Contractor Questions – 15340 Bldg. 238 Mezzanine and Modular Office

1. Data runs are mentioned in the spec, but none are shown on the drawing, how many are needed? Two (2) in the office then drop at four (4) a piece every five (5) feet along the south wall and ever ten feet on the middle wall facing south.
2. Sprinklers, is connection to the existing to be included in the bid or will that be done by the base? If we are to include, what is approx. warehouse height where connection needs to be made for these? This will be completed by the base.
3. Fire alarm is referenced, will this be integrated by the base or do we need to include in the bid? What system / name brand is existing that we need to match with? This will be done by the base.
4. There is nothing noted for HVAC, is that to be included in the bid or will that be done by the base? If we are to include, what style is needed? Wall mount units or mini-split system? This will be done by the base.
5. Is there a forklift & dumpster available onsite for our use? No vendor will need to provide their own forklift and dumpster.
6. Are Davis Bacon wages in effect for this project? Yes.
7. What level of design is required? Will this require a full plan and specification adhering to Air Force Standards? Yes.
8. Please confirm that no concrete floor work is included. The slabs appeared to be 6"+/-. The slap is 6" slaps.
9. Please confirm mechanical and plumbing connections are to be completed by the owner. The plumbing with be routed to come out through the floor of the mezzanine rest will be completed on base.
10. Will the Upper break area Interior finish layout be provided as discussed at the site visit? Interior will be completed by the base.
11. Can you please describe what the pictures in the solicitation are of?
12. One (IMG_0608) appears to be an office on a mezz, perhaps to give us an idea of what you're looking for; Yes, this is the existing mezzanine in the space the new one will go and is also a smaller sample of what we are looking for.

13. For the other two, though, I cannot discern what they are trying to show. Not sure need more clarification. The other two are showing the ground level below the current one, which will also be the ground level of the new one.
14. The SOW says "Install" →Do you have them already, and we're to include the price of installation only? This requirement is only for the purchase and installation the mezzanine and office modular on the mezzanine.
15. If we are to provide them as well as install:
    a. Do you have a number of desired cabinets? The drawing appears to show: N/A
        i. three larger cabinets, upper and lower; three smaller cabinets in the L-shaped countertop with double sink. Are there lower cabinets there, too?
    b. Is there a single cabinet above the double sink? NA
    c. Are there lower cabinets under the countertop portion that has the sink? NA
    d. Would you like drawers in the cabinets? NA
    e. Would you like shelves in the cabinets? NA
16. Do you have any desires (finish, wood type, etc.) or specs we should be aware of? N/A

17. Our structural engineers doing the column layout have reported that, because the office is at 11', the International Building Code requires a mid-landing in the staircase. → The IBC also requires the mid-landing to have four supports. This gives a total of 10 columns. However, 4 of those are this mid-level. Do these 4 mid-level columns count against the required maximum of 9 columns? No. Shouldn't be requirement being it not over 12 feet.

18. What is the workable height and total height of the building where the mezzanine is to be built? 30+ feet
19. Please note that IBC regulations require a second staircase for mezzanines of the size you're looking to install. Typically, anything over 300 sq. ft. requires a second staircase and your structure looks to be around 1500 square feet. Do you have a second location in mind for the additional staircase? Please provide code reference

as we should need it for a space this small with the number of people we expect to work in the area being it will have a sprinkler system.

20. Our technical team has reviewed the available documentation and identified several information gaps that prevent us from preparing an accurate and comprehensive quotation. The sketch provided does not contain sufficient detail for us to develop a reasonable estimate. To proceed, we kindly request the following information: (We will need the Hill Air Force Base Facility Design Standards to be provided) Refer to question 32.
    - Column size
    - Column locations
    - Column bracing
    - Column anchorage and baseplate
    - Column connections
    - Lateral system
    - Wall types and locations
    - Roof bean plan
    - Foundation size and reinforcement
    - Soil properties (Geotech)
    - Building geometry (length, width, Eave height, roof type, roof slope)
21. Could you please clarify the SOW regarding the "Safety Systems: Integrate fire alarm and suppression systems required by code." Is the vendor responsible for this or do we need to make sure that our building is designed to be capable of the installation by the customer? Needs to be capable of installation. Hill will take care of the installation.
22. Please note that IBC regulations require a 2nd staircase for mezzanines of the size you are looking for to install at Hill AFB. Typically, anything over 300 sq ft requires a 2nd staircase and your structure looks to be around 1500 square feet:
23. Could you tell me where in the building this mezzanine will be located? See below. Also, are there any security issues we will need to deal with for this building? The project will be between columns 15 K and 16 K and that the building is vindicated so the contractor would require escorted access.
24. **Network & Data Requirements** (Table for group questions together)

Data Cabling & Drops	• Are the 12 computer jacks the total number of drops required, or are additional drops needed for peripheral equipment (e.g., Printers, VoIP phones, TVs/displays, Conference room equipment,

	Wireless access points, Security cameras, Time clocks, or access control/intrusion panels)? 24 total ports. • Could you clarify the specification for each computer jack? (e.g., Single Cat6, Dual Cat6, Quad Cat6A, or fiber?) Cat 6.
MDF/IDF Configuration & Distance	• Will a new IDF be required on the mezzanine level? No. • If a new IDF is not required, which existing network closet/MDF will these drops home run back to, and what is the approximate distance from that network room to the mezzanine? There is a closet in front of the cage area where the mezzanine will be located.
Uplink Specifications	• For the uplink from the main MDF into the mezzanine, do you require Cat6, Cat6A, or Fiber? Cat 6. • If copper is required, should it be UTP or STP? If fiber is preferred, should it be OS2 or OM4? N/A.
Infrastructure & Compliance	• Are cable pathways already available on-site, or will the scope require new conduit, J-hooks, or cable trays? There are cable trays they sent in on the fence around where the mezzanine will be located. • Is there a classified/unclassified requirement with TEMPEST compliance for this area? No. • Are formal cable certification reports required upon completion? Not to my knowledge.

25. Can you confirm the estimated project value or budget range? Between $100,000 and $500,000.
26. Is performance and payment bonding required, and if so, at what percentage? Performance and payment bonds will apply over $150,000 and will be equal to 100% of the contract price.

27. What are the DBIDS or base access requirements for the prime contractor and subcontractors? Base access will be provided on a pass basis corresponding to the period of performance quoted.
28. Is prequalification with Hill AFB or AFSC required to submit a bid? No, but active registration in SAM.gov is required.
29. Are Davis-Bacon wage rates applicable to this project? Yes.
30. What is the expected performance period or completion timeline after award? 6 months after award.
31. Will the government provide any existing structural drawings, as-built drawings, or load data for the building?
32. Can you clarify the extent of design responsibility specifically for structural engineering and calculations? Calculate and design the Mezzanine per the specs requested.
33. Will the facility move the objects and equipment in the area for contractor to install the mezzanine? No
34. Please provide location of mezzanine on a floor plan of the building if possible.
35. Are fire alarm horns and strobes required for the offices? Yes, but it will be provide by the government Just need it rough in.
36. The SOW states "install all required systems, electrical, data and lighting for both the upper mezzanine level and the area below." Are power & data outlets required for below the offices? Just the lights.
37. What material are the counters to be made of? N/A this will be installed by the government
38. Please provide more information on the cabinets- material, hardware, drawers, doors, etc. N/A this will be installed by the government
39. Are there any security requirements for access to the work site? Vindicated building
40. What are the applicable standards for brightness as referenced in the SOW? 50 plus foot-candles.
41. What is the intended wall finishes for the offices? Modular Walls
42. The SOW states to install data runs to all designated computer locations within the multi-purpose area and office. Where are the computer locations? 2 drops in the office and 24 drops through the open space 2 in the break room.