WHAY142004 – B200 Energy Repair

Site Visit Notes/Questions:

1. Purchase and install of insulated roll-up doors is a significant part of the project scope – contractors are advised to review all technical requirements of roll-up doors for facilities on an Air Force Base according to applicable Unified Facilities Criteria (UFCs), National and International standards for operational features and safety requirements.
2. Please standby for updated drawings (specifically sheet M-101) to reflect the **2" gas line** (not 3" as shown on the drawings). Done. Please see Mechanical Bldg. 200 Energy Repairs (22 June 2026).pdf document.
3. Only 20 exterior roll-up doors are to be replaced with new, insulated doors. The roll-up doors on the north-west (or "Marine-side") of the building are not within this project scope.
4. Five transom windows (large windows above the personnel doors) are to be replaced, two on the west-side of the building (one of which is on the "Marine-side") and three on the east-side of the building.

Pre-Award RFIs

1. The radiant heater schedule has a note to connect thermostats to the existing BAS. Drawing M-901 indicates to provide DDC integration for the new radiant heaters. Can you please provide the facility's existing temperature controls vendor and DDC specs? The controls vendor is Trane which utilizes Tracer Ensemble.

2. On the drawing A-601, it shows the window schedule for W1 and W2. This schedule implies new glass, frames, and details for the windows. Drawing A-603 shows new glass with existing frame and details. Please clarify if only the glass is to be new or if all elements of the window are to be new. All the elements are to be new. Please see updated Architectural Bldg. 200 Energy Repairs (22 June 2026).pdf document. Details on A-603 were updated and the drawing marked as such.

3. Window note 2 on A-601 calls for window glazing to be IGL-1. Specs do not contain any reference to IGL-1. Please specify the make up for IGL-1. Specification sections 08 51 13, Aluminum Windows and 08 81 00 Glazing are for IGL-1.

4. How many doors can be removed without doors being installed? There is no restriction as long as the work space is secured and tarped at the end of each workday.

5. Do we have to tarp each opening? Yes.

6. Can a dumpster be brought inside of Bldg. 200? Dumpsters and lay down areas should be outside of Building 200.

7. Will the storage of new doors and equipment be able to be stored right near bldg. 200? Overall we would like to work on (3) doors at once. Yes, prior coordination with the COR is required to ensure compliance with security requirements.

8. You spec premium finish on doors-page5-(paragraph 2.2.1.1)-page11 specs standard finish-(paragraph 2.2.5.1) - Which one? Premium finish as specified on the plans.

9. Vision lights where indicated-please state "where" There are no vision lights in the project. That specification section was included in error.

10. Electric operator and control box-(Nema 4X?) or is this for wall station only? Use of NEMA 4X is required.

11. Exterior control station for each door or only certain ones? (Nema 4?) There are no exterior control stations in the design. If any exterior control stations are added to the project, they are to be NEMA 4X.

12. Drawing E-101 Sheet Note 3 states that the Electrical Contractor shall be responsible for the installation of HVAC/BAS control and network cabling. SOW Section 5.4 also requires the Contractor to partner with Trane Technologies to connect the new heaters to the existing BAS. Please confirm whether the controls cabling is required to be installed by the Electrical Contractor, or whether the Mechanical Contractor, controls contractor, BAS vendor, or other qualified vendor may provide this work. The connection must be made in accordance with BAS contractor requirements as coordinated by the awardee.

13. Reference: Drawing AD-101, Demolition Notes; SOW Section 5.1. The project includes demolition/removal of existing coiling doors, window systems, transoms, skylights, sealants, flashing, and associated envelope materials. Please provide any hazardous materials survey identifying ACM, lead paint, PCB-containing caulk, or other regulated materials within the work areas. Based on the building age, the previous repair and renovation work done in Building 200, and the nature of the work to be done under this project, the only concern would be for PCB containing caulk at the ribbon and transom windows. A specification section was added to the specifications for the construction contractor to sample the caulk to determine if the concentration of PCB is greater than the action level of 50 ppm.

14. Please confirm existing gas service capacity, gas pressure, and whether any meter, regulator, PRV, or upstream piping upgrades are required to support the added heater load. Our design team performed due diligence to obtain detailed information on the existing natural gas system to evaluate the capacity for the additional IRH loads. Based on that effort, we believe that the existing gas supply line, meter, and regulator will accommodate the additional natural gas load.

15. A-102 states the existing EPDM roof system is to remain, and that new insulated caps are to be installed on existing removed skylight curbs. Detail 12/A-602 shows new EPDM roofing tied into the existing EPDM roof system. Please provide the existing roof manufacturer, membrane type/thickness, and warranty status. Please confirm whether any roof warranty is required for the new skylight cap patches. A detail was provided to provide a weathertight cap and a warranty of 20 years was included in Section 07 53 23, paragraph 1.8.1. for the cap only.

16. The Door Schedule calls for all 20 overhead doors to be 12'x16'. During the job walk I measured one door in wash bay at 12'x14'. Is this opening going to be modified as part of this project, or will it remain at the existing dimensions? Size to remain.