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

Notice No. 3
May 19, 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.

NOTICE NO. 3:

8. Reference: Solicitation-N6274226R1306 SF1442 Block 13

Given the widespread and continuing impacts of Typhoon Sinlaku, which resulted in prolonged outages of power, potable water, and communication services for a substantial portion of the island, normal business operations have been materially disrupted. These conditions limited access to offices, but most importantly severely constrained coordination with local subcontractors and suppliers. Business operations are just returning to normal. The typhoon has significantly impeded the development of complete, accurate, and price specific information. Subcontractors remain severely impacted and the situation continues to affect their ability to support timely bid preparation.

In the interest of providing a "Best Value cost" to the Government, maintaining full and open competition, and allowing offerors sufficient time to prepare thorough and responsive proposals following the island-wide disruption, will the Government issue an amendment granting an additional three (3) week extension to the bid due date, establishing a revised submission deadline of July 14, 2026? The one week extension previously given, is insufficient..

ANSWER: A forthcoming amendment will extend the proposal due date to June 23, 2026. Please also note that the deadline for submitting questions regarding the solicitation will be revised to specify June 2, 2026.

9. Reference: Solicitation-N6274226R1306 Price Proposal Schedule Complementary Pricing Information

Per Price Proposal Schedule:
TOTAL Item No 0001 includes SLIN 0001AA through SLIN 0001AC, which has price for Unit Priced SLIN 0001AB and SLIN 0001AC.

Per Complementary Pricing Information:
Total of CLIN 0001 includes
Subtotal of Battle Staff Training Facility complete to the 5-foot line outside of the building in accordance with the drawings and specifications, subtotal of supporting facilities and site work, outside the primary facility 5-foot line and subtotal of other costs.

Please confirm price for Unit Priced SLIN 0001AB and SLIN 0001AC need to be considered while pricing different line items in Complementary Pricing Information.

ANSWER: Yes, please include the prices for SLIN 0001AB and SLIN 0001AC in Complementary Pricing Information and put it with costs for below item:

Subtotal of Base Price (CLIN 0001) for the supporting facilities and site work, outside the primary facility 5-foot line, complete in accordance with the drawings and specifications, but excluding work described in another Item.

10. Reference: Solicitation-N6274226R1306 Complementary Pricing Information

Per Complementary Pricing Information:
Total of CLIN 0001 includes
i) Subtotal of Battle Staff Training Facility complete to the 5-foot line outside of the building in accordance with the drawings and specifications,
ii) subtotal of supporting facilities and site work, outside the primary facility 5-foot line and
iii) subtotal of other costs

Please elaborate which scope of work is expected under iii) subtotal of other costs for bidding purposes.

ANSWER: Line iii) ("other costs") is intended to capture any cost item included in your proposal that doesn't fall within Lines i) ("Battle Staff Training Facility complete to the 5-foot line outside of the building" or ii) ("supporting facilities and site work, outside the primary facility 5-foot line"). Examples of costs that might not be included in Lines i) or ii) include cybersecurity features, geospatial mapping & surveying, or eOMSI information.

11. Reference: Air Cooled (CH) Schedule on Drawing No. MH700

Air Cooled Chiller Minimum Total Cooling Capacity. The Chiller – Air Cooled (CH) Schedule on Drawing No. MH700 shows all the important information for the chillers, CH-01 and CH-02. But does not include the information for the Passes and Minimum Total Cooling Capacity for both chillers. Please provide.

ANSWER: Response deferred.

12. Reference Drawing Sheet A-610. RAF-1 is indicated to be factory laminated Casal Grande Metropolis Color Mud, finish Natural. In checking with our suppliers, this tile is not available in 24" (610mm size) but it is available in 600mm. It is shown in literature to be 24" nominal size, which does not account for the grout joint which would make up the difference. Since this tile needs to be 24" as the raised floor would not have grout joints, the current finish will not work. Please provide alternate basis of design for RAF-1 Tile Finish.

ANSWER: Response deferred.

13. The Porcelain finish on RAF-1 is also the finish in other adjoining corridors to the raised flooring which is to be installed on the raised slab portions. If RAF-1 Porcelain finish is changed, please confirm floor finish in these areas will require to be changed as well.

ANSWER: Response deferred.

14. Specification Section 01 45 35, Special Inspection, Schedule of Special Inspection Part X, Fire Protection - Smoke Control has been checked. There is no smoke control system in the project. Please confirm should Part S, Fire Protection - Smoke Control be 'unchecked'?

X. FIRE PROTECTION – SMOKE CONTROL

ALL OR PORTIONS OF THIS SECTION ARE APPLICABLE IF BOX IS CHECKED ☒

[1] **PERIODIC:** Special inspection by a special inspector who is intermittently present where the work to be inspected has been or is being performed.

SCHEDULE OF SPECIAL INSPECTIONS FOR UFGS 01 45 35 REVISED FOR THE 2024 IBC ON 03/01/24

SMOKE CONTROL – VERIFY THE FOLLOWING ARE IN COMPLIANCE WITH 2024 IBC 1705.19		
TASK	INSPECTION TYPE[1]	DESCRIPTION
1. Verify device locations and perform leakage testing	PERIODIC	Perform during erection of ductwork and prior to concealment
2. Perform pressure difference testing, flow measurements and detection and control verification	PERIODIC	Perform prior to occupancy and after sufficient completion

END SECTION

ANSWER: Response deferred.

15. We would like to request 2 weeks extension for the submission of Bid.

ANSWER: Refer to response to Q8.

16. We would like to verify in lieu of the 4' soilcrete column to use pile driving.

ANSWER: No. The Government explored alternatives during design. While the Contractor may explore a Value Engineering Change Proposal after award, please develop your proposal based on the solicited design.

17. Solicitation-N6274226R1306 Section 00 21 16 Instructions to Proposers; 1.2 Number of Copies/ Time of Receipt

The solicitation currently requires delivery of multiple hard-copy proposal volumes with an accompanying electronic submission on physical media (CD). Other recent NAVFAC Pacific procurements for Guam projects allow for proposal submission via the PIEE with a hard copy follow-up. Offerors respectfully note that the current requirement for hard-copy submission with electronic copies on CD presents several challenges:

- Reduced Pricing Competitiveness:

Due to Hawaii specific FEDEX handling procedures, the need to print, assemble, and ship multiple hard-copy volumes requires proposal completion earlier than would otherwise be necessary. For local Guam contractors, this compresses the time available to incorporate the most current subcontractor and supplier pricing, potentially impacting the Government's receipt of the most competitive bids. At proposal closure, this often necessitates hand delivery to NAVFAC because FEDEX will not guarantee delivery, pushing back "bid lock". The process currently required in the solicitation adds cost and can affect best value pricing to the Navy. NAVFAC Pacific's use of PIEE on other projects eliminates this problem. This, combined with the submission of our small business utilization plan the following day, advantages local Hawaii-based contractors unfairly.

- Consistency with Recent NAVFAC Practices:

Allowing submission via PIEE, with hard copies to follow, would align this procurement with recent NAVFAC Pacific solicitations, improving consistency and reducing risk to both the Government and offerors.

Requested Action:
The Offeror requests the Government consider revising the proposal submission instructions to permit electronic submission via PIEE as the official proposal receipt method, with required hard-copy originals submitted within five (5) business days thereafter.

ANSWER: Your recommendation has been considered; however, the solicitation remains unchanged.

End of Notice