3. PRE-PROPOSAL INQUIRY RESPONSES:

Question #	Reference			Question	Government Response
	Page	Section	Paragraph		
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
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.	MCB CL=20'W X 62'L MCAS NR=Not required MCAS CP=Include one drying area per wash rack
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	MV splicing is not allowed.
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.	Non-structural precast concrete is allowed.
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. "	See Amendment 0008 continuation data.
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,	Demolition of the structure and all improvements within ***ten*** feet of the building, removal of pavement, sidewalks, utilities, and other site improvements is required to construct the new facilities. ***Any/all demo required for new improvements must be***

				sidewalks, curb and gutter, utilities, or other site improvements required?	***included; all abandoned utilities must be removed from site.***
49				Do the mechanical/power brick enclosures associated with each structure (housing HVAC equipment, electrical equipment, and other mechanical systems) fall within the demolition scope, or are they to remain in place?	The structures are to be demolished.
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.	Camp Lejeune, MCAS New River, and MCAS Cherry Point currently have reliable power supply. Secondary power for fire pump is not required.
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	Sanitary Sewer Replacement Exhibit added via Amendment 0008.
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?	Clarification via Amendment 0008 provided to indicate that work can start at existing manholes southeast of E Street.
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.	Storm drainage information added to the Existing Conditions Plans based on GIS data received via Amendment 0008.
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?	Sanitary Sewer Replacement Exhibit added to the RFP via Amendment 0008.
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	Alternative Foundation Systems as determined by the Geotechnical Engineer of Record and meeting specified performance criteria are technically acceptable.

				auger cast piles", will the government allow alternative foundation systems?	
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?	No. Please refer to +30
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. "	See response to PPI#30.
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, advise which parts are intended to apply?	Yes Figure 5.1 applies. Item "L" should state "Refer to BEAP"
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.	No
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.	Per ASHRAE 15 (2022 and 2024) section 7.5.2.1 these systems are exempt from high-probability status due to containing less than 6.6lbs of refrigerant. No leak detection is required as long as the refrigerant charge is less than the m1 allowable limits under ASHRAE 15.2 (2022 and 2024) 5.3.1 and Table 9-1. If those limits are exceeded, or if there is another applicable requirement within ASHRAE 15 such as exceeding overall refrigerant limits, then leak detection integrated with

					MNS/fire alarm will be in the DB contractor scope.
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.	See response to PPI #99.
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.	See response to PPI #99.
106		UFC 4-721-01 §3-12 Revised Prescriptive Specification for Plan Units		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 change. Confirm whether the government will issue a revised prescriptive specification for plan unit HVAC that resolves this conflict.	Follow CHENG INTERIM TECHNICAL GUIDANCE - ALIGNING TO INDUSTRY STANDARDS FOR CLASS A2L REFRIGERANTS dated 30 April 2026.
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.	See response to PPI #53.
108		UFC 4-721-01		NFPA 20 requires 120 minutes of backup power for fire pump rooms,	See response to PPI #53.

		§3-17 Unreliable Power Fire Pump and Elevator Recall		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.	
109		Part 3B Chapter 6 D30 Cherry Point DX Prohibition		Section 23 81 00 prescribes PTHPs for plan units. UFC 4-721-01 Change 1 (12 March 2026) Section 3-12 requires A2L refrigerant containment vessels to remain exterior to occupied spaces; all current PTHP production uses A2L refrigerant. The Part 3B Chapter 6 D30 Cherry Point supplement prohibits DX packaged or split systems, VRF, and DX VAV at this installation, eliminating the common system alternatives. Confirm: (1) what HVAC system type is acceptable for plan units at Cherry Point that satisfies UFC 4-721-01 §3-12, ASHRAE 15.2, and the Cherry Point DX prohibition simultaneously; (2) whether chilled water fan coils for plan units are the intended solution; and (3) whether the government will issue a revised prescriptive specification for plan unit HVAC.	See response to PPI #64
110		Part 3B D30 Cherry Point Plan Unit System Chilled Water Fan Coil		If the acceptable plan unit HVAC system at Cherry Point is a chilled water system, confirm whether chilled water fan coils in plan units are the government's intended solution, and confirm whether the prescriptive Section 23 81 00 PTHP requirement is superseded for Cherry Point.	Interim Technical Guidance - Aligning to Industry Standards for Class A2L Refrigerants Dated 30 April 2026 removes the restrictions of A2L refrigerants. PTHPs are acceptable.
111		Part 3B D30 Cherry Point Plan Unit System Revised Prescriptive Spec Required		Section 23 81 00 is a prescriptive specification that locks the system type for plan unit HVAC. The combination of UFC 4-721-01 §3-12 and the Cherry Point DX system prohibition renders the prescribed system non-procurable. Confirm whether the government will issue a revised prescriptive specification for plan unit HVAC at MCAS Cherry Point prior to proposal submission.	Interim Technical Guidance - Aligning to Industry Standards for Class A2L Refrigerants Dated 30 April 2026 removes the restrictions of A2L refrigerants. PTHPs are acceptable.
112		Part 3B D303002 IT Room Ductless Split vs Cherry		Part 3B Chapter 6, Section D30 states that DX packaged or split systems are not acceptable at Cherry Point. Section D303002 of the same supplement requires a direct expansion ductless split cooling-only	Interim Technical Guidance - Aligning to Industry Standards for Class A2L Refrigerants Dated 30 April 2026 removes the restrictions of A2L refrigerants.

		Point DX Prohibition		unit for the Telecommunications/Data/NMCI room. These requirements are contradictory within the same document section. Additionally, the required ductless split unit has its indoor coil (containment vessel) inside the IT room, which conflicts with UFC 4-721-01 Change 1 (12 March 2026) Section 3-12 for A2L refrigerant systems. Confirm: (1) whether the IT room ductless split is exempt from the Cherry Point DX prohibition; (2) whether a chilled water cooling solution is acceptable for the IT room as an alternative; and (3) the compliant refrigerant and system configuration for the IT room.	Ductless split systems are acceptable for IT rooms.
113		Part 3B D303002 IT Room A2L UFC §3-12 Compliance Path		The ductless DX split unit required by D303002 for the IT room has its indoor coil (A2L refrigerant containment vessel) inside the occupied equipment space. UFC 4-721-01 Change 1 (12 March 2026) Section 3-12 requires A2L containment vessels to remain exterior to occupied spaces. Confirm the compliant A2L refrigerant compliance path for the IT room cooling unit.	The intent of the direct expansion (DX) packaged or split system not being acceptable is so the DOAS isn't DX. Interim Technical Guidance - Aligning to Industry Standards for Class A2L Refrigerants Dated 30 April 2026 removes the restrictions of A2L refrigerants. Ductless split systems are acceptable for IT rooms.
114		Part 3B D303002 IT Room Chilled Water Alternative		If the DX ductless split required by D303002 for the Telecommunications/Data/NMCI room conflicts with the Cherry Point DX system prohibition, confirm whether a chilled water-cooling solution is an acceptable alternative for the IT room.	The intent of the direct expansion (DX) packaged or split system not being acceptable is so the DOAS isn't DX. Interim Technical Guidance - Aligning to Industry Standards for Class A2L Refrigerants Dated 30 April 2026 removes the restrictions of A2L refrigerants. Ductless split systems are acceptable for IT rooms.
116		Mechanical		RFP calls for PTAC units in the rooms. PTAC units typically do not come with covers to minimize/eliminate access to the controls of the unit and to help prevent damage to the unit. These are offered by some manufacturers at an added	Covers are to be included on PTACS.

				cost. Can we assume the Government does not want the covers as there is no reference made to them in the RFP?	
117		RFP	Schedule	Please confirm advance notice timing required for the resident marines that will be moving into the 1st Barracks. What length of advance notice is required prior to full or limited BOD?	60 calendar days.
120		Vol 1 of 4, 23 05 93	B201011 Sun Control Devices	The site location will requirement buildings that are orientated like the adjacent barracks at apx. A 45 degree angle from North. This creates very difficult shading geometries since each window has some amount of East and West orientation. With the high performance glazing and the window shading systems the rooms will already have significant solar control. Suggest removing the exterior sun control devices.	Sun control devices may be removed as long as UFC requirement is still met.
121		Vol 1 of 4, 23 05 93		23 05 93-3.2.14.1.2 Sample Strategy notes DALT is to be 25% of ductwork lengths. Please verify this is correct and not to be 100% ductwork DALT.	Confirmed. Bid per specification.
122		Part 3B, Ch. 6 / ESR G20 / Section G2020 Parking Lots	2nd paragraph	This section states that pavements are to be designed "based on the anticipated daily traffic over the life of the project (25 years)" and that the "Designer of Record will need to coordinate with facility users to determine anticipated traffic patterns." Please provide the anticipated traffic patterns, including the design vehicles (e.g. passenger cars, pick-up trucks, fire trucks/emergency vehicles, etc.) and the anticipated daily traffic volume for each vehicle and for each pavement type (light duty and heavy duty).	**POV PARKING STALLS**: TRAFFIC CLASS E; PAVEMENT DESIGN CATEGORY I; **MOTORCYCLE STALLS**: TRAFFIC CLASS E; PAVEMENT DESIGN CATEGORY I; **SERVICE/DELIVERY LANES**: TRAFFIC CLASS E: PAVEMENT DESIGN CATEGORY III; **DUMPSTER PADS & APRONS**: TRAFFIC CLASS F; PAVEMENT DESIGN CATEGORY IV. BASE BIDS ON THE FOLLOWING MININUM PAVEMENT SECTIONS: **LIGHT DUTY ASPHALT**: 3" S9.5C SURFACE; 8" ABC BASE; 12" SELECT MATERIAL SUBBASE; AASHTO CLASS 1 GEOTEXTILE; **HEAVY DUTY ASPHALT**: 2" S9.5C SURFACE; 3" I19.0 BASE; 8" ABC SUBBASE; 12" SELECT MATERIAL SUBBASE; AASHTO CLASS 1 GEOTEXTILE; **HEAVY**

					DUTY CONCRETE: 8" PCC SURFACE; 6 INCH ABC BASE; 12" SELECT MATERIAL SUBBASE; AASHTO CLASS 1 GEOTEXTILE
123		Part 3B, Ch. 3 / Section 3.2.1.2 Service Access	3rd paragraph	This section states the site is to be designed "to accommodate the largest vehicle used by the Fire Department that can be reasonably expected to respond to an incident at the BEQs (Cherry Point Ladder 251)." With respect to pavement design, please provide the appropriate design vehicle(s) and anticipated traffic volume (number of passes over design life) to use in PCASE analysis.	See response to PPI#57.
125		23 81 00	2.3.1.10	23 81 00-2.3.1.10: PTAC Unit Controls notes the function and temperature controls must be integral to unit. We understand this to be a built in thermostat only. If a wall mounted thermostat is desired, please clarify.	Wall mount thermostat is required.
154		Attachment H, Vol. 4, V-106		Can the location of manhole MH57L be confirmed? The location noted on the site plan V-106 doesn't seem accurate. This looks more like a low-voltage handhole serving the secondary conductors to 4201.	MH57L is located on the south side of B4197, about midway down the south side.
155		Attachment H, Vol. 4, V-106		If an alternate or more optimal tie-in location for medium-voltage power can be identified and implemented without causing outages to other buildings, is the government open to considering alternate tie-in locations?	Yes, but the existing “Barracks Loop” A3/A4 12.47 kV circuit must be kept intact.
156		Attachment H, Vol 1, G40		This section mentions that generally manholes aren't permitted for medium-voltage extensions and that above-ground tap-boxes are preferred for radial feeds. The RFP also states to maintain loop-feed capability through all new transformers. Being able to pull multiple sets of MV conductors through shared manholes to allow for loop-feed topologies is much simpler and requires significantly fewer structures than installing tap-boxes at all UFC 3-550-01 driven locations. Can manholes be utilized for this project in addition to tap-boxes?	Manholes are allowed, but all taps on the existing “Barracks Loop” circuit must utilize above ground junction boxes. A 3-way duct bank from a manhole to a JB is required with the tap from the junction box going back through the manhole and then to the transformer. But two new conduits from an existing manhole to a new transformer should allow for the exiting “loop” to be extended to a new transformer without a tap. Where cables would require in-line splices to extend to the

					new transformer(s) location(s), the existing cable should be replaced with new that goes back to the previous and/or next transformer.
157		Attachment H, Vol 1, G4030		Its noted 4199, 4201, 4312, 4294, and 4295 are supplied from underground infrastructure in the area supplied from 4197 and it may need demolition. Does the underground infrastructure in the campus area serve any other buildings beyond the 5 mentioned above? The same section mentioned "primary feeder" - does this pass through or near the campus?	The one-line diagram on Vol 4, page 809, shows the existing configuration of the primary system in this area.
158		Attachment H, Vol 4, V-series drawings		Can any additional existing site telecommunications documentation be provided? Things pertaining to duct bank sizes, cable quantities in given segments for duct banks, manhole numbering/naming, telecom survey information that extends further from the campus than what is provided in this drawings series? As its shown right now, it's difficult to determine exactly what telecommunications lines pass through or near this campus that need to be rerouted in lieu of demolished.	Telecommunications information should be provided by the MCAS CP TISD office.
159		Attachment H, Vol 1, G4010		Its mentioned that there's a MV switch at MH57A, however it appears to just be a manhole. Confirm this is only a manhole.	The PMH-9 pad mounted switch is fed from MH57A as shown on the one-line diagram on Vol 4, page 809. The switch may not be located immediately adjacent to that manhole.
160		Attachment H, Vol 1, G40		Its mentioned that underground medium-voltage splices are not permitted, however to remove the existing BEQ transformers and re-establish the loop connection with the A3/A4 MV feeder, underground splicing in the manholes around the campus is the much more cost-effective approach rather than pulling new MV cables from the next upstream and downstream transformers/switches on a given segment of the MV loop. Can medium-voltage splicing be utilized for this project?	See response to PPI #22.
165		Part 3A	D203001	PVC piping allowed for above ground installations when provided with effective noise reduction insulation.	Provide cast iron above grade.

				What is effective noise reduction insulation?	
167		Part 3A	D304006	D304006 says "For exterior buried chilled water distribution systems, coordinate with Section G30, Site Civil/Mechanical Utilities." Part 3B, G3050 Cooling Distribution, says "not used". Typically for exterior buried chilled water piping, Cherry Point has required a pre-insulated piping system consisting of type K copper piping, with a HDPE jacket; sticks and kits system. What will be required for the underground chilled water piping systems?	Follow Cherry Point Local Guidance and Acceptance; pre-insulated piping system is acceptable.
170		Part 5	Section 23 81 00	Specification Section 2.3.1.7 Cabinet Construction states that the PTAC/PTHP enclosure shall be 18 gauge steel with removable face panels, access to controls, and adjustable louvers. Historically, the barracks renovations which utilized PTACs have specified the installation of a full ligature-proof cover with stationary louvers to protect the unit from damage and prevent access by room occupants. Will ligature-proof covers for the PTAC/PTHP units be required on this project?	Ligature-proof cover required.
173		Part 3A	D30 HVAC	D30 HVAC General System Requirements state the summer design conditions for Cherry Point to be 90Fdb/77Fwb (high ambient) and 87Fdb/79Fwb (high humidity). Part 6 D.8 MCAS CP Mech Policies Updated 30Aug2023 #46 calls for summer design conditions to be 90Fdb/78Fwb. Which summer design condition should be used for sizing the cooling loads?	Design conditions must follow the most stringent of local design guidance or values stated in the RFP.
174		Part 3A	D30 HVAC	D30 HVAC General System Requirements state the winter design condition for Cherry Point to be 27F. Part 6 D.8 MCAS CP Mech Policies Updated 30Aug2023 #46 calls for the winter design condition to be 24F. Which winter design condition should be used for sizing the heating load?	Design conditions must follow the most stringent of local design guidance or values stated in the RFP.
175		Part 3A	D30 HVAC	D30 HVAC System Description states to comply with the latest edition of ASHRAE 62.1, Ventilation for Acceptable Indoor Air Quality - 2016	Use ASHRAE 62.1 version 2016

				edition. Part 6 D.8 MCAS CP Mech Policies Updated 30Aug2023 #1 states to use the latest revision of ASHRAE 62 for guidance on indoor air quality (currently Standard 62.1-2025). Which version of ASHRAE 62.1 should be used on this project - 2016 or 2025?	
176		Part 3A	D30 HVAC	D30 HVAC makes multiple references to ASHRAE 90.1, but does not specify which version to utilize for this project. The NAVFAC High Performance and Sustainable Building Checklist makes reference to both ASHRAE 90.1-2013 and ASHRAE 90.1-2016, while Section 01 91 00.15 22 Total Building Commissioning makes reference to ASHRAE 90.1-2019. Which version of ASHRAE Standard 90.1 shall be used for this project?	Use ASHRAE 90.1 version 2019
178	2	Part 3A	A101002 DEEP FOUNDATIONS	RFP Part 3A 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. "RFP Part 3B A101001 SHALLOW FOUNDATIONS states "The Building and First Floor slab may be supported on shallow foundations if used in conjunction with the requirements of A1020 Special Foundations." Additionally the RFP Section A10 repeatable states "As determined by the Designer of Record". Please confirm the foundations shall be determined by the Designer of Record and in accordance with applicable UFCs.	See response to PPI #63.
184	6	Part 3A	B201011 SUN CONTROL DEVICES (EXTERIOR)	The RFP states "Provide fixed horizontal sunshades on the southern face of the building and fixed vertical sunshades on the east and west faces of the building." The 2+0 Room sheet does not list this requirement. Please confirm sunshades shall be provided on windows at the 2+0 units.	Sun control devices may be removed as long as UFC requirement is still met.
186	2	Part 3A	B202001	The RFP states "Determine the construction of security windows by evaluating the project program security requirements, using the	MIL-HDBK will be replaced with UFC reference. There are no forced entry requirements.

				Military Handbook (MIL-HDBK) 1013/1A, Design Guidance for Physical Security of Facilities, to define window requirements." This MIL-HDBK lists multiple sensors that are tied into an intrusion detection section. Additionally, the request on the contractor is unreasonable since coordinating with base security on project specific requirements. Please provide specific direction on window sensors, intrusion detection, and window physical security requirements.	
190	14 of 15	Factor 5 Technical Solution	Narrative	The Factor 5: Technical Solution instructions for Narrative states, "Provide a narrative not to exceed eight (8) pages that address at a minimum...:" For (1) Design Methodology this includes nine (9) design elements; For (2) Construction Methodology this includes three (3) construction elements; For Management Team this includes 3 management elements, as well as an Organization Chart and a "a brief synopsis of the names, education, training and experience of key individuals based on the proposed management structure". We request that NAVFAC allow four (4) additional pages for a total twelve (12) pages for the narrative, and also that the Org Chart can be submitted on an 11x17 page and not be included in overall 12-page count.	Propose per RFP; org chart is not required to be part of the narrative page limit.
193		Section D503001		Section D503001 states that the "layout of devices in the BEQ resident rooms must match room layouts in the Appendices." This layout for the data devices was not found. The quantity of outlets per room is provided but we will need to confirm this matches the referenced layout.	Room layout is provided. Device layout is not provided and should be provided by DOR during design with the quantities provided in the RFP.
198		Section D509002 - Emergenc y Lighting and Power		The RFP states that the "MCAS Cherry Point site does not have reliable power." Please confirm as this may require an emergency generator if a fire pump is required.	See response to PPI #53.

208	4	Part 3, Ch. 6 ESR D40	D4020	The RFP indicates that a generator is required if power is deemed to not be reliable. Please confirm if power is to be considered reliable or not.	See response to PPI #53.
213	14 of 15	RFP	Factor 5: Technical Solution	The Factor 5: Technical Solution instructions for Narrative states, "Provide a narrative not to exceed eight (8) pages that address at a minimum...:" For (1) Design Methodology this includes nine (9) design elements; For (2) Construction Methodology this includes three (3) construction elements; For Management Team this includes 3 management elements. To best illustrate our narrative approach, we request NAVFAC allow inclusion of supporting technical graphics, excluded from the page count.	Propose per RFP.
216	2	Part 3, Ch. 6 ESR G30	G301002; G303001; G303004	The RFP indicates required soils testing for corrosivity for storm sewer and culvert systems in order to provide appropriate corrosion protection systems. Please confirm that soils testing and corrosion protection methods are applicable to all underground water pipe utility systems, including potable and fire water systems.	Confirmed.
217	2	Part 3, Ch. 6 ESR G30	G301002;	Where the RFP indicates to provide corrosion protection on metallic pipe lines, does the requirement for corrosion protection systems continue to be applicable for the protection of metallic piping installed with polyethylene encasement, including conditions where soil resistivity is less than 30,000 ohm-cm?	Comply with UFC requirements.
218	15 of 60	RFP	Factor 5: Technical Solution	Para. (3) Management Team, item c. says "Provide a chart and accompanying narrative to demonstrate the management hierarchy (by position) of the entire project to include both the design and construction Teams. This narrative shall include authorities; roles; responsibilities; and a brief synopsis of the names, education, training and experience of key individuals based on the proposed management structure." In Phase One, an "organizational chart" was clearly identified, however this Phase Two requirement is unclear. Please clarify	Organizational chart is acceptable to demonstrate management hierarchy; ensure narrative is included with proposal.

				and confirm if "provide a chart" for Phase Two is intended to be an organizational chart or simply a table chart that identifies all key personnel along with the required information for each.	
219		Vol1 of 4	Room Requirements and C302010 Hardeners and Sealers	The requirements for the stained and polished concrete which is required in the corridors and public spaces in the project creates significant constructability and cost challenges. Suggest changing the requirement to a surface stain and polish system or an alternative high performance flooring system such as the C302002 Terrazz Floor Finishes. The ESR requires the full depth of the slab to be integrally colored and 2 different colors. To construct the slabs large pours are standard and breaking up the slab into specific rooms will be non-typical and costly. Since the corridors run the entire length of the building this floor finish and its integral color requirement will impact a large portion of the building. Also, large areas of stained and polished concrete are difficult to maintain consistent finishes on making the final approval of this type of system difficult and possibly more costly.	Propose per RFP.
220		Part 3A	D202001	D202001 says to provide copper tubing and fitting for above ground and buried piping. Part 6, D.8 MCAS CP Mech Policies Updated 30 Aug 2023, #59, says "utilize Type L copper piping for all above ground piping (hydronic and domestic). RFP and Mech Policies does not designate type of copper for underground domestic piping. Typically, Cherry Point has required type L hard copper above ground, and type K soft copper. What type of piping will be required for above ground and underground domestic water systems?	See response to PPI #163
221		Part 3A	D202003	D202003 states to provide a domestic hot water storage tank in addition to the high-efficiency domestic hot water heaters. Historically, the barracks renovations have specified the use of large storage-type domestic hot water heaters with integral storage tanks (such as those by PVI). Will this project require the use of large integral storage type domestic hot water	See response to PPI #164

				heaters, or is it acceptable to provide water heaters and separate hot water storage tanks?	
222		Part 3A	D203001	Is PVC piping allowed for above ground installations when provided with effective noise reduction insulation. What is effective noise reduction insulation?	See response to PPI #165
223		Part 3A	D304003	D304003 says to "provide insulated type "K" copper hot water supply and return piping to serve the HVAC equipment throughout the facility. Refer to site specific guidelines in Part 6 for additional specific material requirements." Part 6, D.8 MCAS CP Mech Policies Updated 30 Aug 2023, #59, says "utilize Type L copper piping for all above ground piping (hydronic and domestic). Do we use Type "K" copper piping per D304003, or Type "L" copper piping per Part 6, D.8 MCAS CP Mech Policies?	See response to PPI #166
224		Part 3A	D304006	D304006 says "For exterior buried chilled water distribution systems, coordinate with Section G30, Site Civil/Mechanical Utilities." Part 3B, G3050 Cooling Distribution, says "not used". Typically for exterior buried chilled water piping, Cherry Point has required a pre-insulated piping system consisting of type K copper piping, with a HDPE jacket; sticks and kits system. What will be required for the underground chilled water piping systems?	See response to PPI #167
225		Part 3A	D304006	D304006 says to "provide insulated type "K" copper hot water supply and return piping to serve the HVAC equipment throughout the facility. Refer to site specific guidelines in Part 6 for additional specific material requirements. If no guidance is given, either steel or copper piping may be provided." Part 6, D.8 MCAS CP Mech Policies Updated 30 Aug 2023, #59, says "utilize Type L copper piping for all above ground piping (hydronic and domestic). Do we use Type "K" copper piping per D304003, or Type "L" copper piping per Part 6, D.8 MCAS CP Mech Policies?	See response to PPI #168
226		Part 3A	D304006	D304006 says to "provide insulated type "K" copper hot water supply and return piping to serve the HVAC equipment throughout the facility. Refer to site specific guidelines in Part	See response to PPI #169

				6 for additional specific material requirements. If no guidance is given, either steel or copper piping may be provided." Part 6, D.8 MCAS CP Mech Policies Updated 30 Aug 2023, #59, says "utilize Type L copper piping for all above ground piping (hydronic and domestic). Typically, if given an option to use copper or steel piping, Cherry Point has used copper piping for 4" and smaller, and the options for steel or copper for piping larger than 4". If given the choice to use copper or steel piping, will we be required to use copper for pipe sizes 4" and smaller, and copper or steel for sizes larger than 4"?	
227		Part 5	Section 23 81 00	Specification Section 2.3.1.7 Cabinet Construction states that the PTAC/PTHP enclosure shall be 18-gauge steel with removable face panels, access to controls, and adjustable louvers. Historically, the barracks renovations which utilized PTACs have specified the installation of a full ligature-proof cover with stationary louvers to protect the unit from damage and prevent access by room occupants. Will ligature-proof covers for the PTAC/PTHP units be required on this project?	See response to PPI #170
228		Part 3A	D3030	D3030 Cooling Generating Systems states to provide a single air-cooled chiller utilizing a primary/secondary pumping system. This pumping configuration is typically used with systems utilizing multiple chillers. Since there will only be one chiller, would it be acceptable to use a primary-only pumping system with 3-way chilled water valves and constant flow through the chiller?	See response to PPI #171
229		Part 3A	5.0 Room Requirements	Section 5.0 Room Requirements and the 4.2 Space Relationships diagram only show one main mechanical room (114 - Main Mechanical Room) on the first floor. Will we be required to "split" this main mechanical room into two separate rooms to provide one space for the "hot" equipment (boilers/water heaters/HW pumps) and one space for the "cold" equipment (air handlers/DOAS/CHW pumps)?	See response to PPI #172
230		Part 3A	D30 HVAC	D30 HVAC General System Requirements state the summer design conditions for Cherry Point to be	See response to PPI #173

				90Fdb/77Fwb (high ambient) and 87Fdb/79Fwb (high humidity). Part 6 D.8 MCAS CP Mech Policies Updated 30Aug2023 #46 calls for summer design conditions to be 90Fdb/78Fwb. Which summer design condition should be used for sizing the cooling loads?	
231		Part 3A	D30 HVAC	D30 HVAC General System Requirements state the winter design condition for Cherry Point to be 27F. Part 6 D.8 MCAS CP Mech Policies Updated 30Aug2023 #46 calls for the winter design condition to be 24F. Which winter design condition should be used for sizing the heating load?	See response to PPI #174
232		Part 3A	D30 HVAC	D30 HVAC System Description states to comply with the latest edition of ASHRAE 62.1, Ventilation for Acceptable Indoor Air Quality - 2016 edition. Part 6 D.8 MCAS CP Mech Policies Updated 30Aug2023 #1 states to use the latest revision of ASHRAE 62 for guidance on indoor air quality (currently Standard 62.1-2025). Which version of ASHRAE 62.1 should be used on this project - 2016 or 2025?	See response to PPI #175
233		Part 3A	D30 HVAC	D30 HVAC makes multiple references to ASHRAE 90.1, but does not specify which version to utilize for this project. The NAVFAC High Performance and Sustainable Building Checklist makes reference to both ASHRAE 90.1-2013 and ASHRAE 90.1-2016, while Section 01 91 00.15 22 Total Building Commissioning makes reference to ASHRAE 90.1-2019. Which version of ASHRAE Standard 90.1 shall be used for this project?	See response to PPI #176
234		RFP		A roofing warranty duration cannot be found in the RFP. Please confirm if this should be a standard manufacturer's NDL 20-year warranty for the roof.	Confirmed
235		00 21 00	5.i	Please confirm the fifteen (15) conceptual drawings/sheets to be included in the proposal can be in 11" x 17" sized-pages.	Propose per RFP.
236		Part 3B	3.2.1.1	The Parking section 3.2.1.1 says that the existing parking lot is to be milled and overlayed. Please confirm that the mill and overlay thickness is 1-1/2 inches of NCDOT asphalt surface course.	Overlay thickness to be determined in accordance with UFC 3-250-01 Pavement Design for Roads and Parking Areas

237		UFC 3-110-03	D-2.2	UFC 3-110-03 paragraph D-2.2 (General Contractor's Warranties [one to five years]) states the following: "Recently some government roof specifications call for a General Contractor's Watertight Warranty to add another method of ensuring a quality roof installation. Unless stated otherwise in the Scope of Work in the RFP, all permanent new construction and replacement roofs require a Five-Year General Contractor Bonded Watertightness Warranty. The scope of work in the RFP may waive the Bonding requirement, but if not specified, the Bonded five-year watertightness warranty is required. The required wording of the warranty will be provided in the applicable UFGS." Please confirm if a five-year general contractor bonded watertightness warranty will or will not be required for this project.	Bonded watertightness warranty is required.
238		FC 1-200-01 & FC 1-300-09		FC 1-200-01 notes that the applicable UFC Version Date for Design-Build (DB) projects that have not proceeded beyond date of Request for Proposal (RFP) issuance when an RFP is issued in multiple phases or steps is to use the date of the late phase of the RFP. The FC 1-300-09N notes that the UFGS Version Date is based on the current version at the last Phase of RFP issuance for DB and continue to be used through final design. With the DoD actively executing a programmatic shift to update and modernize the UFC, please confirm contractors are responsible for the latest UFC/UFGC prior to the issue date of Phase 2, which is May 15, 2026.	Confirmed.
239		01 91 19	1.6.6	Paragraph 1.6.6 in specification section 01 91 19 (Building Enclosure Commissioning) mentions additional building enclosure tests. Please confirm if these tests will be completed by the Owner's Cx Agent/Team or if these will have to be subcontracted out to a third-party testing agency by the General Contractor.	Owner's Cx agent/team will complete.
240				1.6.8.2 Mechanical QC Specialist (MQC) - Provide a Mechanical Quality Control Specialist (MQC) within the QC organization to perform	No. Everyone must be licensed and meet requirements listed, if they are to be substituted-in.

				quality control related activities as specified herein on the mechanical systems installed under this Contract. 1.6.8.2.1 Qualifications The MQC must have the following qualifications: a. Be a registered Professional Engineer (P.E.) licensed by a Licensing Board in the United States, the District of Columbia, Guam or Puerto Rico, having passed the National Council of Examiners for Engineering and Surveying (NCEES) examination specifically in the discipline of Mechanical Engineering with HVAC & Refrigeration depth or equivalent at time of licensure. b. Have a minimum of 5 years of Mechanical Engineering experience on projects of similar relevance and complexity to the mechanical systems work specified under this Contract, specifically in field inspections and field testing of installed systems and components. Experience must be separate from design work and construction administration experience such as original design work and construction submittal reviews. c. Other than the contractual obligations with the Prime Contractor, the MQC must have no other business relationship (i.e., employee, owner, partner, operating officer, distributor, salesman, technical representative, family relationship, or financial investment) with the Prime Contractor or subcontractors. d. Be employed by an independent engineering firm or company and must not be a Mechanical Engineer on the Prime Contractor's Design-Build team. The firm may identify multiple, to a maximum of five, licensed Mechanical Engineers for the performance of the duties under this Contract but must submit the names and qualifications for Government approval for all individuals identified prior to them performing any work under this Contract. These individuals must not be substituted without prior approval from the Contracting Officer. - Please consider that only the lead for this requirement be a licensed	

				Mechanical Engineer. Please consider allowing their direct reports who are part of the overall MQC team, with five (5) years' experience supervising mechanical features of work, be allowed to perform the construction surveillance concurrent with installation of Mechanical DFOW.	
241	103 of 605 Vol 1 of 4	01 33 10.05 20	2.2.1 Design Submittal Packages	We suggest that the noted Critical Path Design Submittals to allowed to use only these submittals: CDW, Prefinal & Final. By ;eliminating the Design Development submittal the critical path process will allow for the overall project schedule to be meet.	Propose per RFP.
242	RFP - B202001 Windows			There is a conflict between PPI response 185 that seems to confirm operable windows in the building and PPI 19 that seems to confirm that the windows are to NOT be operable. Note that there are significant condensation and mold concerns in this climate if operable windows are utilized. Please confirm is the project requires Operable Windows or Not Operable Windows	See Amendment 0008 continuation page providing clarification for B202001 Windows.

(End Summary of Changes)