Department of the Air Force – Enhanced Use Lease (EUL)

Alaska AI Data Center RFLP

Questions and Answer #4

22 May 2026

Number	Question	Answer
65	Can proposals be submitted by individual sites?	Yes, each proposal will be evaluated independently by site. Offerors can submit per-site responses.
JBER AFB - Questions and Answers		
66	Identify the specific Environmental, Explosive Ordnance Disposal (EOD) and Land Use clearances required for development on off-installation Sites 2, 4, and 5.	Vegetation & Wildlife: The 69-acre Site 4 contains approximately 60 acres of vegetated/forested area. The major requirements for development is completion of an environmental assessment (EA) as application of a categorical exclusion (CATEX) is highly unlikely. The large volume of timber present on the site must be sold and the generated funds transferred to the DAF forestry account. Eagle activity is observed within the vicinity, and if nests are present, buffers must be established during any construction activity and range from 330', 660', and up to one mile, depending on the type of project and whether the nest is occupied. Cultural resources: This site may require a cultural resources survey and will require consultation with the Alaska State Historic Preservation Office (SHPO). Wetlands: Site 4 contains approximately 4 acres of mapped wetlands. In addition to requiring an EA, the site will also require a finding of no practicable alternative (FONPA) if there are impacts to the wetlands. Impacts to wetlands could result in compensatory mitigation costs if found to be waters of the U.S. through a U.S. Army Corps of Engineers jurisdictional determination (none completed to date); however, the two wetland features appear to be isolated.

		Socioeconomic factors: Site 4 is centered between housing and recreational areas. The site is adjacent to the golf course (less than 1/8-mile away) and base housing on Fort Richardson (1/8-mile away). The area is not heavily utilized by human activity, but will result in a loss of habitat, and as it is adjacent to the Glenn Highway, it will generate concern from the public, local tribes, and resource agencies. Unexploded ordinances (UXOs): Site 4 has been utilized as a training area for over 80 years and a possibility exists that UXOs are present. Real estate: Site 4 has a) an easement for an overhead electrical line and b) a commercial cell tower within the parcel. There are approximately 9.6 (+/-) acres within Site 4 that are undevelopable due to easement or other real estate instruments. **NOTE: Sites 2 and 5 are no longer available for development.**
67	Determine the baseline wattage provided by local utilities for Sites 2, 4, and 5. Clarify if this existing infrastructure is sufficient for construction power and assess the feasibility of tapping into the local 230kV transmission line.	The baseline wattage of the local power provider can be obtained from Chugach Electric Association, Inc. Assume existing base power infrastructure can be utilized for reasonable amounts of construction power such as construction administration trailers. Contractors would be responsible for all temporary materials, construction and costs associated to extend to the existing base 12.47kV feeders. To determine the feasibility of connecting to the 230kV transmission line, contact Chugach Electric Association, Inc.
68	Requesting historical environmental data regarding the landfill composition and disposal records at Site 1, as well as an	LF003 is currently designated as a "restricted use area" in the Installation Development Plan. This designation

	outline of installation access protocols for external developers.	provides for recreational use of the parcel (e.g., cross country skiing) and for construction of unmanned facilities such as a parking lot, storage building, or taxiway, but prohibits the construction of any sort of manned facility such as an office building or a residence. Drilling into the shallow aquifer is also restricted by the Installation Development Plan to prohibit residential or agricultural use of contaminated groundwater.
Eielson AFB - Questions and Answers		
69	Site 4 – Provide additional information on the improvements/ specs of the school. Is the school occupied?	Ben Eielson HS size is approximately 109,000 sqft. The school has been unoccupied since 2005. Please refer to the posted folder containing further information on the school.
Clear SFS – Questions and Answers		
70	Site 1 - What is the size of the gravel pit and the maximum gravel pit expansion area?	As shown in Appendix A-3 Figure 2, the active pit is approximately 15 acres, and an additional 43.5 acres are reserved for future expansion. Refer to Appendix A3, Figure 2 in the RFLP.
71	Site 1: Please confirm if PFAS contamination exists on this Site and the included gravel pit?	The Air Force Civil Engineering Center is conducting a multi-year study of PFAS contamination and the extent of groundwater impacts at Clear SFS. Preliminary data suggests that a plume of PFAS compounds extends from Old Camp and the CompoSite Area and is detected in groundwater at the North Gravel Pit and as far north as the Crescent Trail at concentrations exceeding screening limits. Future studies will define the East-West extent of this plume. An EBS is needed to determine how the detected concentrations impact the usability of groundwater.

72	Site 1: Please confirm area for closed land fill and approximate land area size.	The 2021 Land Use Controls Management Plan, Figure 1 shows location and approximate area of closed landfills and other locations where excavation is restricted.
73	Site 2: Please provide the routing and approximate length of the buried waste line that transits this Site.	There is no waste line on Site 2. There is an abandoned 8" Transit Water main with 1-1/2" steel recirculation line routed from B Road to A Street. The pipe is approximately 8'-10' buried below ground.
74	Site 4 – Where is the easement for the power line? And voltage	The Golden Valley Electric Association (GVEA) power line easements are 100' wide centered on the poles. Two power lines exist south of Clear Road: The high voltage power is 138kV, three phase. The medium voltage line serving the town of Anderson is 14.4kV, single phase. It taps a single phase from the Nenana 25kV line routed along the Parks Highway. The medium voltage line that follows the east side of Site 4 and follows along the Parks Highway to Clear Sky Lodge is a medium voltage 25kV, 3 phase line. The 25kV distribution line is routed from the substation in Nenana and has 1.5 MVA capacity. GVEA recommended any major loads be connected to the 138kV system. The switching station has an additional 50 MW capacity, but this requires further analysis before GVEA can make an official determination on capacity. GVEA also suggests connecting to the parallel Rail Belt Intertie line for additional capacity. The Rail Belt Intertie 138kV line is located 7 miles east of the Parks Highway. The line runs parallel to the

		Parks Highway and receives power from the Bradley Lake Hydroelectric dam near Homer Alaska. Last winter, GVEA's mid-winter load was 218 MW with a maximum generation capacity of 380 MW.
75	Site 3 – How many acres is the landfill?	Site 3 contains several landfills. The 2021 Land Use Controls Management Plan, Figure 1 shows location and approximate area of closed landfills and other locations where excavation is restricted.
76	All – Are there any archeological concerns?	To date, no archeological sites have been found. However, the 1991 Clear Air Force Station Cultural Resources Survey identified the Healy Terrace, a south-to-north landscape rise along the eastern portion of Site 4, as having a high potential for containing undiscovered archeological sites. This area was partially surveyed with nothing found, but AK SHPO categorized the area as retaining a high potential for undiscovered sites based on similarities to other local areas with known sites.
77	All Sites – There is a de-commissioned coal plant on site. How many megawatts could it power with the current equipment?	The plant contains three G.E. 7.5 MW generators with 4,160V, 3 phase, wired "Wye" configuration, with an iron core reactor on the neutral.
78	All Sites – What is the subsurface type?	The subsurface is typical hard pan fracture schist at 4" below grade. The subsurface gravel soil drains readily.

		No permafrost has been found at Clear in any of the developed area. However, pockets of slit and organics during construction. East of the railroad tracks west of Anderson Road, near the intersection of Clear Road and north of 'A' Street, there was 7 feet of organic material discovered when the gravel parking lot was constructed. Building 901 construction discovered 10 foot deep layer of slit near the surface. To reduce costs on the parking lot construction, instead of removing the organics, a tundra mat was placed on the surface and the gravel fill was backfilled over the mat For the B901construction, the slit layer was removed until reaching the hard pan schist. Ground frost, depending on the winter temperatures and amount of snow cover, can extend up to 15' below grade. Unheated shallow, structures' foundations are at risk of frost heaving. Fence post and poles without a base restrain are also prone to frost heaving.
79	All Sites – What is the substations capability? Is there additional capacity?	GVEA owns the substations. Contact GVEA for specific capability and capacity. The substation is a 138kv switching station with a ring bus.
80	All Sites – Where is the location of the interchange?	The Rail Belt Intertie line is 138kV and is located 7 miles east of the Parks Highway. The line runs parallel to the Parks

		Highway. The inter-tie provides power all the way from Bradley Lake Hydroelectric dam near Homer Alaska to Fairbanks.
81	All Sites – Provide additional information regarding the sewer system.	We can provide utility map of the sewer system. The Alaska Department of Environment Conservation Use permitted flow rate is 150,000 gpd. Only the CompoSite area of the base is connected to the sewage system. The sewer main material is Ductile Iron Pipe, Class 50 bell and spigot, push coupled gaskets. The piping was insulated with 3" polyurethane foam. Building 196 Motor Pool is the farthest west connection to the main. The sewer main route is north of A Street to Lift Station LS-2, B261, located south of B 210. The sewer is routed south crossing A Street, then turns and routes South along Camp Avenue to the intersection just south of POL, B260. The sewer crosses Camp Avenue, discharges into lift station LS -1, B262, and then is pumped to 4-each 40,000-gallon septic tanks. From the tanks the effluent is discharged into three leach fields. All sewer service branch connection are via sewer manholes, with directional beaver slides. Fire house B240 has a designated lift station, B242, that pumps sewage from north of Loop Road to the sewer main north of A Street. Four buildings in Old Camp have their own septic tanks and leach fields. The LRDR and UEWR radars each have their

		own designated sewer – septic systems with leach fields.
82	All Sites – How do contractors/subcontractors get on base for construction?	Contractors can access Air Force bases through DBIDS (Defense Biometric Identification System), the DOD's installation access management system. The process typically involves background checks, biometric enrollment, and credential issuance, though specific requirements vary by installation, work type, clearance levels, and base-specific security protocols.
83	What is the location of the temporary work camp?	There is currently no temporary work camp. A previous "LRDR Temporary Work Camp" was in lot #39. This is a location for a planned new well house for the CompoSite area domestic water and fire water supply.