NAF OUTDOOR RECREATION/EQUIPMENT RENTAL CENTER, KADENA AIR BASE, OKINAWA, JAPAN
NAFQJ3-26-B-0002

PRE-BID CONFERENCE

DATE: 07 APRIL 2026

Presented by:	David Amatangelo	Project Manager
	Dr. Nakiba Jackson	Contracting Officer
	Ruben Romero	Contract Specialist
	Garrett Muraoka	Technical Lead
	David Marquez	Resident Engineer

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US Army Corps of Engineers®

The views, opinions and findings contained in this report are those of the authors(s) and should not be construed as an official Department of the Army position, policy or decision, unless so designated by other official documentation.

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WELCOME

❑Virtual Roll Call

Your Company name will be called. Please have one representative from your company identify themselves and identify who is on the line.

❑Introduction of Government Personnel

USACE, Japan Engineer District

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DISCUSSION OVERVIEW

- ❑Rules of Conference
- ❑Quick tips for Solicitations
- ❑Format and Sections of this NAF Solicitation
- ❑General Scope of Work
- ❑Construction Requirements
- ❑Site Visit Location

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RULES FOR CONFERENCE

- ❑Please keep your phones on mute
- ❑Conference will be presented in English.
- ❑Unofficial and non-binding
- ❑If there is any conflict between the information discussed during this conference and the solicitation, the terms and conditions of the solicitation will govern
- ❑All questions are to be submitted in writing via MS Forms.

QUICK TIPS FOR ALL SOLICITATIONS

- ❑Review all the solicitation requirements
- ❑Follow solicitation format as required
- ❑Acknowledge all amendment(s)
- ❑Respond to every submission requirement

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NAF IFB SOLICITATION FORMAT

- ❑ DA Form 4069 DA
- ❑ Section E, Inspection And Acceptance
- ❑ Section F, Deliveries Or Performance
- ❑ Section H, Special Contract Requirements
- ❑ Section I, Contract Clauses
- ❑ Section K, Representations, Certifications, And Other Statements
- ❑ Section L, Instructions, Conditions, And Notices To Offerors
- ❑ Division 01, General Requirements
- ❑ Divisions 02 thru 33, Technical Divisions
- ❑ Drawings

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NAF SOLICITATION FORMAT

- This is effort will be NAF effort. It is funded with Nonappropriated Funds.
- NAF Funded efforts are subject to Army Regulation (AR) 215-4, not the Federal Acquisition Regulations (FAR) or any related supplements and regulations.
- The format, clauses, and provisions for this effort are different from other USACE solicitations.
- Clause BL.027, Solicitation Provisions Incorporated By Reference, provides the links to view the clauses and AR 215-4.

Download AR 215-4 from the Army Publishing Directorate
https://armypubs.army.mil/ProductMaps/PubForm/Details.aspx?PUB_ID=1020987

Download the complete NAF Clauses from U.S. Army Installation Management Command
https://home.army.mil/imcom/about/organization/family-and-morale-recreation-and-welfare/naf-contracting

DEPARTMENT OF ARMY FORM 4069 (DA FORM 4069)

- ❑ Make sure to note the bid due date and time in Block 9 of DA Form 4069.
- ❑ Bids currently due 08 July 2026 at 1400 hrs JST.
- ❑ Period for acceptance of bids shall be no less than 90 calendar days for Government acceptance (see block 13D).
- ❑ Fill out Blocks 14, 15, 16, 17 , and 18.

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DEPARTMENT OF ARMY FORM 4069 (DA FORM 4069)
SOLICITATION CONTRACT LINE ITEM (CLIN) SCHEDULE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
BASE ITEMS					
0001	Construction of Outdoor Recreation Center.	1	JB	-	¥_____
TOTAL BASE CLIN SCHEDULE					¥_____

DEPARTMENT OF ARMY FORM 4069 (DA FORM 4069)
SOLICITATION CONTRACT LINE ITEM (CLIN) SCHEDULE

NOTES:

1. Failure of the offeror to propose prices for all items in the CLIN Schedule may be cause for rejection of the proposal as unacceptable.

2. See Section 01 20 00, for additional line item description.

3. Any reference to "offer", "offeror", or "CLIN schedule" shall be construed to mean "bid", "bidder", and "bid schedule".

4. LEGEND: JB = Job

SECTION F
DELIVERIES OR PERFORMANCE

- BF.003 LIQUIDATED DAMAGES-CONSTRUCTION (NOV 2004)

  ¥510,705 for each Calendar Day of delay.

SECTION I
CONTRACT CLAUSES

- ❑ BI.006 COMMENCEMENT, PROSECUTION AND COMPLETION OF WORK (NOV 2004)

  Period of Performance: 639 Calendar Days after receipt of NTP

- ❑ I.1 BALANCE OF PAYMENTS PROGRAM--CONSTRUCTION MATERIAL UNDER TRADE AGREEMENTS--BASIC (FEB 2024)

  (c) The contractor shall use only domestic (U.S.) or designated country construction material in performing this contract, except for –

  Construction material valued at or below the simplified acquisition threshold in part 2 of the Federal Acquisition Regulation;

  (2) Information technology that is a commercial product;

  The construction material or components listed by the Government as follows: See clause.

SECTION I
CONTRACT CLAUSES

- I.1 BALANCE OF PAYMENTS PROGRAM--CONSTRUCTION MATERIAL UNDER TRADE AGREEMENTS--BASIC (FEB 2024)

  “Simplified Acquisition Threshold” means $350,000

  “Designated Country” includes Japan. See clause in solicitation for full list of designated countries.

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SECTION K
REPRESENTATIONS, CERTIFICATIONS, AND OTHER STATEMENTS OF OFFERORS

Ensure the following is completed and submitted with bid:

- ❑ Corporate Certificate
- ❑ BK.004 CERTIFICATION REGARDING DEBARMENT, SUSPENSION, PROPOSED DEBARMENT, AND OTHER RESPONSIBILITY MATTERS (NOV 2004)
- ❑ BK.022 REPRESENTATION REGARDING CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT (AUG 2020).
- ❑ BK.023 CERTIFICATION REGARDING TRAFFICKING IN PERSONS COMPLIANCE PLAN (MAR 2020)
- ❑ BK.025 COVERED TELECOMMUNICATIONS EQUIPMENT OR SERVICESREPRESENTATION (AUG 2020).
- ❑ BK.029 PROHIBITION ON CERTAIN PROCUREMENTS FROM THE XINJIANG UYGHUR AUTONOMOUS REGION–CERTIFICATION (APR 2023)

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SECTION K
REPRESENTATIONS, CERTIFICATIONS, AND OTHER STATEMENTS OF OFFERORS

Included in this solicitation is clause:

K.1 TRANSPORTATION OF SUPPLIES BY SEA

- ❑ Required to utilize U.S. ocean transportation
- ❑ Submit any request for use of foreign-flag vessels in writing to the Contracting Officer at least 45 days prior to the sailing date necessary to meet its delivery schedules

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SECTION L
INSTRUCTIONS, CONDITIONS, AND NOTICES TO BIDDERS

1. THIS IS AN INVITATION FOR BID SOLICITATION

A Virtual Public Bid Opening will be conducted telephonically ONLY through MS Teams.

2. REQUIRED SUBMITTALS FOR INVITATION FOR BIDS

1) DA 4069 and DA 4068, including acknowledgements on all Amendments issued

2) Completed Section B, Contract Line Item Number (CLIN) Schedule (completed in its entirety)

3) Completed Section K, Reps & Certs

4) Bid Guarantee Scanned Copy (see paragraph 8 “ORIGINAL BID BOND” below); and

5) Joint Venture Agreement (if applicable).

Failure to submit all required documents may result in the Bid being considered non-responsive.

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SECTION L
INSTRUCTIONS, CONDITIONS, AND NOTICES TO BIDDERS

4. Magnitude of the Proposed Project:

- ¥1,000,000,000 and ¥2,500,000,000

6. BIDDER INQUIRIES

a. Prospective Bidders will submit questions or requests for information (RFI) regarding this solicitation through the Microsoft Forms website. This form will allow prospective Bidders to submit questions and/or RFIs. This is an anonymous form; no log in, registration, or account is required.

1. Prospective Bidders shall submit all questions or requests for information (RFI) regarding this solicitation through the provided Microsoft Forms website. Telephonic and email questions sent directly to Government representatives will not be accepted.

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SECTION L
INSTRUCTIONS, CONDITIONS, AND NOTICES TO BIDDERS

6. BIDDER INQUIRIES (continued)

There are eight questions for each RFI. These are similar or the same as the ProjNet, Bidder Inquiry Module.

1. Which Discipline does the Question pertain to?
2. Which Document does the Question pertain to?
3. If the Question pertains to a Drawing, please provide the Sheet number and/or Detail Information for reference.
4. If the Question pertains to a Specification, please provide the Specification Section and Paragraph number for reference.
5. If the Question pertains to Other Documents, please provide the Page Number or Reference Information.
6. Please enter your RFI / Bidder Inquiry here. Please submit only 1 Question at a time.
7. Please enter your company's name here.
8. Please enter your email here

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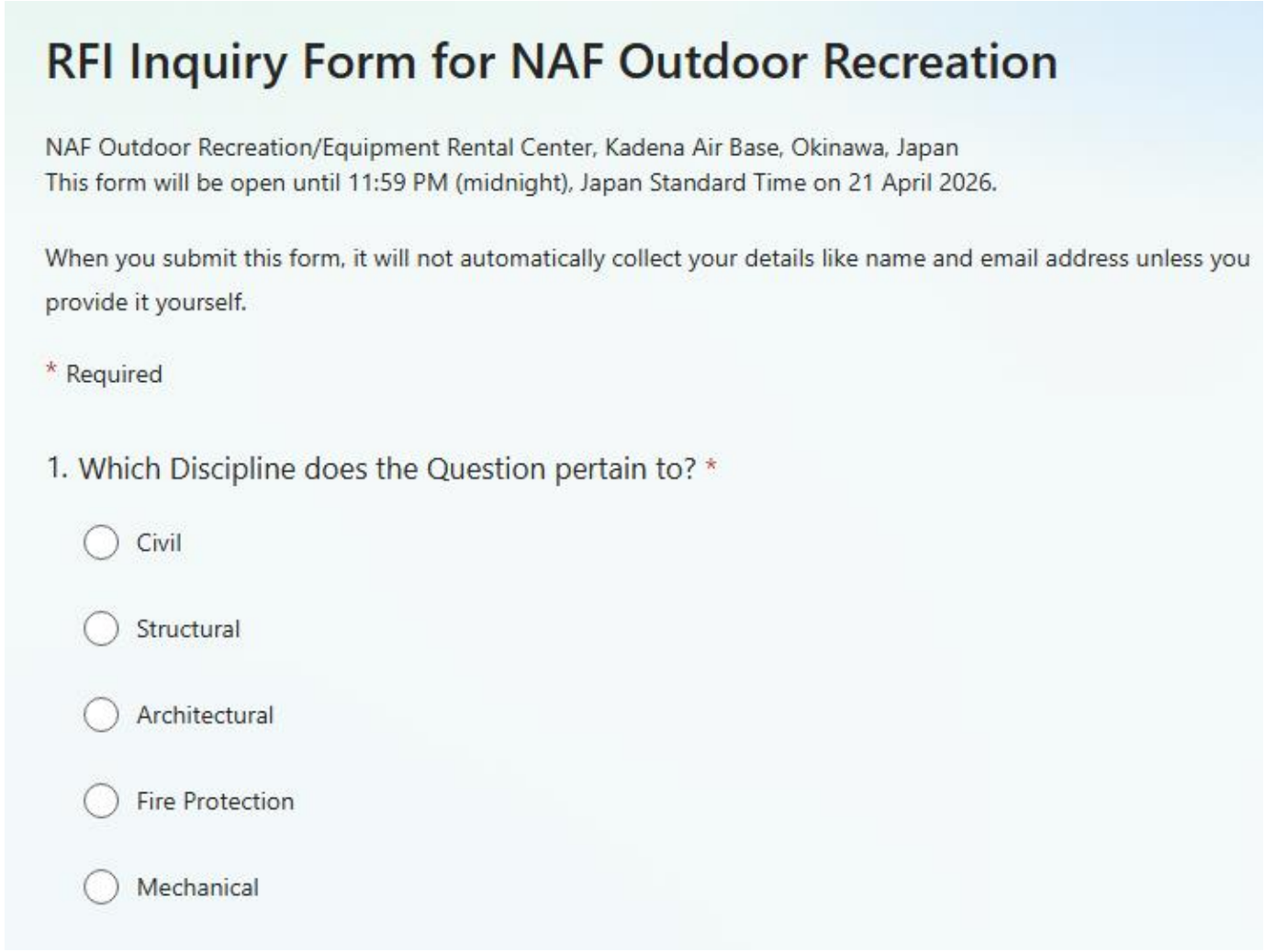
SECTION L
INSTRUCTIONS, CONDITIONS, AND NOTICES TO BIDDERS

6. BIDDER INQUIRIES (continued)

2. All questions or RFIs must be submitted using the Microsoft Forms link no later than **11:59 PM (midnight), Japan Standard Time on 21 April 2026**.

3. Only one inquiry may be submitted on each form.

Link is below and inside the solicitation
https://forms.osi.apps.mil/r/E7L20ZATjs



RFI Inquiry Form for NAF Outdoor Recreation

NAF Outdoor Recreation/Equipment Rental Center, Kadena Air Base, Okinawa, Japan
This form will be open until 11:59 PM (midnight), Japan Standard Time on 21 April 2026.

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

* Required

1. Which Discipline does the Question pertain to? *

- Civil
- Structural
- Architectural
- Fire Protection
- Mechanical

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SECTION L
INSTRUCTIONS, CONDITIONS, AND NOTICES TO BIDDERS

BID GUARANTEE

Under Section L, bid guarantees are addressed in two areas.

Paragraph 7. Bid Guarantee

Explains what are acceptable sureties

Provision “BID GUARANTEE” located under “CLAUSES INCORPORATED BY FULL TEXT”

(a) Failure to furnish a bid guarantee in the proper form and amount, by the time set for opening of bids, may be cause for rejection of the bid.

(c) The amount of the bid guarantee shall be twenty percent (20%) of the bid price or ¥300,000,000, whichever is less.

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SECTION L
INSTRUCTIONS, CONDITIONS, AND NOTICES TO BIDDERS

8. ORIGINAL BID BOND

For bidders using a Bid Bond from a Japanese corporate surety that has received official approval to execute Bid Bonds (Standard Form (SF) 24) on United States Forces Japan construction projects from the Government of Japan, the original SF 24 must be received at the office identified in Block 5 of the DA 4069 by the time and date set for receipt of bids established in the solicitation.

9. ELECTRONIC BID BOND

For bidders using a Bid Bond from a corporate surety appearing on the Treasury Department Circular 570, in accordance with Class Deviation DARS Tracking No. 2020-O0016, the original SF 24 is not required and the Bid Bond shall be submitted via the electronic bid submission procedures set forth above. Signatures on the electronically submitted SF 24 shall be either scans of wet signatures or digital signatures with digital signature metadata intact. Failure to comply with these electronic bid bond signature requirements may be cause for rejection of your bid as non-responsive.

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SECTION L
INSTRUCTIONS, CONDITIONS, AND NOTICES TO BIDDERS

10. SIGNATURE OF BIDS.

Bid must be signed by an officer of the company or an individual who is authorized to sign bids for and on behalf of the company. An individual, other than an officer of the company, who signs a bid must submit evidence of his authority to sign such bid. This evidence must accompany the bid. Failure to comply with this requirement may be cause for rejection of the bid.

11. JOINT VENTURE

In the event the offeror is a joint venture, the offer must be signed by an authorized representative of each participant in the joint venture. The joint venture as an entity shall also have an active System for Award Management registration. Failure to comply with this requirement may be cause for rejection of the bid.

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SECTION L
INSTRUCTIONS, CONDITIONS, AND NOTICES TO BIDDERS

12. BIDDER ELIGIBILITY

This contract will be performed in its entirety in the country of Japan and is intended only for local sources. Only local sources will be considered under this solicitation. Local sources are sources (e.g. corporations, partnerships, or Joint Ventures [For a Joint Venture, the Joint Venture as an independent entity must satisfy the local source requirements or, in the alternative, each member of the Joint Venture must individually satisfy the local source requirements]) that are physically located in Japan and authorized (i.e. licensed and registered) to perform construction in Japan.

Specifically, a prospective bidder must be duly authorized to operate and conduct construction business in Japan and must fully comply with all applicable laws, decrees, labor standards, and regulations of Japan during the performance of the resulting contracts.

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SECTION L
INSTRUCTIONS, CONDITIONS, AND NOTICES TO BIDDERS

12. BIDDER ELIGIBILITY

In addition, bidders must possess a Japanese civil construction (doboku isshiki koji) license or Japanese architectural construction (kenchiku isshiki koji) license by the bid due date and time. The U.S. Government will verify that the bidder has the license through the Ministry of Land, Infrastructure, Transport and Tourism (MLIT) website at https://etsuran2.mlit.go.jp/TAKKEN. It is the responsibility of the bidder to ensure that it has the license (Japanese civil construction or Japanese architectural construction), and that it is accurately shown on the MLIT website, by the bid due date and time. Failure to comply with this requirement will be cause for rejection of your bid.

The U.S. Government will not offer “United States Official Contractor” status under Article XIV of the US-Japan Status of Forces Agreement (SOFA) to U.S. contractors normally resident in the United States; nor will the U.S. Government certify employees of such contractors as “Members of the Civilian Component” under Article I(b) of the SOFA.

* See solicitation for full Bidder Eligibility provision.

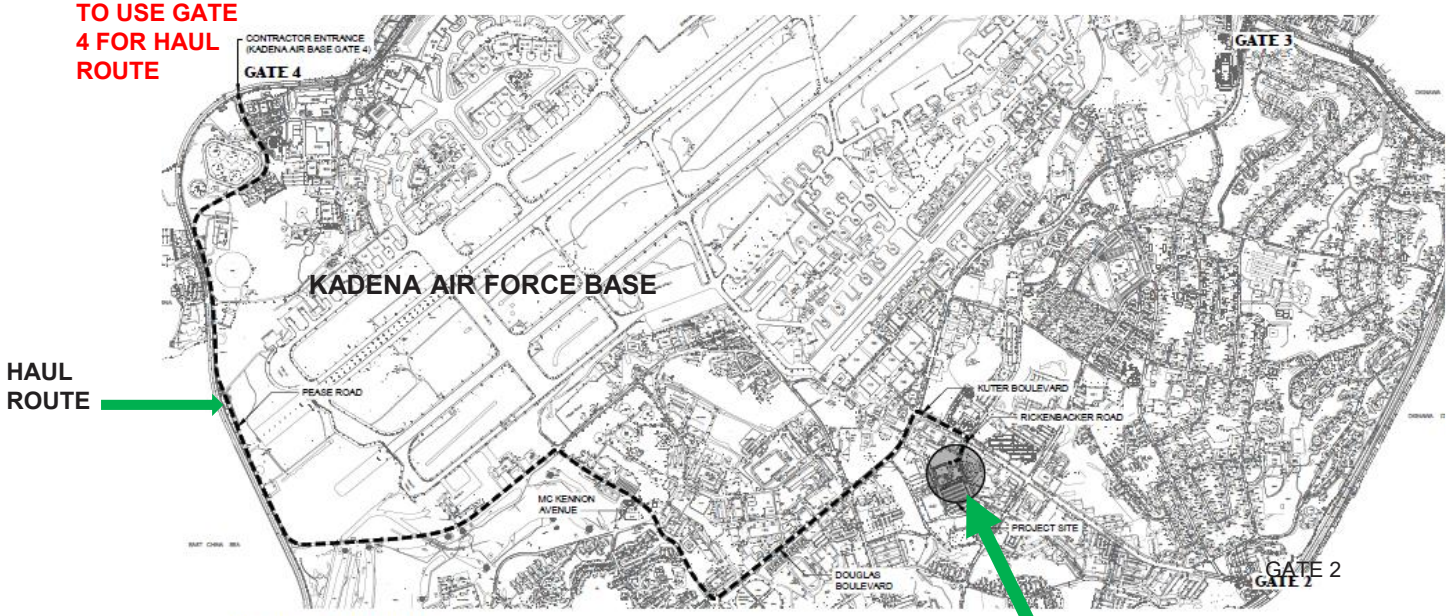
GENERAL SCOPE OF WORK

- Construct a 1,040 square meter Outdoor Recreation/Equipment Rental Center facility. Support facilities include utilities, site preparation, pavements, site improvements, communications, drop-off canopy, passive force protection measures, and pavement demolition.
- Purpose to construct single-story concrete structure to house retail and storage uses for the MWR outdoor operations.
- Sustainable principles, to include life cycle cost-effective practices, will be integrated into the design, development, and construction to meet High Performance and Sustainable Building Requirements.
- Public spaces to meet ABA Accessibility Standards.

Reference: **SECTION 00 10 00**

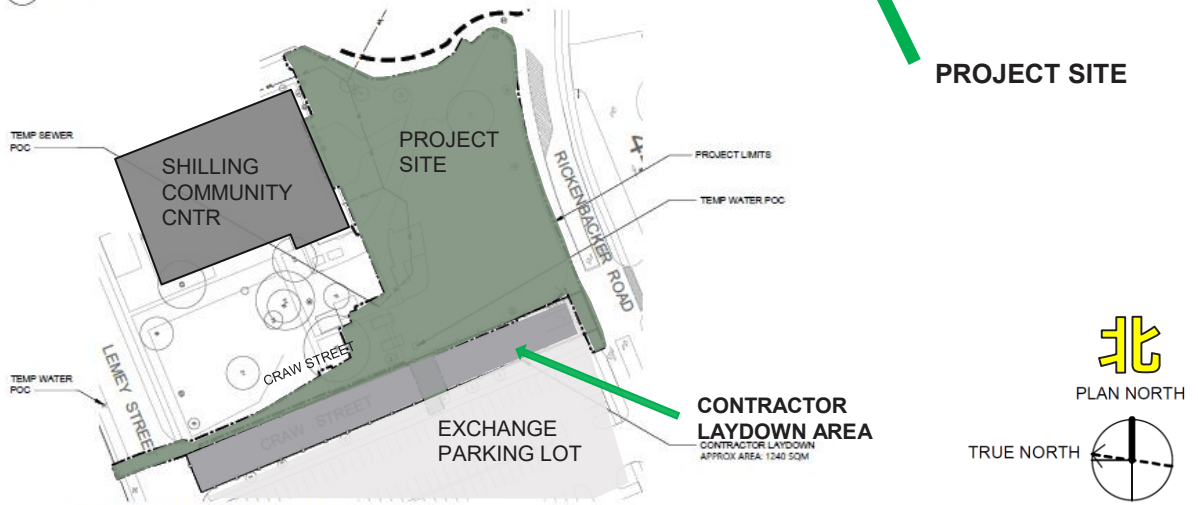
PROJECT INFORMATION

CONTRACTOR TO USE GATE 4 FOR HAUL ROUTE



G1 CONSTRUCTION HAUL ROUTE AND PROJECT AREA LIMIT
NOT TO SCALE

PROJECT SITE



A1 PROJECT SITE AND CONTRACTOR LAYDOWN
SCALE 1:600

- Approved Contractor laydown area: Approximately 26,300SF/ 2,443SM.
- UXO & existing utilities - Excavations and other construction activities related to earth work on the project site, require a Ground Penetrating Radar (GPR) survey.
- Trench new water line parallel to Craw Street. From Lemey Street (South) to the site./ Added water line along Rickenbacker Road to a new fire hydrant.
- Install 3 new fire hydrants around the site perimeter.

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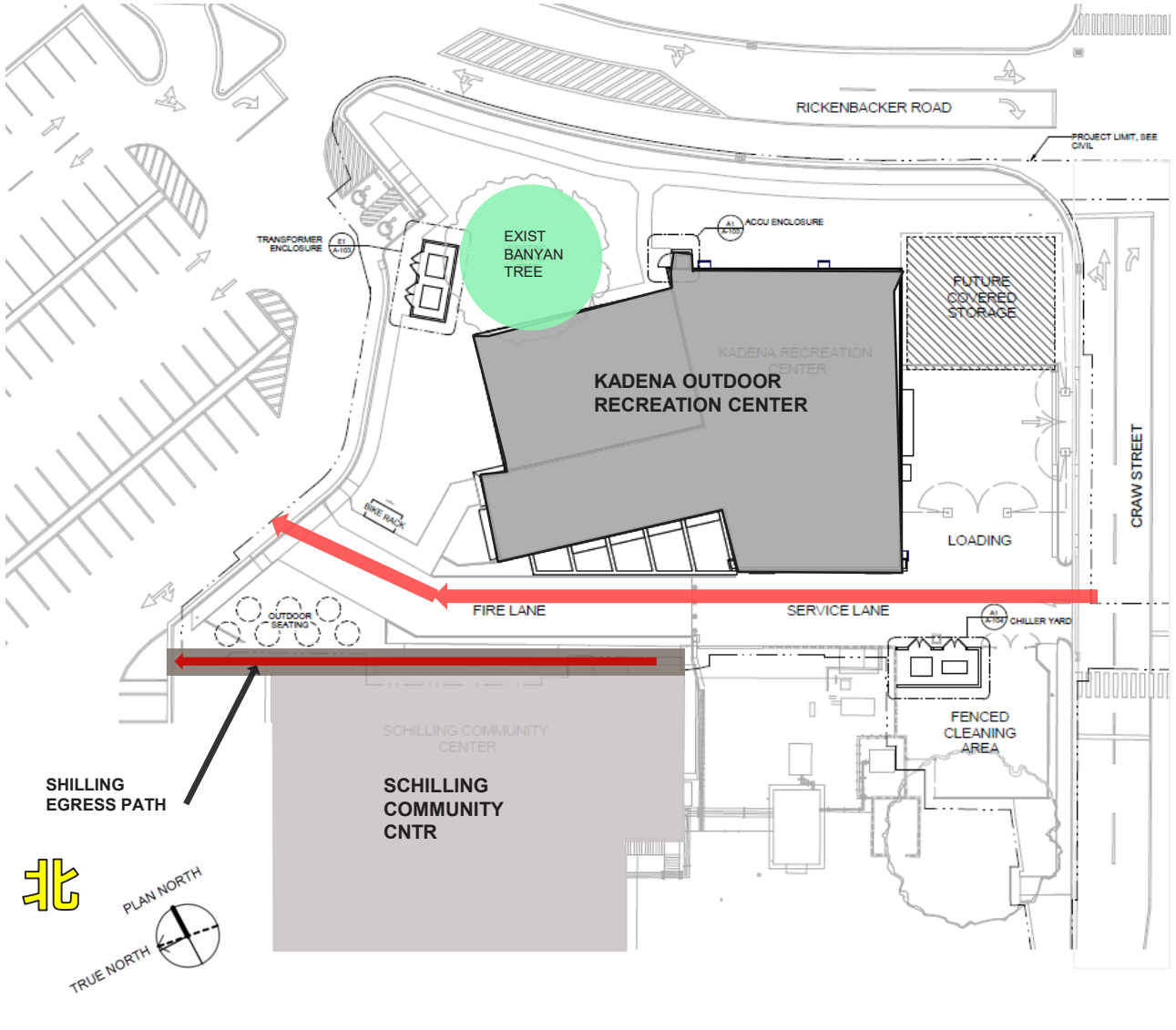
SITE FEATURES TO NOTE

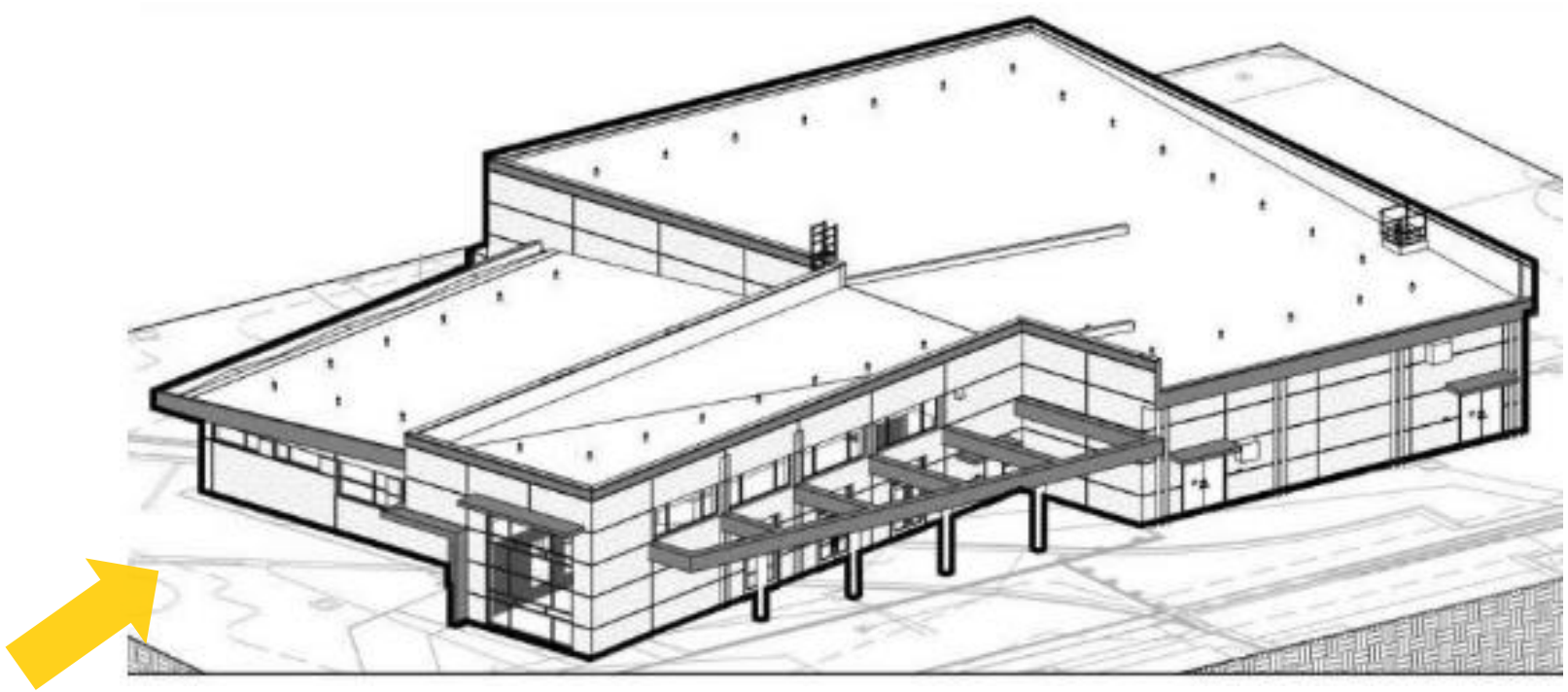


- Schilling Community Center to remain open and accessible during operational hours.
- New fire lane to be grasscrete/ Service lane & loading area to be AC pavement. Manually removable bollards separate the fire and service lane. Once completed, this lane will serve both facilities. Fire lane access during construction shall be coordinated with Kadena Fire Dept.
- New transformer, enclosure and pad to be installed on the north side of the building. Mechanical enclosure to the south.
- (2) Accessible parking stalls to be included on site.
- Existing banyan tree to remain. Protect during construction.

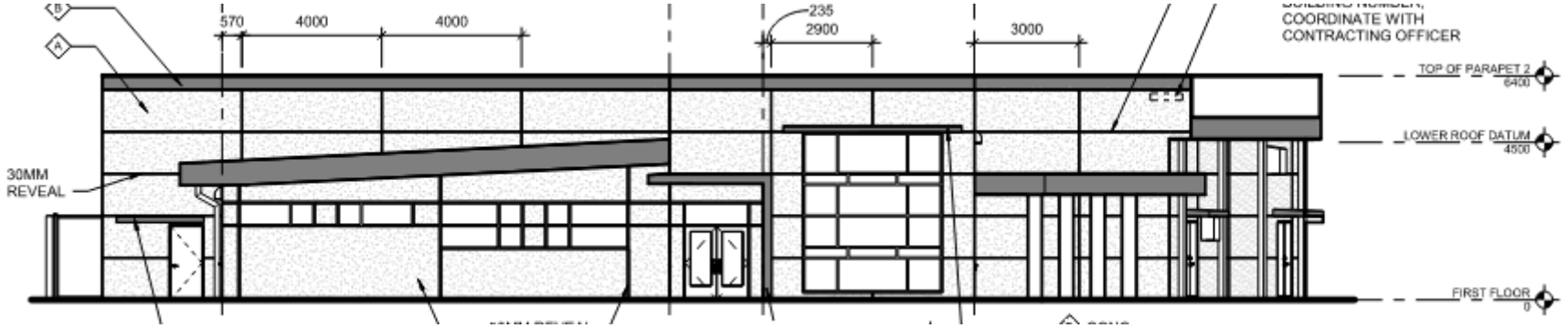
DESIGN ITEMS TO NOTE

FLOOR PLAN

- Concrete structural system with spread-footing foundations, a slab on grade floor, reinforced concrete exterior walls, interior columns, concrete beams and flat roof framing system.
- Roofing membrane to be fluid applied.
- Interior retail ceilings to be acoustical tile and painted gypsum board with flooring to be a mix of sealed concrete, carpet, hard tile and vinyl tiles.
- Equipment warehouse to be ventilated and not conditioned. Conditioned space to use a DOAS system.
- Warehouse storage racks to be permanently secured to the structure.
- Passive radon system included below the floor slab.
- Fire pump and sprinklers included to service the whole building.



SOUTH-EAST PERSPECTIVE



EAST ELEVATION

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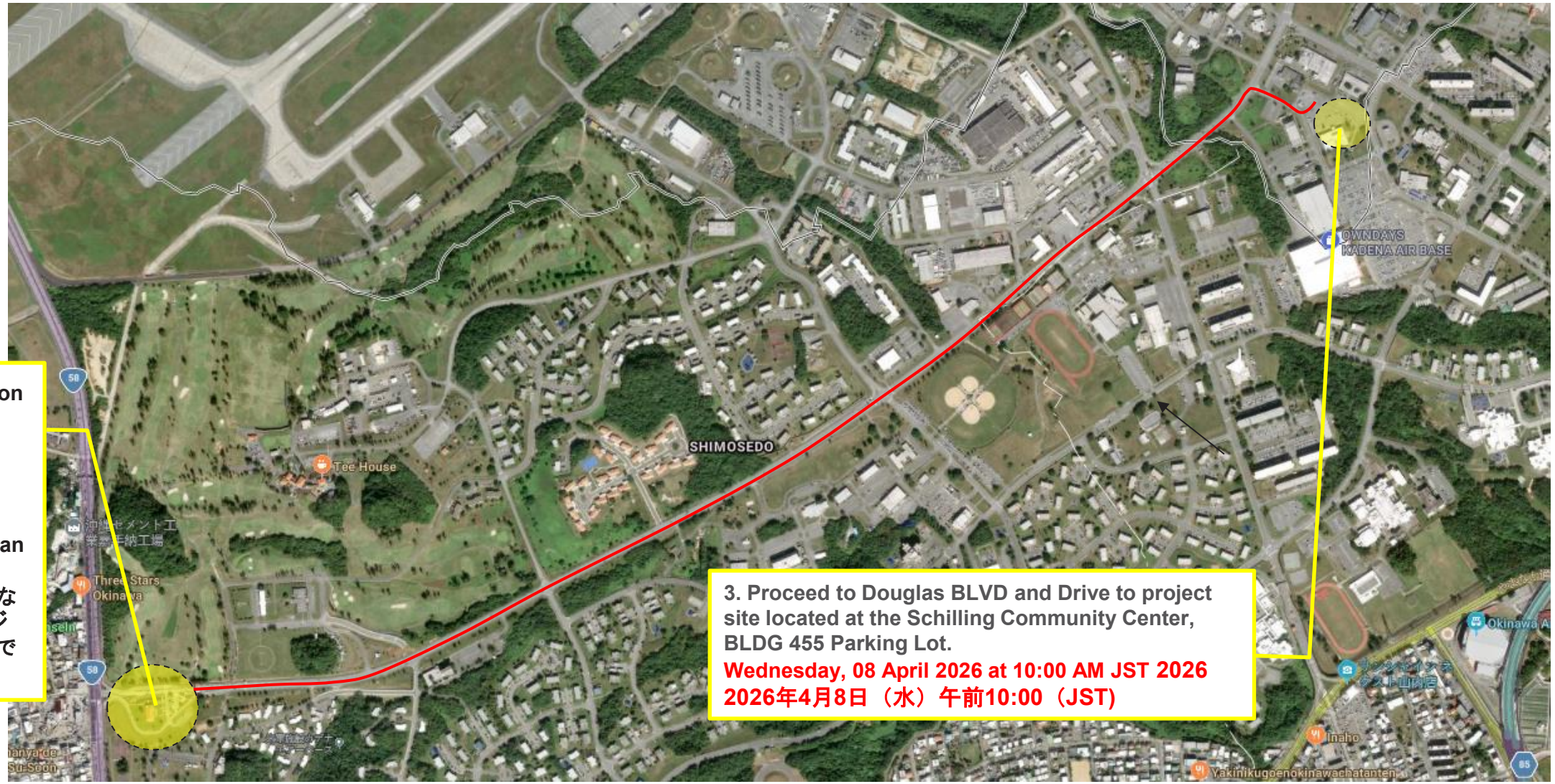
SITE VISIT LOCATION

*Personnel that do not require a base escort pass may proceed directly at BLDG 455 at 1000
基地パスが不要な職員は10時00分に直接建物455に集合してかまいません



1. **Base Entry Location**
基地入門場所
Gate1, Kadena AB

2. **Meet at Visitor's Center parking lot at 09:00 AM if you need an escort pass.**
エスコートパスが必要な場合は、午前9時にビジターセンターの駐車場で集合してください。

3. **Proceed to Douglas BLVD and Drive to project site located at the Schilling Community Center, BLDG 455 Parking Lot.**
Wednesday, 08 April 2026 at 10:00 AM JST 2026
2026年4月8日（水）午前10:00（JST）

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THANK YOU