4. Pre- proposal Inquiry Responses

PPI #	Page	Section	Paragraph	Question	Response
1		RFP		The RFP did not include DFARS 252.204-7021 nor 252.204-7025 for CMMC Level Requirements, however, other clauses such as 252.204-7012, 7019 & 7020 where included. 1: Please confirm this project will not contain any CUI document in Phase 2. 2: Please confirm if DFARS 252.204-7025 is applicable and if so what CMMC Level certification will be required.	This project will not contain any CUI documents in Phase 2. However, DFARS 252.204-7021 and DFARS 252.204-7025 are applicable, and the contractor must provide CMMC Level 1 certification due to the need to access certain items that are not public knowledge. Please see Amendment 0001.
2	Pg 12-15	Factor 2a and 2c	Size	Upon careful review and consideration of Solicitation N4008525R2638, and with the intent to help increase industry competition, we respectfully request that the final construction value requirement of "$100M or greater" for Factors 2a and 2c is revised to "$50M or greater."	Please see Amendment 0001.
3	12 of 65	Section 00 21 00 - Instructions, 3. Basis of Evaluation and Submittal Requirements…;	Factor 2 - Experience, Subfactor 2a: General Construction Experience	Factor 2a General Construction Experience: Size: A final construction cost of $100,000,000 or greater. Complexity: Relevant projects shall cumulatively demonstrate design experience with all requirements as shown below: - Deep Foundations piles - Structural support slabs - Structures with excessive soil settlement (weak and compressible soils) Question: Size and complexity requirements may prevent adequate competition for this contract. Will the Government consider construction projects that meet all criteria but are 90% complete, with interim CPARS, to fulfill the past experience requirement? This will allow the evaluation of more recent experience and allow more competitors to bid on the project.	Please see Amendment 0001.

4	52 of 65	52.232-5 Payments under Fixed-Price Construction Contracts	(b) Progress Payments	Due to the extensive costs accrued during fabrication of the trailers off-site, will the Government consider monthly progress payments for modular facilities under construction in an insured warehouse?	The Government will consider progress payments for the fabrication of the modular trailer units as long as the title requirements of FAR 52.232-5 and Specification Section 01 20 00 paragraph titled; "Payment for Onsite & Offsite Materials" have been met.
5	12 of 65	Section 00 21 00 - Instructions, 3. Basis of Evaluation and Submittal Requirements…;	Factor 2 - Experience, Subfactor 2a: General Construction Experience, Complexity	Factor 2a General Construction Experience, Complexity: Complexity: Relevant projects shall cumulatively demonstrate design experience with all requirements as shown below: - Deep Foundations piles Question: Deep foundation piles is work performed by a specialty subcontractor. To demonstrate experience with deep foundation piles, please consider allowing the bidders to utilize a subcontractor's experience.	This requirement is not intended to show self-performance of the component of work. It is only required that you served as Prime Contractor on a project that performed work with deep foundation piles.
6	12 of 65	Section 00 21 00 - Instructions, 3. Basis of Evaluation and Submittal Requirements…;	Factor 2 - Experience, Subfactor 2a: General Construction Experience, Complexity	Factor 2a General Construction Experience states, "Relevant projects shall cumulatively demonstrate **design** experience ..." Please confirm that this should read, "Relevant projects shall cumulatively demonstrate **construction** experience ..."	Confirmed. Please see Amendment 0001.
7	13 of 65	Section 00 21 00 - Instructions, 3. Basis of Evaluation and Submittal Requirements…;	Factor 2 - Experience, Subfactor 2b: Permanent Modular Construction (PMC) Experience	Subfactor 2b: Permanent Modular Construction (PMC) Experience. We suggest moving subfactor 2b to Phase 2 of the solicitation. Locking in a PMC supplier in Phase 1 risks granting the PMC supplier significant pricing power, which may unnecessarily increase project costs. Additionally, Phase 1 does not include an extensive amount of detail on the facility. Selection of the best PMC partner is better left for Phase 2 when additional detail is provided.	Please bid per the RFP.
8	13 of 65	Section 00 21 00 - Instructions, 3. Basis of Evaluation and	Factor 2 - Experience, Subfactor 2b:	In Subfactor 2b, please clarify what is meant by, "With the exception of 13 CFR 125.2(g), other subcontractor experience of proposed subcontractors will not be considered in this	This factor allows for the use of subcontractor experience to meet

		Submittal Requirements…;	Permanent Modular Construction (PMC) Experience	subfactor." Please note that off-site fabricators/builders who specialize in PMC, are often second- or third-tier subcontractors on their projects. Please confirm that it is acceptable to utilize subcontractor experience of a PMC firm when that firm was working as a subcontractor on the submitted project, as long as it meets the other requirements.	the requirements of Subfactor 2B with regards to Permanent Modular Construction.
9	8 of 65	Section 00 21 00 - Instructions, 2. Basis of Award	2.4.	2.4 This procurement will utilize two-phase design-build selection procedures… Question: For planning purposes, please provide an estimated timeframe that bidders can expect to receive notification of selection for Phase II.	Notification of selection for Phase II is estimated to occur around April 2026, however, that is subject to change.
10	11/12 of 65	Section 00 21 00 - Instructions, 3. Basis of Evaluation and Submittal Requirements…;	Factor 1 - Technical Approach, Paragraph 1.	Paragraph 1 states, "Provide a simple organizational chart that clearly identifies the lines of authority between the proposed primary construction firms and primary design firms for this contract. Include a brief description of the role and responsibility of each entity not to exceed (1) one single sided page." Please confirm that the Organization Chart and the brief description of the role and responsibility of each entity are to be on one page, and that the Organization Chart is not a separate page.	Confirmed.
11	1 of 65 and 13 of 65	Solicitation Block 10 and Factor 2, Subfactor 2b: PMC Experience	Project Title and PMC Experience	The Title for this contract is listed as "DESIGN-BUILD P1678 NATO JFCNF PHASE II ***INTERIM*** MODULAR FACILITY…" on the first page of the RFP. However, in Factor 2b, bidders experience in ***Permanent*** Modular construction is required. Please confirm that this project is to feature "***Permanent*** Modular Construction" and not ***Relocatable or Interim*** Modular Construction.	Confirmed. Permanent Modular Construction is required. This project provides a permanent modular constructed facility(s) as an interim solution until a final solution is delivered by a separate project.
12	24 of 65	Section 00 21 13 - Instructions to Bidders, 4. Proposal Requirements	4.3 Pre-Proposal Inquiries (PPIs)	The last sentence of this paragraph states, "PPI Questions shall be submitted no later than ten (10) calendar days prior to the proposal due date." Due to the potential impact on our subcontractors in presenting our qualifications for this proposal, please consider giving a 15-day extension following the issuance of the answers of the PPIs since these answers won't be available until close to the proposal deadline.	Please see Amendment 0001.

13	13-14	Subfactor 2c		Subfactor 2c on page 14 requests Offerors shall submit a minimum of two (2) up to a maximum of five (5) relevant design projects performed by the proposed design firm as the Designer of Record for this subfactor that best demonstrate their experience on relevant projects similar in size, scope, and complexity to this RFP. Question - With the unique nature of modular facility design and engineering, can this be changed to "Design Team" experience in lieu of just "Designer of Record" experience? This would allow our team to present the true experience of our design team which features a designer of record and key engineering firms to execute the full scope of work.	Please see Amendment 0001.
14	8	1.2		Can you provide any program information for the Interim Modular Facility? We understand that the project will provide administration and operation space, sitework is required, and a temporary parking garage is required. Can you provide information on the desired size of the facility and parking garage, the proposed location on site the facility on base, and any programming information on the use of the building?	The Design-Build Request for Proposal is provided for clarity of scope and magnitude with Amendment 0001.
15	8	1.2		Please advise what the parameters for the Permanent Modular Construction (PMC) requirements will be for this project.	The Design-Build Request for Proposal is provided for clarity of scope and magnitude with Amendment 0001.
16	12-13	Factor 2	Subfactor 2a	Please advise if projects that are at least 75% complete may be considered as relevant experience in our response to demonstrate experience.	Please see Amendment 0001.
17	14 of 65	Section 00 21 00 - Instructions, 3. Basis of Evaluation and Submittal Requirements…;	Factor 2 - Experience, Subfactor 2c: Design Experience, paragraph 13 on page	Factor 2 - Experience, Subfactor 2c: Design Experience states that "For design-build projects, the design portion of the contract shall have been completed within the past ten (10) years of the date of issuance of this RFP." Question: Given that this statement is in the Subfactor 2c, Design Experience we understand this to mean that our Designer's experience in any D-B Projects must have had the DESIGN portion of the contract completed	Confirmed.

				within the past ten (10) years of the date of issuance of this RFP. Please confirm.	
18	1 of 65	SF 1442, Block 10	Paragraph 1	This paragraph states, "THIS REQUEST FOR PROPOSAL (RFP) IS FOR PHASE ONE FACTORS 1-4 ONLY. OFFERORS WHO HAVE BEEN SELECTED FOR PHASE TWO WILL BE NOTIFIED DIRECTLY TO SUBMIT FACTORS 5-6 AND PRICE PROPOSAL." For planning purposes, can NAVFAC please advise when bidders can expect to be notified to submit on Phase Two of this procurement?	Please see PPI response #9.
19	13 of 65	Section 00 21 00 - Instructions, 3. Basis of Evaluation and Submittal Requirements…;	Factor 2 - Experience, Subfactor 2b: Permanent Modular Construction (PMC) Experience	Factor 2b Permanent Modular Construction Experience: Size: A final construction cost of $50,000,000 or greater. Scope/Complexity: New construction of a two-story or greater commercial, industrial, or institutional Permanent Modular Construction (PMC) building. Question: Size and complexity requirements may prevent adequate competition for this contract. Will the Government consider Permanent Modular Construction projects that meet all criteria, however, are valued at $25 million or greater for the Factor 2 experience requirement? This change will allow more competitors to bid on the project, resulting in more competitive pricing.	Please see Amendment 0001.
20	12 of 65	Section 00 21 00 - Instructions, 3. Basis of Evaluation and Submittal Requirements…;	Factor 2 - Experience, Subfactor 2a: General Construction Experience	For purposes of this evaluation, a relevant project is further defined as: Size: A final construction cost of $100,000,000 or greater. As many modular construction projects are well below the $100M project value due to the cost benefits of this construction method, please reconsider project relevance to allow for projects below the $100,000,000 threshold. Please consider revising the requirement to the following: A final construction cost of $25,000,00 or greater, with at least one project above the $100,000,000 in final construction costs.	Please see Amendment 0001.
21	14	Subfactor 2c		Subfactor 2c on page 14 states "Projects submitted as the Designer of Record is defined as having been 100% completed within the past ten (10) years from the date of issuance of this RFP. For design-build projects, the design portion of the contract shall have been	Confirmed.

				completed within the past ten (10) years of the date of issuance of this RFP." Question: If a project submitted by the Designer of Record is 100% completed design, but still under construction, can the project be used in this Subfactor 2c? Confirming that projects still under construction but with 100% design completion can be submitted for the Designer of Record.	
22	12	Factor 1		Is the page limit 1 page for the org chart and 1 page for the narrative? Or is this factor limited to only 1 page including the org chart and narrative? Please consider allowing 1 page for the org chart and 1 page for the narrative is allowed to ensure adequate space to respond to the factor requirements.	Please see PPI response #10. Bid per RFP.
23	n/a	Due Date		With the unique experience requirements and time associated with gathering necessary PPQs for each design-build team member, please provide a 2 week extension to the due date. This will also allow our team to adjust our response based on pending RFI responses.	Please see Amendment 0001.
24				Does the Government plan to provide a stipend to the unsuccessful Phase II offerors to offset the cost of planning and engineering to support the iterative process and proposal development. How much is the Government's reserve for each Stipend?	No.
25				What is the final design submittal required at the end of phase 2? Is it similar to FC 1-300-09N CHAPTER 14 PHASE: SCHEMATIC DESIGN SUBMITTALS (10-15%) requirements?	The Design-Build Request for Proposal is provided for clarity of scope and magnitude with Amendment 0001.
26				What is the anticipated duration for development of Phase 2 submission (i.e. start date, # of interim meetings, end date).	Please see PPI response # 9. The site visit and proposal due date for Phase 2 will be determined at a later date.
27				Will the Government allow for proprietary RFIs during Phase 2?	No.
28				FAR 52.222-34 is not referenced in the Solicitation. Please confirm that we can assume that a Project Labor Agreement (PLA) will not be required for this project?	A Project Labor Agreement is not required for this project.

29	33	DFAR Clauses Incorporated by Reference		DFARS 252.204-7019 and 252.204-7020, incorporated in the solicitation by reference, applies if the Offeror is required to implement NIST 800-171. DFARS 252.204-7012 defines a "covered contractor information system" as "an unclassified information system that is owned, or operated by or for, a contractor and that processes, stores, or transmits covered defense information." DFARS 252.204-7012 defines "covered defense information" as "unclassified controlled technical information or other information, as described in the Controlled Unclassified Information (CUI) Registry at http://www.archives.gov/cui/registry/category-list.html, that requires safeguarding or dissemination controls …" DFARS 252.204-7020 precludes award of a subcontract or other contractual instrument unless the subcontractor has completed, within the last 3 years, at least a Basic NIST SP 800-171 DoD Assessment and posted summary level scores in SPRS. This requirement increases burden, reduces effective competition and small business participation. Will the Project include covered defense information? If the Project will not include covered defense information please remove DFARS 252.204-7012, 252.204-7019 and 252.204-7020.	Those clauses are applicable. Please bid per RFP.
30				DFARS 252.204-7021, Contractor Compliance With the Cybersecurity Maturity Model Certification Level Requirements, went into effect November 10, 2025, but was not identified in the Solicitation. Please confirm FAR 252.204-7021 is not required OR add it to the Solicitation and identify what CMMC status (e.g., Conditional Level 2, Final Level 2) will be required.	Please see PPI response #1.