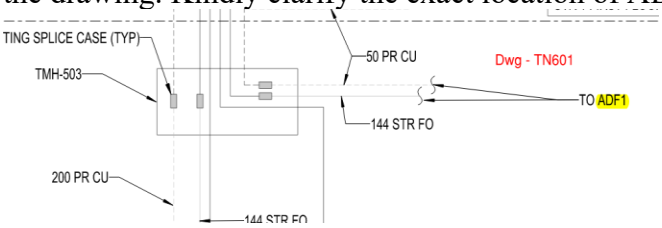
ANSWER: Response deferred.

86. Reference: Solicitation-N6274226R1306 Dwg TS101
On Dwg TS101, Section A5 indicates that the C2–144 STR FO cable runs up to the Area Distribution Network location, noted as ADN 2. However, the drawing does not show any location labeled ADN 2. Please clarify whether ADN 2 refers to the same location as P-314.



ANSWER: Response deferred.

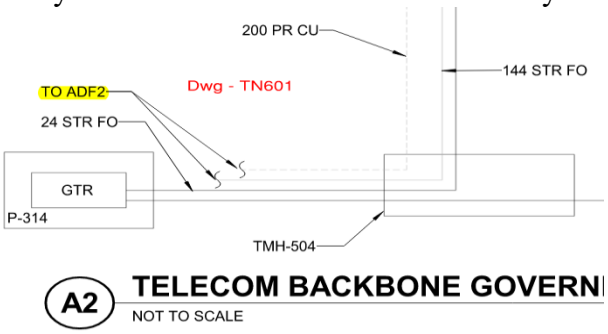
87. Reference: Solicitation-N6274226R1306 Dwg TN601
Dwg TN601 indicates that the 144 STR FO cable and 50 PR CU cable run from OSP/ISP Voice through TMH-503 to the ADF1 location. However, no location labeled 'ADF1' is identified on the drawing. Kindly clarify the exact location of ADF1.



ANSWER: Response deferred.

88. Reference: Solicitation-N6274226R1306 Dwg TN601

On Sheet TN601, it is indicated that the 144 STR FO cable and 20 PR CU cable run from OSP/ISP Voice through TMH-504 up to the ADF2 location. However, the drawing does not show any location labeled ADF2. Please clarify.



ANSWER: Response deferred.

89. Reference: Solicitation-N6274226R1306 Dwg: A-113 & A-612
On Dwg A-113, as per Amendment 0002, the ceiling in Room #124 has been revised from EXP to an acoustical ceiling.
However, the Room Finish Schedule on A-612 still shows the ceiling type as EXP for this room.
Please provide a revised Room Finish Schedule in accordance with Amendment 0002.

ANSWER: Response deferred.

90. Reference: Solicitation-N6274226R1306 Dwg: A-115 & A-612
On Dwg A-115, as per Amendment 0002, the ceiling in Room #210 has been revised from EXP to an acoustical ceiling.
However, the Room Finish Schedule on A-612 still shows the ceiling type as EXP for this room.
Please provide a revised Room Finish Schedule in accordance with Amendment 0002.

ANSWER: Response deferred.

91. Reference: Solicitation-N6274226R1306 Dwg: A-116 & A-613
On Dwg A-116, as per Amendment 0002, the ceiling in Room #218 has been revised from EXP to an acoustical ceiling.
However, the Room Finish Schedule on A-613 still shows the ceiling type as EXP for this room.
Please provide a revised Room Finish Schedule in accordance with Amendment 0002.

ANSWER: Response deferred.

92. Reference: Solicitation-N6274226R1306 Detail: B1/A-401
Dwg: A-612

Room #102: As per Detail B1/A-401, Elevation D, the wall finishes are indicated as P-1B and AWP-1, whereas the Room Finish Schedule on A-612 designates P-1B and AWP-2 for the same location. Kindly confirm the correct Acoustical Wall Panel designation to be considered.

ANSWER: Response deferred.

93. Reference: Solicitation-N6274226R1306 Detail: A1/A-402
Dwg: A-612
Room #114: On the Room Finish Schedule A-612, Elevation B indicates the wall finish as P-1B/AWP-1. However, Interior Elevation B on Detail A1/A-402 does not show the AWP-1 finish. Please clarify.

ANSWER: Response deferred.

94. Reference: Solicitation-N6274226R1306 Detail: C3/A-405
Dwg: A-612
Room #105B: On the Room Finish Schedule A-612, Elevation A indicates the wall finish as P-4B/AWP-1. However, Interior Elevation A on Detail A1/A-402 does not show the AWP-1 finish. Kindly clarify.

ANSWER: Response deferred.

95. Reference: Solicitation-N6274226R1306 Dwg SS111
On Dwg SS111, Beam mark is missing on ridge of roof slab. Please provide the same.

ANSWER: Response deferred.

96. Reference: Solicitation-N6274226R1306 Dwg SK506
On Dwg SK506, much of text is unreadable. Please clarify this to avoid confusion.

ANSWER: Response deferred.

97. Reference: Solicitation-N6274226R1306 Detail: A4/A-311
Please provide finish type underside of canopy.

ANSWER: Response deferred.

98. Reference: Solicitation-N6274226R1306 Dwg PL112 & PL122

Drawings PL112 and PL122 show fixture EWC-2 (Electric Water Cooler) on the plans; however, the corresponding equipment details are not provided in the schedules. Kindly clarify.

ANSWER: Response deferred.

99. Reference: Solicitation-N6274226R1306 Detail C4/CG501
Per Detail C4/CG501, Note 2 states, "Refer to Detail B2 on CS504 for curb detail"; however, no curb is shown around the stone diaphragm. Please confirm whether a curb is required for the stone diaphragm.

ANSWER: Response deferred.

100. Reference: Solicitation-N6274226R1306 Dwg CS100
On Drawing CS100, under the Keynotes section, Keynotes #2 and #36 are listed, referring to pedestrian gates without panic hardware and with panic hardware, respectively. However, only Keynote #36 is indicated on the Civil site plan.
Please confirm whether Keynote #2 is applicable.

ANSWER: Response deferred.

101. Reference: Solicitation-N6274226R1306 Dwg LP101, LP601
Planting Material Schedule:
Per Sheet LP601, the quantity for hydroseed is listed as 164,030 SF under the Base Bid. Corresponding quantities for topsoil and soil preparation are also provided. However, as per the Landscape Plan LP101, the hydroseed area measures 157,892 SF.
Please confirm the correct quantity.

ANSWER: Response deferred.

102. Reference: Solicitation-N6274226R1306 Dwg LP101, LP601
Planting Material Schedule: Per sheet LP601, Qty for Rubble mulch is listed as 440 SF and 100 SF for Base Bid item and Option Bid #2 respectively . However per Landscape Plan LP101, we did not found rubble mulch shown for option item #2 . Please clarify.

ANSWER: Response deferred.

103. Reference: Solicitation-N6274226R1306 Dwg LP601 Detail A2/CG501
Per Dwg LP601, Planting Material schedule Under Miscellaneous states On-screened Topsoil does not include Drainage swale areas, whereas detail A2/CG501 shows 4" Grass Mulch on Dry

swale area. Considering Dry swale is same as Drainage Swale, please confirm whether Topsoil is required or otherwise for Dry/Drainage swale area.

ANSWER: Response deferred.

104. Reference: Solicitation-N6274226R1306 Detail A3/SB501
Per Detail A3/SB501, the wall is identified as an 8" CMU wall on one side, while on the other side it is marked as SW1 (Shear Wall).
Please clarify which designation is correct.

ANSWER: Response deferred.

105. Reference: Solicitation-N6274226R1306 Detail B1/SB501 and A3/A-413
Per Detail B1/SB501, the elevator wall is shown as a non-load-bearing CMU wall; however, Detail A3/A-413 indicates that all elevator walls are to be concrete.
Please clarify which specification is correct.

ANSWER: Response deferred.

106. Reference: Solicitation-N6274226R1306 Dwg: A-612, A-613, A-610
With Reference to RFI #59, we have received Interior Elevations for Room #102, 102A, 105B & 114 under Am-0002. Please provide Interior Elevations for listed rooms showing AWP1/AWP2 locations : 105A, 106, 107, 108A, 108B, 110A, 110B, 113, 119, 120, 125, 127, 128, 129, 130, 202, 203, 205A, 205B, 206A, 206B, 207, 208A, 208B, 209, 211, 211A, 212, 217, 222, 224, 225A, 225B, 226A, 226B, 227A, 227B

ANSWER: Response deferred.

107. Reference: Solicitation-N6274226R1306 Dwg: A-610 Detail: B2/A3/A-730
Per Drawing A-610, the Corner Guard (CG) size is listed as 2" x 2" x 48" H, whereas Detail B2/A3 on Drawing A-730 indicates a size of 2" x 2" x 66" H.
Please confirm the correct height for the Corner Guard (CG).

ANSWER: Response deferred.

108. Reference: Solicitation-N6274226R1306 Dwg: A-610 Detail: A2/A3/A-730
Per Drawing A-610, the Corner Guard (CG-1) size is listed as 2" x 2" x 48" H, whereas Detail A2/A3 on Drawing A-730 indicates a size of 3-1/2" x 3-1/2" x 66" H.
Please confirm the correct size for Corner Guard (CG-1).

ANSWER: Response deferred.

109. Reference: Solicitation-N6274226R1306 Dwg: A-102, A-502
Per Drawing A-102, Room #109, a stainless steel Corner Guard (CG-1) is shown on a gypsum wall (Wall Type P6A).
Please confirm and advise if any correction is required.

ANSWER: Response deferred.

110. Reference: Solicitation-N6274226R1306 Detail: C1,C2,C3,C4/EP504 Spec Section: 33 71 02 Para 2.12
On Details C1, C2, C3, and C4 on Drawing EP504, the concrete grade for the ductbank is specified as 4000 PSI.
However, Specification Section 33 71 02, Paragraph 2.12, states that the concrete grade for duct encasement shall be 3000 PSI.
Please confirm the required concrete grade for the Electrical and Telecom ductbank.

ANSWER: Response deferred.

111. Reference: Solicitation-N6274226R1306 Dwg : AS101
Please advise if any floor finish is required for the Generator Enclosure (Option #2) and Pavilion (Option #1).

ANSWER: Response deferred.

112. Drawing A-101
Please confirm whether work performed within the secured area requires personnel to be U.S. Citizens or Green Card holders.

ANSWER: Response deferred.

113. Secured Area
Since this project includes a secured area, please confirm whether the Government intends to designate the entire project as CMMC Level 2, which would require all subcontractors to meet Level 2 compliance. Additionally, please clarify whether there is a possibility that this project may be elevated to Level 2 through a future amendment.

ANSWER: The solicitation remains unchanged. Please refer to the DFARS 252.204-7021 and 252.204-7025, and the proposal submittal requirement specified in Section 00 21 16, Paragraph 1.2, a.(8).

114. Secured Area
Since this project includes a secured area, please confirm whether the Government intends to designate the secured portion as CMMC Level 2 while classifying the remaining unsecured areas as CMMC Level 1, in order to maximize participation from local subcontractors.

ANSWER: Please refer to response to Q113.

115. Option 2
If Option Item 2 is exercised, please clarify whether all utility tie-ins, controls integration, testing, commissioning, and cybersecurity accreditation required for operation of the standby generator are included in Option Item 2, or if any portions are included within the Base Item.

ANSWER: Response deferred.

116. General Question
Please confirm that procurement of FF&E and Specialty CEQ is not required prior to issuance of the planned modification and that contractors are not expected to carry procurement, storage, escalation, or schedule risk associated with FF&E before issuance of CLIN 0004. Please also confirm if the project is delayed and the CCD date is extended that costs associated with the storage and double handling of FF&E will be considered a change condition and that a modification may be considered.

ANSWER: Please refer to Section 12 00 01.00 20 Furniture, Fixtures and Equipment (FF&E) Package and to Section 01 32 17.00 20, Paragraph 1.11 Contract Modification.

117. General Question
Please clarify how contract completion will be evaluated if Option Item 2 and/or the FF&E planned modification are exercised late in the contract period.

ANSWER: The contract completion date will be established as specified in Solicitation, Offer and Award (SF 1442), Continued, Price Proposal Schedule, Note 5, as well as FAR 52.217-7. For FF&E, please refer to Section 12 00 01.00 20 Furniture, Fixtures and Equipment (FF&E) Package, paragraph 1.2.1.

118. SECTION 25 08 11.00 20 Risk Management Framework for Facility-Related Control Systems
Please identify all systems requiring RMF accreditation and cybersecurity compliance, including but not limited to:

- HVAC controls

- Generator controls
- Fuel monitoring systems
- Utility Monitoring and Control Systems
- Building automation systems

ANSWER: Response deferred.

119. Wage Determination
The wage rates required for H 2 workers on Guam increase every two years; however, the amount of each increase cannot be known in advance. The most recent adjustment in 2024 resulted in an average increase of approximately 12%. Please confirm that such future wage escalations will be considered unforeseen conditions, as they cannot be determined at the time of bid.

ANSWER: Response deferred.

120. Guam Environmental Protection Agency (GEPA) Permit Duration
Please confirm whether the Government will assume the risk associated with potential delays in obtaining the required Guam Environmental Protection Agency (GEPA) permits. GEPA processing timelines vary significantly and cannot be reliably predicted at bid time. As such, please clarify whether schedule impacts resulting from GEPA review, approval, or additional requirements will be considered excusable and compensable delays.

ANSWER: The period of performance considered the duration of the GEPA permit approval process. The Contracting Officer will consider requests for time extension on a case-by-case basis in accordance with terms of the contract.

121. Builders Risk Insurance
Please confirm whether the contractor may include the cost of builder's risk insurance as a reimbursable line item for this project. If not, please advise whether the Government is willing to self insure for this risk, given the significant increase in builder's risk premiums and the reduction in available coverage.

ANSWER: The solicitation remains unchanged. Builder's risk insurance is an indirect cost.

122. Section 01 14 00
The project specifications (Section 01 14 00) state that "Aliens will not be admitted to the work site without approval. Clearance for aliens may require approximately 20 workdays for approval." Please confirm that H 2 workers are permitted on this project and identify any restrictions that may prevent them from obtaining access to the secured area. Additionally, please

advise whether access approval can be obtained prior to the H 2 worker's arrival on Guam, as the recruitment and mobilization costs are significant.

Please confirm whether manpower within the secured area will be limited due to SSM oversight requirements, and if so, please specify any restrictions that may impact staffing levels or productivity.

ANSWER: Response deferred.

123. Site Utilization/Logistics Plan
Please confirm the total laydown area that will be allocated to the contractor for this project, including any potential locations under consideration.

Please confirm whether the contractor will be permitted to tie into the existing utility system and obtain metered temporary power for the project.

ANSWER: Response deferred.

124. Construction Security Plan
Please confirm whether a Construction Security Plan (CSP) is required for the secured area and if so, has a CSP been completed and all associated requirements incorporated into the RFP. If the CSP is not yet finalized, please indicate the expected completion date. Additionally, please confirm whether a contract time extension will be granted if CSP issuance or implementation impacts the project schedule.

ANSWER: Response deferred.

125. Notice No. 3
According to Notice 3, a forthcoming amendment will extend the proposal due date to June 23, 2026, and revise the deadline for submitting questions to June 2, 2026. Given the volume and complexity of the solicitation documents, as well as the time required to review Government responses and prepare any necessary follow up questions, we respectfully request that the deadline for submitting RFIs be extended to 10 days prior to the proposal due date.
This extension will allow contractors sufficient time to thoroughly evaluate the drawings, specifications, and associated requirements, ensuring that all clarifications are addressed and incorporated into our proposals accurately and responsibly.

ANSWER: As stated in Amendment 0002, "The Government may not respond to questions submitted after June 2, 2026." This remains unchanged and the Government reserves the right not to respond to questions submitted after this date.

126. Solicitation, Offer and Award (SF1442) Price Proposal Schedule has 8-Bid Items.
Please clarify whether all bid items will be awarded to a single contractor, or if the Government reserves the right to make multiple awards and assign individual bid items to different contractors. We request confirmation of the intended award methodology.

ANSWER: Please refer to Note 2 on the Solicitation, Offer, and Award (SF 1442), Continued, Price Proposal Schedule.

127. Buy American Act (41 U.S.C. Chapter 83) and RFP Specification.
We note that the Buy American Act requirement is specifically referenced in Specification Section 27 41 00 – Audio-Visual Systems.

Please clarify whether the Buy American Act applies only to materials, equipment, and products furnished under Section 27 41 00, or whether the requirement applies to all applicable materials, equipment, and products incorporated into the project regardless of specification section.

If the Buy American Act applies to the entire contract, please identify the applicable contract clauses and specification sections that establish this requirement.

ANSWER: Please refer to FAR 52.225-11 and 52.225-12, included in the solicitation.

128. Drawing / Sheet No. AS107, Item A1 Generator & Fuel Tank Enclosure Plan , Room Designation 003 and 004.
Please confirm the specified floor finish for Rooms 003 and 004.

ANSWER: Response deferred.

129. Drawing / Sheet No. AS107, Item A1 Generator & Fuel Tank Enclosure Plan , Room Designation 003 and 004.
Please confirm the specified floor finish for Rooms 003 and 004.

ANSWER: Response deferred.

130. Drawing/Sheet No. Sheet A502 General Wall Detail
Per the reference plan, the wall below the rigid raised flooring is shown with a floor cove base. Please confirm whether the cove base is still required. In addition, please indicate the floor finish scheduled below the rigid raised flooring on all concrete structures and advise what finishes are required in these areas.

ANSWER: Response deferred.

131. Drawing/Sheet No. Sheet EP720 Cable Schedule
Please confirm whether the listed lengths for each Load Description should be used uniformly in the bid.

ANSWER: Response deferred.

132. Drawing / Sheet No. Sheet SB401 Mechanical Enclosure foundation/ slab plan
Please clarify the Wall Footing Schedule for the Mechanical Enclosure.

ANSWER: Response deferred.

133. Drawing/Sheet No. SF401 Mechanical Enclosure Framing Plan and SF505 Item A1 Shear connection Schedule.
The drawings do not indicate the required wide flange beam section for the steel framing. Kindly provide the enclosure framing schedule for clarification.

ANSWER: Response deferred.

134. Structural Drawing Sheet SB101 and Bid Form (SF 1442), Bid Item No. 0001AC. The structural drawings indicate a total count of 390 each of Soilcrete Columns, each measuring 48 inches in diameter and 45 feet in depth. Based on these dimensions, the calculated net volume of 175-PSI CDSM is approximately 8,168 cubic yards. However, Bid Item No. 0001AC on the Bid Form (SF 1442) identifies the quantity of CDSM as 7,920 cubic yards.

Please clarify which quantity shall govern for bidding purposes:
a. Shall bidders base their pricing on the quantity of 7,920 CY shown in Bid Item No. 0001AC of the SF 1442?
b. If the quantity derived from the drawings (approximately 8,168 CY) is intended, will the Government issue a revision to the bid schedule?
c. In the event of a discrepancy between the drawings and the bid form, please identify the governing quantity for bid preparation.

ANSWER: Response deferred.

135. Extension
Given that Notice 3 indicates a forthcoming amendment extending the proposal due date to June 23, 2026, we respectfully request an additional four week extension beyond June 23 to allow adequate time for a complete and accurate proposal.

Our material vendors and suppliers have informed us that, due to current workload and manufacturer response times, they require an additional 20 days to solicit and receive material and equipment pricing. This extended lead time directly impacts our ability to prepare accurate cost proposals, particularly for long lead and specialty items.

In addition, there is currently over $1 billion in NAVFAC Pacific work concurrently out for bid, all due within the same general timeframe. Guam's limited pool of qualified prime contractors and small business subcontractors further constrains industry capacity during periods of high solicitation volume. The combination of simultaneous major procurements, restricted subcontractor availability, and extended vendor pricing lead times significantly increases the time required to thoroughly review the drawings, specifications, and Government responses to RFIs.

A four week extension beyond the June 23 deadline will provide contractors, including small business subcontractors, the necessary time to obtain accurate vendor pricing, assess the solicitation requirements, coordinate subcontractor proposals, and prepare a fully compliant and competitive submission.

ANSWER: Please refer to response to Q81.

136. I am currently working on the OSP fiber runs and see on drawing TN601 there is reference to ADF1 and ADF 2. I need to know where those are to calculate distance but don't see them geographically on any site plans. Can you please assist?

ANSWER: Response deferred.

137. Reference: Solicitation-N6274226R1306 Section 31 62 00, Paragraph 1.7.1.2.b and Paragraph 2.2.2
Intent and Necessity of Predrilling Requirements
Paragraph 1.7.1.2.b outlines tracking requirements for predrilling, including diameter and backfill material. Because the fundamental methodology of CDSM relies on mechanically blending the native, in-situ soil with cement grout, predrilling is not typically performed during standard production as it removes or disturbs the required soil matrix. Please clarify the Government's intent regarding these requirements and purpose of predrilling. Is predrilling intended to be limited strictly to bypassing localized hard strata/obstructions, and if so, what approved backfill materials are expected if the native soil matrix is removed prior to mixing? If predrilling and CDSM happen concurrently, will multiple GTQC specialist personnel be required onsite to monitor both predrilling and CDSM activities.

ANSWER: Response deferred.

138. Reference: Solicitation-N6274226R1306 Section 31 62 00, Paragraphs 1.7.1.2.e, 1.7.1.2.i (Items 8 and 10), and 1.7.1.2.j
Real-Time Field QC Monitoring Capabilities vs. Next-Day Rig Telemetry
Paragraphs 1.7.1.2.e and 1.7.1.2.i require real-time monitoring and reporting of specialized metrics like torque data and continuous cement content. Based on typical CDSM methodology and local project experience, manual field observation by the GTQC or Geotechnical field representative is limited to tracking grout quantity, pressure, depth, flow rate, and rotations at regular intervals in real time. Advanced mechanical telemetry, including torque and high-resolution depth profiles, is captured automatically by the rig's data acquisition system and compiled the next day. The GTQC can obtain this information in real-time by having personnel on the rig, which poses safety concerns, or having remote viewing capabilities of the operator's screen, which leads to additional complexities with technology that can cause delays if the relay is disrupted due to poor connectivity. Please clarify if the Government will accept manual field logs focused on operational parameters per CDSM column, supplemented by the specialty contractor's automated digital rig outputs provided separately, as has been accepted for previous projects.

ANSWER: Response deferred.

139. Reference: Solicitation-N6274226R1306 Section 31 62 00, Paragraph 3.2.1
Execution and Verification of Strict Real-Time Alignment Tolerances
Paragraph 3.2.1 outlines rigid horizontal and vertical alignment limits. Because down-hole deviation is difficult to track accurately, please confirm if initial surface layout validation by a surveyor satisfies the horizontal requirements, and clarify the detailed requirements in submitting vertical alignment profiles that are acceptable to the Government for verticality compliance.

ANSWER: Response deferred.

140. Reference: Solicitation-N6274226R1306 Section 31 62 00, Paragraph 3.4.1.3
Method Requirements for Vertical Alignment Profiles
Paragraph 3.4.1.3 requires the submission of daily 'vertical alignment profiles' per machine. Because specific execution methods are not detailed, please clarify the approved or preferred testing methodology, instrumentation, or industry standard expected to satisfy this profile requirement.

ANSWER: Response deferred.

141. Reference: Solicitation-N6274226R1306 Section 31 62 00, Paragraph 3.1.e
Core Drilling Location Relative to Column Diameter
Paragraph 3.1.e of Section 31 62 00 requires that verification coring be conducted approximately 3 feet from the center of the CDSM column; however, contract drawing SB101 designates the CDSM columns as 4 feet in diameter (2-foot radius). Coring at a 3-foot offset could result in

drilling outside the treated soil area. Please clarify the offset distance from the center of the column to ensure representative core samples are captured within the treated zone.

ANSWER: Response deferred.

142. Reference: Solicitation-N6274226R1306 Section 31 62 00, Paragraph 3.2
Schedule Impact of the 60-Day Curing and Fill Restriction
Paragraph 3.2 imposes a 60-day calendar restriction against placing more than 5 feet of fill or 4 psi of vertical pressure within 26 feet of installed CDSM columns. Given that the specified design strength of 1,200 kPa (175 psi) is explicitly based on 28-day curing breaks, please clarify if this 60-day restriction can be waived or shortened for localized zones once 28-day laboratory break results demonstrate that the target unconfined compressive strength has been achieved.

ANSWER: Response deferred.

143. Reference: Solicitation-N6274226R1306 Section 31 62 00, Paragraph 1.4.1.f and Paragraph 1.4.2
Commercial Bidding Risk Regarding Post-Bid Design Changes from Probing/Grouting
Paragraph 1.4.1.f notes that baseline CDSM quantities, locations, and tip elevations are completely subject to change following post-bid probing and grouting operations. Because pricing specialized ground improvement heavily relies on definitive structural layouts and fixed material volumes, this fluid language prevents bidders from establishing accurate and fair estimates. Please clarify the Government's contingency plan if the results of the probe-and-grout activities cause substantial changes to the design plan. Additionally, will the Government establish a fixed baseline quantity schedule for bidding purposes, and confirm that major post-bid structural or layout redesigns will be handled through adjustment change orders?

ANSWER: Response deferred.

144. Reference: Solicitation-N6274226R1306 Section 31 62 00, Paragraph 1.10.1
Definition of "Real-Time" Structural Movement Monitoring
This paragraph states: "Establish temporary benchmarks... along new and existing structures within 10 feet to the CDSM soil improvement area. Monitor the benchmarks real time during the CDSM soil improvement operation to detect any settlement, uplift, or lateral movement... If movement in excess of 1/2 inches... is detected, all CDSM work shall immediately cease." Paragraph 1.10.1 requires 'real-time' benchmark monitoring of structures within 10 feet of the work area to guard against a 1/2-inch movement threshold. Please clarify the Government's expectation for the term 'real-time.' Will the Government require an Automated Motorized Total Station (AMTS) system for continuous data streaming, or are manual survey checks at prescribed production intervals (e.g., beginning, midpoint, and end of shift) acceptable?

ANSWER: Response deferred.

145. Reference: Solicitation-N6274226R1306 Section 00 70 00
Will any project submittals have to be marked as "covered defense information" (CDI)?

ANSWER: No.

146. Reference: Solicitation-N6274226R1306 Section 00 70 00
Will any information provided by Government during the duration of the project be marked as "covered defense information" (CDI)?

ANSWER: No.

147. Reference: Solicitation-N6274226R1306 Section 01 45 00, 1.6.7.1 CQC Geotechnical Specialist
Additional Clarification on Qualifications of Geotechnical QC Specialist:
The specifications require that the Cement Deep Soil Mixing (CDSM) observer be a GTQC Professional with a minimum of 10 years of licensure, 8 years of geotechnical engineering experience, and at least five (5) years of relevant CDSM inspection experience.
Would NAVFAC consider an alternative staffing approach whereby day-to-day CDSM observation activities are performed by a qualified degreed engineer or geologist (EIT, GIT, PE, or PG) with a minimum of 2 years of experience under the supervision and direction of the designated GTQC Professional? Under this approach, the GTQC Professional would maintain responsible charge, provide oversight during critical phases of construction, conduct periodic site visits, and perform a daily review of observation records and construction activities.
We respectfully note that the requirement for five years of dedicated CDSM inspection experience may significantly limit the available pool of qualified personnel. In practice, many experienced geotechnical engineers develop expertise across a broad range of ground improvement, deep foundation, earthwork, and specialty geotechnical construction projects rather than concentrating exclusively on CDSM observation. As a result, highly qualified geotechnical professionals with extensive quality control and construction observation experience, including recent CDSM experience and familiarity with local conditions, may not satisfy the specific five-year CDSM experience threshold despite possessing the technical knowledge and judgment necessary to effectively oversee the work.
Accordingly, we request consideration of a GTQC Professional who is a licensed Professional Engineer with relevant and recent CDSM experience, including experience with CDSM projects performed on Guam, supported by qualified field personnel operating under their supervision and responsible charge.

ANSWER: See response to Q80.

148. Reference: Amendment 0002 SF1442 Solicitation Offer & Award

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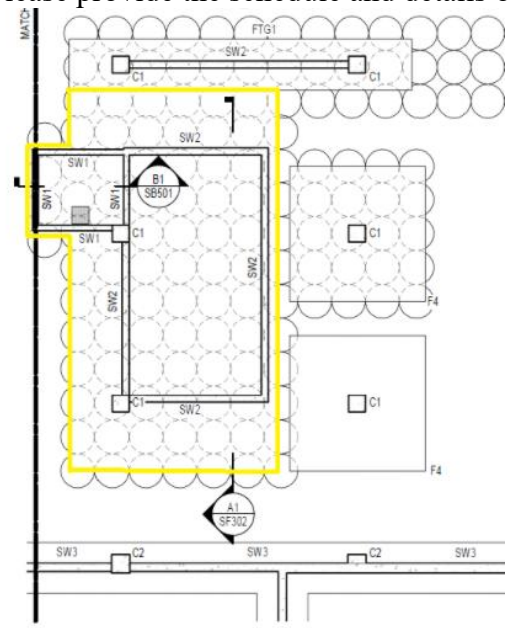
Addendum No. 0002 added Item 0004 Option Item 3. Will the Government revise "TOTAL Item No. 0004 (0004AA + 0004AB)" for the Planned Modification FF&E to read as "TOTAL Item No. 0005 (0005AA + 0005AB)

ANSWER: This will be corrected in a forthcoming amendment. Please ensure to use the most current SF1442, including the Price Proposal Schedule, when submitting your proposal.

149. Reference: Spec. Section 09 90 00
Interior Painting
Please confirm whether the exposed Mechanical and Electrical duct/piping needs to be painted, as there are conflicts between para 1.1.2, 1.1.3, and 3.13.2.3

ANSWER: Paint exposed piping, conduit, and ductwork as required by para. 1.1.3.a(1).

150. Reference: Drawing SB103
Please provide the schedule and details of the footing as per the highlighted area below.



A1 FOUNDATION PARTIAL PLAN - AREA 'B'
1/8" = 1'-0"

ANSWER: Response deferred.

151. Reference: Specifications, 03 30 00 Concrete

Please confirm if all reinforcement for cast-in-place concrete shall be uncoated black steel rebar Grade 60 (ASTM A615/A615M) and epoxy-coated rebar is not required.

ANSWER: Response deferred.

152. Reference: Drawing SB101 to 103, Foundation Plan
Drawing SB-101 to 103 doesn't include the foundation plan on stair locations. Please provide details of the foundation.

ANSWER: Response deferred.

153. Reference: Drawings SB106, SB501, Slab Plan, Structural Fdn/Slab Details
Drawing SB-106 shows concrete shear walls for elevator pit walls. However, the detailed section on Drawing SB-501 Det. B1 shows a non-load bearing CMU wall. Please clarify.

ANSWER: Response deferred.

154. Reference: Specifications, 04 20 00 Unit Masonry
Please confirm if spec section 04 20 00 is not applicable for building walls and interior partitions for this project. If this would be applicable, please advise where it should be applicable?

ANSWER: Response deferred.

155. Reference: Drawing SF505, Structural Framing Details
Please specify weight/ft of W8 beam and thickness of L4x4 cont angle at Chiller Enclosure.

ANSWER: Response deferred.

156. Reference: Drawing A-750, Miscellaneous Exterior Details
Please confirm if below grade waterproofing for footing and stem wall shall be on the exterior side only.

ANSWER: Response deferred.

157. Reference: Drawing SF104 to 105, Second Floor Framing Plan
Please provide detailed structural drawing of the W10x19 spreader beam as per Note 6 of Drawing SF104 & 105.

ANSWER: Response deferred.

158. Reference: Spec Section 07 24 00, Exterior Insulation & Finish System
Spec Section 07 24 00 Exterior Insulation & Finish System doesn't specify any insulation board. Please confirm that the required Exterior Finish System is a Direct-Applied Exterior Finish System that doesn't require insulation boards.

ANSWER: Response deferred.

159. Reference: Drawing SF102 to 105, Second Floor Framing Plan
Please confirm if suspended slab at Elev 16' - 0" shall be under steel deck system?

ANSWER: Response deferred.

160. Reference: Drawing SF102 to 105, Second Floor Framing Plan
Second floor framing plan at elev. 14' & 16' were updated as per amendment 002. However, updated detailed sections on Drawing SF-501 to SF503 were not provided. Please provide.

ANSWER: Response deferred.

End of Notice