2. PRE-PROPOSAL INQUIRY RESPONSES: (ATTACHED SEPARATELY)

Question #	Reference			Question	Government Response
	Page	Section	Paragraph		
13	pdf page 15 pdf page 440, numbered 'Page 1' pdf page 462, numbered 'Page 5' pdf page 401, numbered 'Page 3'	RFP Factor 5 Attachment H, Vol 1 of 4, Part 3A, Ch. 6, B20 Attachment H, Vol 1 of 4, Part 3A, Ch. 6, C30 Attachment H, Vol 1 of 4, Part 3A, Ch. 4	2a. and 2b. B201002 C302010 4.2 / 2+0 Room layout	On **page 15 of the original RFP dated 04 March 2026,** on page 15 in "**Factor 5 – Technical Solution, Narrative (2) Construction Methodology**" suggests examples of non-traditional construction techniques (*modular, pre-fabricated, industrialized construction*) in **Paragraph a**. **Paragraph b**., suggests examples including "*...panelized wall systems, ... and full volumetric modules*", implying that they will be acceptable methodologies. Please confirm that consideration of these options will supersede prescriptive language in **Attachment H - Final RFP Submittal 1 of 4**, where relevant (examples below). <u>We respectfully request a quick answer to this RFI, because of the short time frame before the submission is due.</u> For instance in **Attachment H Volume 1of 4, pdf page 440 of 605**, "Part 3A, Ch. 6, ESR B20 — Exterior Enclosure, §B201002 Exterior Wall Backup Construction" asks for CMU or CIP concrete backup walls for exterior walls. However, that will exclude many modular or IC solutions listed on page 15 of the original RFP / Factor 5 / Paragraph b. (examples: panelized wall system, full volumetric modules) that could achieve a comparable level of performance with other types of construction. Will the government accept solutions that align with original RFP / Factor 5 / Paragraph b? (specifically load bearing studs that are part of a panelized or volumetric modular system) Similarly, in **Attachment H Volume 1of 4, pdf page 462 of 605**, "Part 3A, Ch. 6, ESR C30, §C302010 Hardeners and Sealers" calls for "polished, stained, concrete" floors on many spaces throughout the project, which assumes a concrete based structure. Many IC solutions would look to propose alternative flooring materials that have similar performance criteria to concrete. Will the government accept alternative finishes? Lastly in **Attachment H Volume 1of 4, pdf page 401 of 605,** "Part 3A - Ch. 4 - Section 4.2" provides specific module minimum dimensions and layout for the	• Example 1: Exterior Enclosure / Walls (ESR B20 — Exterior Enclosure, §B201002): The Government will consider alternative solutions that align with Factor 5 (such as load-bearing studs in panelized or volumetric systems) in lieu of the prescribed CMU/CIP concrete backup walls, provided the project conforms to FC 4-721-10. Offerors are advised that it is better to explicitly detail and confirm your approach and understanding of these requirements within your proposal rather than assume an alternative methodology will automatically be deemed acceptable. • Example 2: Flooring Finishes (ESR C30, §C302010 Hardeners and Sealers): The prescriptive requirement for polished, stained concrete was intended specifically for the main ground floor slab in the common areas. For other areas throughout the project, the Government will consider alternative flooring finishes to accommodate IC solutions, provided the proposed alternative materials meet similar lifecycle durability and performance criteria. • Example 3: Room Dimensions / Layout (Part 3A - Ch. 4 - Section 4.2): The Government understands that IC techniques are subject to transportation and manufacturing constraints. Adjustments to specific module dimensions and layouts to facilitate the delivery and installation of IC

				2+0 room. IC techniques (such asvolumetric modular), which are influenced by transportation considerations and varied element dimensions, would likely need modified dimensions and layouts to maintain efficiency. Will the government accept proposed adjustments to the dimensions and layouts that maintain the same functionality **and area** as the current layout? The above are not an exhaustive list, but examples of the exceptions we are looking to confirm would be considered if proposing certain Industrialized Construction solutions referenced in the original RFP (Factor 5, paragraphs 2.a and 2.b.)	methods are acceptable. However, any proposed adjustments to the layout must maintain the same overall functionality, habitability, and area as the current baseline layout. General Guidance for Future Exceptions: The Government acknowledges that the items addressed above are examples and not an exhaustive list. Offerors proposing IC solutions under Factor 5 should apply this same standard to any other prescriptive deviations: you must clearly indicate the proposed change in the proposal and demonstrate how the alternative maintains the overall performance and functionality required by the contract.
14		Survey		Please provide a copy of the CAD files for the Survey/Civil Scopes	**PENDING RESPONSE**
15		RFP		Please confirm if the project has a DD1391	This project has five associated DD1391s
16		Solicitation		The solicitation includes references to two different periods of performance: several for 1,461 Calendar Days and another for 1,825 calendar days in the Project Schedule Narrative portion. Please confirm the period of performance for the Project is 1,461 Calendar Days.	Period of Performance is 1,461 calendar days.
17		RFP Room Requirements		Confirm that the circulation corridors required ceiling height can be reduced from 10'-0" to 9'-4". The 10' min. requirement will increase the overall building height of the buildings.	This is acceptable. There isn't any prescribed ceiling height in either FC 4-721-10N or UFC 4-721-01.
18		RFP 3.2.1.2		Provide the fire truck model of the Cherry Point Ladder 251. Or provide its dimensions and wheelbase.	See included PDF for details.
19		RFP B202001		Confirm that the aluminum windows are to not be operable. In this climate an operable window at the sleeping rooms combined with the packaged terminal air conditioners and heat pumps will create a risk for high humidity and mold inside the building. The packaged units only have a limited capacity to dehumidify high	Correct.

				latent loads which the outside air would introduct.	
20		RFP 3.2.1.4		Provide sizing information on the drying areas and the number of separate sections noted in this paragraph. The FC 4-721-10N is referenced. Under FC 4-471-10N 5-3.5 Exterior wash areas the drying area section does not give any area requirement or give a number of required separate sections.	**PENDING RESPONSE**
21		RFP 2.4 Appropriate Design		Provide clarification on the required Ligature Resistant Features of the project. Section D201005 Showers clearly notes ligature resistant type. The RFP also references UFC 4-721-01 Permanent Party Unaccompanied Housing. Within that UFC section 3-10 Ligature Resistant Features includes a long list of notes that are written in a loose language such as: "where technically practicable, "encourage occupant wellness, "greatest extent possible, thoughtful detailing". This section leaves scope in the design open to many different reviewers interpretations.	Ligature resistant products of a residential nature are to be provided when they are commercially available. Construction features of the building are to be designed to provide ligature resistance.
22	Electrical Service POC - A3-A4 Changes - AFTER DEMO	Attachments	C.7	Confirm that splices of existing MV cable in manholes following demolition of building transformers is allowed as indicated in attachment C.7	**PENDING RESPONSE**
23		D50	Chapter 6	Chapter 6, section D50 of the RFP indicates that a lightning protection system must be installed as required. Based on NFPA 780, a lightning protection system is recommended for this site. However, since NFPA 780 is a standard and not a code, this does not mean one is strictly required. Please confirm if a lightning protection system is desired at this site.	Yes, include lightning protection system
24	1	Part 3 Chapter 6 ESR B10	Floor Construction, Wall Construction	Please confirm that wood construction Type is not permitted per RFP ESR B10. Please confirm that wood modular or IC components consisting of Wood shall not be used. Please confirm that products or materials utilized within the facility must be non-combustible and compatible with IBC Construction Type 1 or 2.	Facility must be non-combustible and compatible with IBC Construction Type 1 or 2.
25	1	Part 3 Chapter	Exterior Walls	The RFP mentions "Exterior bearing walls consisting of metal studs as the	See response to PPI #16

		6 ESR B2010		primary floor or roof supporting structural element are not permitted." Please confirm that light gauge steel modular is not permitted.	
26	6	Part 3 Chapter 6 ESR B201003	Insulation & Vapor Retarded	The RFP mentions "Provide thermal envelope performance testing through infrared thermography in accordance with RFP Part 4." No reference in Part 4 was found, please provide the requirements for thermal envelope performance testing.	Part 4 is included by reference and available on wbdg.org
27	1	PART 2 Spec Section 01 35 13	3.1.1 Model Unit Description	The RFP mentions "Provide a model unit" and omits the location. Please advise where the model unit should be provided.	Bid per RFP. Refer to Part 2, Spec 01 35 13, Paragraph 3.1.1, and coordinate with Contracting Officer.
28	1	Part 3 Chapter 6 ESR B10	Superstructure	The RFP mentions "Precast concrete tilt-up construction is not allowed." Please confirm that non-structural concrete precast is allowed.	**PENDING RESPONSE**
29	1	Part 3 Chapter 6 ESR B2010	Exterior Walls	The RFP currently requires “cavity wall exterior wall systems” composed of an Exterior Closure and Exterior Wall Backup Construction, with backup construction identified as cast-in-place concrete or concrete unit masonry. This reference refers to double wythe CMU & brick construction, which is no longer typical construction or cost-effective. Further, this is not a requirement for structural code, BEAP, or UFC compliance. Please confirm that any exterior enclosure that complies with the BEAP mentioned in RFP Part 3 Chapter 4.3 Exterior Character and applicable UFCs may be provided.	Any exterior enclosure that complies with the BEAP mentioned in RFP Part 3 Chapter 4.3 Exterior Character and applicable UFCs may be provided.
30	2	Part 3B Chapter 6 ESR A101002	Deep Foundations	RFP Part 3A states "For east coast sites refer to specific requirements in chapter 3B." RFP Part 3B is labeled as Part Three "A". Please confirm the bookmarked Part 3B ESR A10 takes precedence which states, "The building and first floor slab must be entirely supported by a pile foundation system consisting of either precast pre-stressed concrete piles or auger cast piles. "	**PENDING RESPONSE**
31	18	RFP Part 2 Spec Section 01 33 10.05 20	3.3.2 Order of Precedence	The RFP contains Part 3A and Part 3B. Which takes precedence?	They are both Part 3 and equal with no precedence.
32	1	Part 3B Chapter 3.1	Existing Site Conditions	The Part3B shows a single site and denotes approximate limits. RFP Part 6 Attachments show two sites, please	Confirmed. Site limits are as shown in Part 3B Chapter 3.1 Figure 1 - Site Limits

				confirm the site limits are shown correctly in Part 3B Chapter 3.1 Figure 1 - Site Limits	
33	1	Part 3B Chapter 3.1	Existing Site Conditions	Please confirm that facilities not listed for demolition within the Part 3B Chapter 3.1 Figure 1 - Site Limits shall be protected in place. Please advise if access to them must be maintained through construction.	Confirmed. Facilities not listed for demolition are to be protected in place and access must be maintained to these facilities at all times per Div 01 specifications.
34	1	Part 3B Chapter 3.1	Existing Site Conditions	Please confirm that facilities not listed for demolition within the Part 3B Chapter 3.1 Figure 1 - Site Limits shall be protected in place. Please advise if access to them must be maintained through construction.	See response to PPI #33.
35	1	Part 6 Attachments	C.1 Existing Conditions Plan	Volume 4 Part 6 notes that CADD files and Survey notes are provided via separate attachment. Please send these documents.	**PENDING RESPONSE**
36	1	Part 6 Attachments		RFP Part 6 provides as-built drawings for 4296 and 4881 but does not include scope of work for the facilities. Please confirm there is no scope of work.	Propose per RFP. There is no scope for Buildings 4296 or 4881
37	1	Part 3B Chapter 3.1	Existing Site Conditions	RFP states "The existing site does not contain any vehicle parking areas or treatment related Stormwater Control Measures (SCMs). However, full depth replacement of asphalt paving and underlying storm sewer associated with the existing parking lot to the northeast of the site is included in this project." Please provide the extents of the paving. Please confirm that DB Team is exempt from providing UFC required parking spaces for this project.	Extents of paving are as shown on Topographic Survey Plans V-102, V-103, and V-104 in Part 6. DB Team is exempt from providing UFC required parking spaces in that area.
38				Who is responsible for asbestos testing, air monitoring, and final clearance letters?	The contractor is responsible for all air monitoring. Contractor to hire a State Licensed Asbestos Project Monitor that will serve as the Governments Project Monitor. Contractor is responsible for all cost.
39				Who is responsible for the cost of hazardous materials project design, demolition specifications, or abatement plans (if applicable).	The contractor is responsible.
40				Is the contractor required to provide temporary water and power during asbestos abatement activities and for dust control, or will these utilities be provided by the Owner/GC?	Spec section 01 50 00 paragraph 3.2.2.b rates for Electricity, Sanitary, and potable water should be provided in the spec. Those

					were provided to the NAVFAC team via email.
41				The hazardous materials report identifies lead-containing materials. Can these materials remain in place and be demolished with the structure for disposal as construction and demolition debris, or are they required to be removed and disposed of separately prior to demolition activities?	Propose per the RFP. Follow all applicable OSHA, EPA, and state regulations.
42				Will the demolition contractor be required to provide backfill for excavated areas, including basements, foundations, utility trenches, or other below-grade removals? If backfill is required and testing of the backfill material and/or compaction is required, who is responsible for the associated testing and costs?	Propose per the RFP. The contractor is responsible for all associated testing and costs of backfill material.
43				Is the contractor required to obtain all demolition permits, close out permits upon completion, and provide final inspection approvals/sign-offs?	Propose per the RFP. Follow all applicable OSHA, EPA, and state regulations and Navy/Marine Corps policies.
44				Are there any work-hour restrictions or site access limitations that must be considered?	Refer to Div 01 specifications in Part 2 for working hours.
45				What duration is being allotted to the selected firms for completion of the project, and specifically what duration is being allotted for the demolition scope of work?	Period of performance is included with the solicitation to include all scope of work with this contract.
46				Who is responsible for providing and maintaining perimeter fencing, barricades, and site security?	Contractor is responsible to maintain a secure site at all times. Refer to Div 01 specifications.
47				Will demolition contractors be permitted to damage existing pavement, curb and gutter, sidewalks, or other impervious surfaces during demolition operations, or will repairs be required at the contractor's expense?	Damage to existing facilities or supporting facilities by the contractor are required to be repaired at the contractor's expense. Refer to Div 01 specifications. Limits are area of disturbance.
48				With the current plans, it is unclear exactly what is included in the demolition scope outside of the building footprint. Should demolition contractors assume demolition of the structure and all improvements within five (5) feet of the building, or is removal of additional pavement, sidewalks, curb and gutter, utilities, or other site improvements required?	**PENDING RESPONSE**
49				Do the mechanical/power brick enclosures associated with each	**PENDING RESPONSE**

				structure (housing HVAC equipment, electrical equipment, and other mechanical systems) fall within the demolition scope, or are they to remain in place?	
50				What closeout documentation is required from the demolition contractor upon completion of the demolition scope of work (photographs, waste manifests, disposal tickets, certifications, reports, etc.)?	Propose per RFP. All waste manifest must be reviewed, approved, and signed by the installation's environmental department. Completed waste manifest must be included in closeout submittals.
51	5	Part 3 "A" - Chapter 6/ESR D40	D4040	D4040 Sprinkler Systems notes Fire Sprinkler System Piping must be black steel. Is it acceptable to use CPVC on the branch lines to the dwelling units as this has been acceptable on NFPA 13R projects.	Propose per RFP, ESR D4040
52	Part 3 "B"	Chapter 6/ESR F20	F201006	F201006 Mechanical Systems notes to salvage and turnover to the gov't "steam components" and "TEC's". Please provide specific list and quantity of "steam components" and "TEC's" the demolition contractor is to capture. Please also verify TEC is Terminal Equipment Controller.	Information listed was provided for inclusion in RFP by GOV/Installation. Correct TEC is Terminal Equipment Controller. Refer to as-built drawings.
53	Part 3 "A"	Chapter 6	D4020	D4020 notes Camp Lejeune and MCAS New River do not have reliable power. If a fire pump is determined to be required in a facility with unreliable primary power, an emergency backup generator must be provided for the fire pump as a secondary power sources. D509002 then notes Camp Lejeune and MCAS Cherry Point site do not have reliable power. Please confirm MCAS Cherry Point does not have reliable power and generator is required.	**PENDING RESPONSE**
54	Part 3 "B"	Chapter 3	3.1.2.4.4	Per Part three "B" - Chapter 3-3.1.2.4.4 Natural Gas Service is available and is to be used in lieu of steam. Vol 4, MCAS Cherry Point Mechanical policies dated 8/30/23 note 31 states the primary heating source should utilize centralized steam, or if unavailable, utilize hot water boiler. Please verify Natural Gas is to be used for heating.	Propose per RFP Part 3B. Natural Gas is to be provided
55			Part 3B, 3.2.1.8.1	Section states to replace sewer mains to C Street, but survey does not extend that far. Please provide utility maps showing sewer line and manholes beyond survey limits	**PENDING RESPONSE**

56			Part 3B, 3.2.1.8.1	Section states to replace sewer mains to manholes in E street. The survey does not show manholes in the street. If there are not existing manholes, do they have to be added? Or can work start at existing manholes southeast of E street?	**PENDING RESPONSE**
57			Part 3B, 3.1.2.1	Section refers to existing fire lanes 12' wide. If existing fire lanes need to be replaced, or for new fire lanes, what is the required paved width?	Per NFPA 1, fire truck access lane is 20-ft in width.
58			Part 3B, 3.1.2.1	Section states that we are replacing the storm drainage under the northeast parking lot. However, no survey was provided in that area. Please provide utility maps showing existing storm drainage in the parking lot.	**PENDING RESPONSE**
59			Survey Sheet V-103	There is existing pavilion shown within the work area south of buildings 4197 and 4198. Can this be removed? If needed for occupants of those buildings, can a new pavilion be provided to the north outside work area?	Pavilion outside of limits must remain.
60	Attachment H; Vol 1 of 4, Page 103 of 605	01 33 10.05 20	2.2.1	The demolition of the existing barracks is on the critical path design and would like to submit as a fast track with only a prefinal and final design submissions. Then have a Site Work volume and a Building Design volume that complies with Paragraph 2.2.2.	All required design submission milestones must be adhered to.
61	Attachment H; Vol 4 of 4; page 3 of 513	Part Six - Attachments	C. Site / Utility Information	Please provide sanitary and storm piping including invert elevations	Invert elevations are shown on Topographic Survey Plans.
62	Attachment H; Vol 1 of 4, Page 536 of 605	3.0 Site Analysis	3.2.1.8.1	Can the sanitary sewer replacement route, that is located off-site to C Street, be provided, as discussed in Sec. 3.2.1.8.1?	**PENDING RESPONSE**
63	Attachment H; Vol 1 of 4, Page 547 of 605	Chapter 6. Engineering Systems Requirements	A101002 Deep Foundations	Part Three A Chapter 6 section A101002 Deep Foundations states "The building and first floor slab must be entirely supported by a pile foundation system consisting of either precast pre-stressed concrete piles or auger cast piles", will the government allow alternative foundation systems?	**PENDING RESPONSE**
64	Attachment H; Vol 1 of 4, Page 600 of 605	Section 23 81 00	2.3.1.6.1	UFC 4-721-01, part 3-12 does not allow A2L refrigerants in the occupied space. All PTACs and PTHPs come with A2L refrigerants. Does this preclude PTACs and PTHPs from the project?	**PENDING RESPONSE**

65	Attachment H; Vol 1 of 4, Page 470 of 605	Chapter 6. Engineering Systems Requirements	System Description	The documents state a requirement for PTHP which similar to a PTAC but incorporates for reversing valve to provide efficient heating. For serviceability and maintenance, other DOW branches are moving away PTAC units and the HP reversing valves adds an additional layer of complexity. Is this a specific base requirement or can betterment option be offered?	This is a specific base requirement for service and maintainability. See BCA for PTHP.
66	Attachment H; Vol 1 of 4, Page 603 of 605	Section 23 81 00	3.2.1	Air cooled chiller are utilized through the Cherry Point campus. Is that installation requirement or is a cooling tower an option? Cooling Towers are references in Section 23 81 00. D3030 does reference air cooled chillers.	Propose per RFP D3030. Cooling towers are not included.
67	Solicitation	Due Date		Please provide a 4 week bid extension to allow adequate time for design based on the level of bridging documents provided and for subsequent subcontractor pricing efforts.	**PENDING RESPONSE**
68	Solicitation	Factor 5		Factor 5 Technical Solution requests a narrative inclusive of the Design Methodology, Construction Methodology, and Management Team sections. Factor 5 states that this narrative is limited to 8 pages. This is not nearly enough space to address all criteria requested in Factor 5 under each section. Please increase Factor 5 narrative page limit to 20 pages.	Propose per RFP.
69	Solicitation	Factor 5		Factor 5 Technical Solution requests a Management Team sections with a synopsis of key individuals. Please provide direction on what specific individuals are being requested and evaluation criteria for key individuals. This will provide a level understanding of NAVFAC's expectations and evaluation criteria for this portion of the Management Team narrative request.	Propose per RFP.
70	1	Part 3 Chapter 6 ESR B10	Floor Construction, Wall Construction	Please confirm that wood construction Type is not permitted per RFP ESR B10. Please confirm that wood modular or IC components consisting of Wood shall not be used. Please confirm that products or materials utilized within the facility must be non-combustible and compatible with IBC Construction Type 1 or 2.	See response to PPI #24
71	1	Part 3 Chapter	Exterior Walls	The RFP mentions "Exterior bearing walls consisting of metal studs as the primary floor or roof supporting	See response to PPI #25

		6 ESR B2010		structural element are not permitted." Please confirm that light gauge steel modular is not permitted.	
72	6	Part 3 Chapter 6 ESR B201003	Insulation & Vapor Retarded	The RFP mentions "Provide thermal envelope performance testing through infrared thermography in accordance with RFP Part 4." No reference in Part 4 was found, please provide the requirements for thermal envelope performance testing.	See response to PPI #26
73	1	PART 2 Spec Section 01 35 13	3.1.1 Model Unit Description	The RFP mentions "Provide a model unit" and omits the location. Please advise where the model unit should be provided.	See response to PPI #27
74	1	Part 3 Chapter 6 ESR B10	Superstructure	The RFP mentions "Precast concrete tilt-up construction is not allowed." Please confirm that non-structural concrete precast is allowed.	See response to PPI #28
75	1	Part 3 Chapter 6 ESR B2010	Exterior Walls	The RFP currently requires “cavity wall exterior wall systems” composed of an Exterior Closure and Exterior Wall Backup Construction, with backup construction identified as cast-in-place concrete or concrete unit masonry. This reference refers to double wythe CMU & brick construction, which is no longer typical construction or cost-effective. Further, this is not a requirement for structural code, BEAP, or UFC compliance. Please confirm that any exterior enclosure that complies with the BEAP mentioned in RFP Part 3 Chapter 4.3 Exterior Character and applicable UFCs may be provided.	See response to PPI #29
76	2	Part 3B Chapter 6 ESR A101002	Deep Foundations	RFP Part 3A states "For east coast sites refer to specific requirements in chapter 3B." RFP Part 3B is labels as Part Three "A". Please confirm the bookmarked Part 3B ESR A10 takes precedence which states, "The building and first floor slab must be entirely supported by a pile foundation system consisting of either precast pre-stressed concrete piles or auger cast piles. "	**PENDING RESPONSE**
77	18	RFP Part 2 Spec Section 01 33 10.05 20	3.3.2 Order of Precedence	The RFP contains Part 3A and Part 3B. Which takes precedence?	See response to PPI #31
78	1	Part 3B Chapter 3.1	Existing Site Conditions	The Part3B shows a single site and denotes approximate limits. RFP Part 6 Attachments show two sites, please confirm the site limits are shown	See response to PPI #32

				correctly in Part 3B Chapter 3.1 Figure 1 - Site Limits	
79	1	Part 3B Chapter 3.1	Existing Site Conditions	Please confirm that facilities not listed for demolition within the Part 3B Chapter 3.1 Figure 1 - Site Limits shall be protected in place. Please advise if access to them must be maintained through construction.	See response to PPI #33
80	1	Part 3B Chapter 3.1	Existing Site Conditions	Please confirm that facilities not listed for demolition within the Part 3B Chapter 3.1 Figure 1 - Site Limits shall be protected in place. Please advise if access to them must be maintained through construction.	See response to PPI #34
81	1	Part 6 Attachments	C.1 Existing Conditions Plan	Volume 4 Part 6 notes that CADD files and Survey notes are provided via separate attachment. Please send these documents.	**PENDING RESPONSE**
82	1	Part 6 Attachments		RFP Part 6 provides as-built drawings for 4296 and 4881 but does not include scope of work for the facilities. Please confirm there is no scope of work.	See response to PPI #36
83	1	Part 3B Chapter 3.1	Existing Site Conditions	RFP states "The existing site does not contain any vehicle parking areas or treatment related Stormwater Control Measures (SCMs). However, full depth replacement of asphalt paving and underlying storm sewer associated with the existing parking lot to the northeast of the site is included in this project." Please provide the extents of the paving. Please confirm that DB Team is exempt from providing UFC required parking spaces for this project.	See response to PPI #37
84			Existing Site Conditions	**General Question**: Please confirm if the existing building piles are required to be removed?	Per 3.2.1.12 Site/Building Demolition - Any deep foundations will be saw cut a minimum of four feet below existing grade.
85			Existing Site Conditions	**General Question**: If contaminated soils are discovered do they need to be removed from the limits of construction or can they be capped by the slab with an air/vapor barrier under the slab?	**PENDING RESPONSE**
86			Existing Site Conditions	**General Question**: Do contaminated soils need to be taken off the base or if there is available storage for them on the base?	Remove contaminated soils from base.
87				**General Question:** Is there available space on the installation that can be used as a laydown area? If so, where	Contractor to submit for site approval and laydown area size request. Additional area may or may not be approved.

				and what would be the approximate size of area?	
88				**General Question:** Is there an area for office trailer complex near the construction site?	See response to PPI #87.
89				**General Question:** Is there available parking nearby for construction workers? There is limited space within the site boundary for this.	See response to PPI #87.
90	5	Part 3A Chapter 6 / ESR C30	C3030	C3030 mentions to see Part 3 Chapter 5 Room Requirements. When looking at that section, Part 3A Chapter 5 page 7, line item C303002 Gypsum wallboard ceiling finishes the far right column under "Specific Requirements" is left blank. If drywall ceilings are required does it need to be impact resistant? Or can paint concrete ceiling be utilized?	Propose per RFP, utilize regular Gypsum Board as described in Part 3A, Chapter 6, ESR C303002 Gypsum Wallboard Ceilings. Paint finish as described in Part 3A, Chapter 6, ESR C3010 Wall Finishes.
91	53	BEAP	4.1.3.2	This paragraph mentions bricks that are red and modular in size. Can thin set brick be utilized in lieu of full modular brick?	No.
92				RFP illustrates PTAC units in the rooms. PTACs don't meet the STC rating of 55. Please clarify the expectation.	Contractor to provide PTACs and build walls to meet RFP sounds requirements.
93	2	Part 3A Chapter 6 / ESR C30	C301004	It is mentioned to provide full height wall tile on walls in restrooms, bathrooms and shower rooms. For restrooms and bathrooms tile required on just the wet walls or all walls?	Provide full height wall tile on all walls in restrooms, bathrooms, and shower rooms (to exclude shower stalls).
94	2	Part 3A Chapter 6 / ESR C30	C301004	It is mentioned to provide full height wall tile on walls in restrooms, bathrooms and shower rooms. For the shower rooms (stalls in units) can we utilize cultured marble panels with a tile look? This will reduce maintenance, leak potential and will be easier to clean.	Propose per RFP.
95	3	Part 3A Chapter 6 ESR C10	C103016	It is mentioned that we are to provide a ceiling fan in each Living Unit. Can we confirm this requirement because with lower ceilings these could be an issue when it comes to improper use by some soldiers.	Each living unit must have a ceiling fan.
96		Amendment #5	Attachment Figure 5.1	Items “I” and “J” refer to building height. Does Figure 5.1 apply to this project? It references Admin/Mixed-Use/HQ BES under the chart. Please clarify.	Yes Figure 5.1 applies. Item "L" should state "Refer to BEAP"
97		Amendment #5	Attachment Figure 5.1	Assuming that Figure 5.1 issued with Amendment 5 does now apply to this Project please advise if all parts of Figure 5.1 now apply, and if not,	**PENDING RESPONSE**

				advise which parts are intended to apply?	
98		Amendment #5	Attachment Figure 5.1	AM 005 states that Figure 5.1 is an excerpt from the "Cherry Point Area Development Plan". Assuming Figure 5.1 now applies, at least in part, to this project will the GOVT be issuing the full/complete "Cherry Point Area Development Plan" via Amendment and if so advising which parts of the document will be made a part of this Project.	**PENDING RESPONSE**
99		Section 23 81 00 A2L Refrigerant		Section 23 81 00 cites ASHRAE 15 and 34 (2022) but does not specify an acceptable refrigerant for PTHPs. AIM Act phasedown has effectively eliminated new R-410A PTHP production. A2L PTHPs (e.g., R-32) serving sleeping quarters are high-probability systems under ASHRAE 15, requiring refrigerant leak detection and occupant notification not addressed in the current spec. Confirm: (1) A2L PTHPs are acceptable; (2) whether ASHRAE 15.2 compliance is required; (3) whether refrigerant leak detection integrated with MNS/fire alarm is in the DB contractor scope.	**PENDING RESPONSE**
100		Section 23 81 00 A2L Refrigerant - ASHRAE 15.2 Applicability		Section 23 81 00 cites ASHRAE 15 and 34 (2022) but does not cite ASHRAE 15.2 (2022). A2L PTHPs serving occupied sleeping rooms are high-probability systems under ASHRAE 15.2, which imposes refrigerant leak detection and occupant notification requirements not addressed in the current specification. Confirm whether ASHRAE 15.2 (2022) compliance is required for plan unit PTHPs.	**PENDING RESPONSE**
101		Section 23 81 00 A2L Refrigerant - Leak Detection and MNS Integration Scope		ASHRAE 15.2 (2022), applicable to high-probability A2L systems in occupied sleeping spaces, requires refrigerant leak detection and occupant notification. At 720 plan units, integration with the MNS/fire alarm system may be required. Section 23 81 00 does not address this scope. Confirm whether refrigerant leak detection and MNS integration for A2L plan unit PTHPs is included in the DB contractor scope.	**PENDING RESPONSE**
102		FC 4-721-10N §3-14.9		FC 4-721-10N Section 3-14.9 states CCTV systems are not allowed at Navy UH without prior authorization	Confirmed, this is in scope.

		CCTV Authorization		per CNIC M 11103.2 (pending final signature). The D50 ESR and D503005 include CCTV conduit rough-in scope throughout the building. Confirm whether CNIC authorization for CCTV at MCAS Cherry Point BEQ has been obtained, and whether the D503005 rough-in scope is authorized for design and installation.	
103		FC 4-721-10N §3-14.9 CCTV Rough-In Scope Authorization		D503005 requires CCTV conduit and Category 6A rough-in throughout the building, including hallways, lobbies, stairwells, building exterior, and other common areas. Confirm whether the D503005 CCTV rough-in scope is authorized for design and installation under this contract.	Confirmed, this is in scope.
104		UFC 4-721-01 §3-12 A2L Refrigerant		Section 23 81 00 prescribes PTHPs for plan units. UFC 4-721-01, Change 1 (12 March 2026), Section 3-12 states that HVAC systems using Class A2L refrigerants must keep all refrigerant lines and containment vessels exterior to occupied spaces. All current PTHP production uses A2L refrigerants (R-32, R-454B) following the AIM Act phasedown of R-410A. A PTHP has its indoor coil (containment vessel) inside the occupied sleeping room by design. The prescriptive system and the UFC requirement are directly incompatible given current market conditions. Confirm: (1) whether the PTHP prescription is superseded by UFC 4-721-01 Change 1; (2) what compliant HVAC system type is acceptable for plan units; and (3) whether the government will issue a revised prescriptive specification.	Follow CHENG INTERIM TECHNICAL GUIDANCE - ALIGNING TO INDUSTRY STANDARDS FOR CLASS A2L REFRIGERANTS dated 30 April 2026.
105		UFC 4-721-01 §3-12 Cherry Point DX Prohibition Acceptable Plan Unit System		If UFC 4-721-01 Change 1 Section 3-12 renders A2L PTHPs non-compliant for plan units, and the Part 3B Cherry Point supplement prohibits DX split systems, VRF, and DX VAV at this installation, no currently available DX system type satisfies both constraints. Confirm what HVAC system type is acceptable for plan unit conditioning at MCAS Cherry Point.	Follow CHENG INTERIM TECHNICAL GUIDANCE - ALIGNING TO INDUSTRY STANDARDS FOR CLASS A2L REFRIGERANTS dated 30 April 2026.
106		UFC 4-721-01 §3-12 Revised Prescripti		UFC 4-721-01 Change 1 (12 March 2026) was issued prior to this solicitation. The prescriptive PTHP requirement in Section 23 81 00 appears to conflict with §3-12 of that	**PENDING RESPONSE**

		ve Specification for Plan Units		change. Confirm whether the government will issue a revised prescriptive specification for plan unit HVAC that resolves this conflict.	
107		UFC 4-721-01 §3-17 FC 4-721-10N §3-14.5 - Emergency Power		D50 ESR states MCAS Cherry Point does not have reliable power and implies a standby generator requirement where driven by code. UFC 4-721-01 Section 3-17 states emergency power is not authorized in UH. FC 4-721-10N Section 3-14.5 states emergency power is not required in UH. These criteria appear to conflict with the unreliable power statement in D50. Confirm: (1) whether a standby generator is required for this project notwithstanding the UFC/FC prohibition; and (2) how utility unreliability is to be addressed for fire pump reliability (NFPA 20) and elevator recall.	**PENDING RESPONSE**
108		UFC 4-721-01 §3-17 Unreliable Power Fire Pump and Elevator Recall		NFPA 20 requires 120 minutes of backup power for fire pump rooms, and building code requires elevator recall power. UFC 4-721-01 Section 3-17 states emergency power is not authorized in UH. Confirm the acceptable means of achieving fire pump reliability and elevator recall at MCAS Cherry Point given these conflicting requirements.	**PENDING RESPONSE**

(End Summary of Changes)