Requests for Information (RFI's) and Responses – Solicitation #: W50S8R-26-R-A005

(as of 03 July 2026)

RFI 01

1. The SF 1442 cover page and Section 00 21 00 state the solicitation is UNRESTRICTED. However, Section 00 22 16, Paragraph 1.1 states: 'The Government intends to award a single contract to a qualified Small Business Offeror...'

   Is this solicitation Unrestricted or is it restricted to Small Business concerns?

   RESPONSE: Solicitation is UNRESTRICTED... "Small Business" has been removed from this text.

2. Section 00 21 16, Para. 2.3.2.3 opens with 'Offeror shall submit a subcontracting plan...' without initially distinguishing business size. The parenthetical '(for Large businesses only)' is added only in Section 00 22 16 headers. Further, Section 00 21 16 Para. 2.3.2.3 also states 'If you fail to provide a subcontracting plan your proposal will be found unacceptable' without a clear small business carve-out in that same paragraph—the small business alternative is in a starred note below.

   Please confirm: (1) Large businesses MUST submit a Subcontracting Plan or face elimination; (2) Small businesses are NOT required to submit a Subcontracting Plan; and (3) the starred statement on company letterhead at Para. 2.3.2.3 is the ONLY required substitute for small businesses.

   RESPONSE: Only Large Businesses are required to submit Subcontracting Plans as part of their proposal. The FAR is clear on this requirement, and that is does not apply to Small businesses. Putting the "for Large Businesses only" in the text was for reminder purposes only. Small businesses only need to submit the statement as referenced in the solicitation, as it relates to FAR 52.219-14 and their confirmation of understanding the requirements related to subcontracting limitations for Small businesses.

3. Para. 2.3.2.1.1 states: 'The Government intends to use Exhibit A Part 1 information in the evaluation of experience for Subfactor 1..' Para. 2.3.3.4 separately instructs offerors to 'Prepare not more than 3-5 of these documents' as part of Past Performance. It is unclear whether one set of 3-5 Exhibit A packages serves BOTH Technical (Subfactor 1) and Past Performance purposes, or whether separate Exhibit A packages must be prepared for each.

Please confirm: (1) Is a single set of Exhibit A packages (3-5) used for both Subfactor 1 Technical evaluation and Past/Present Performance evaluation? (2) Or must the offeror submit separate Exhibit A packages—one set for Technical and a separate set for Past Performance? (3) If a single set, should they be included in Volume 2, Part 2 only, with a cross-reference in Volume 2, Part 1?

RESPONSE: As stated 2.3.3.1., contractor shall provide Exhibit A's as part of that volume and part requirement. 2.3.2.1.1. is simply stating that those Exhibit A's submitted in that part of proposal (2.3.3.1.), will also be utilized in evaluating Subfactor 1; therefore, submitting the same information in detail for Subfactor 1 is not necessary (simply duplicating paperwork). In further reading the 3rd paragraph of section 2.3.2.1.1., it states the Offeror should simply reference the information (i.e. project, contract, etc.) in a short summation (document) of their relevant experience and capabilities in meeting Subfactor 1. (instead of submitting the entire exhibits in both Part 1 and Part 2).

4. Section 00 21 16, 2.2.3 provides for 3-5 projects. Exhibit A says to submit no more than 3.

   Please confirm the minimum and total allowable projects to be submitted.

   RESPONSE: "three (3)" has been changed to "five (5)" in Exhibit A. Revised document is attached.

RFI 02

1. For certain projects on our Exhibit A, we are unable to obtain new PPQ submissions through the Exhibit C process due to two documented circumstances beyond our control: (1) the responsible government POC is no longer available and no successor with first-hand knowledge of our performance has been identified, and (2) contractual restrictions currently preclude the agency from completing new evaluations. We do, however, have on file fully completed NAVFAC/USACE format PPQs previously received directly from the Client for these same projects. We respectfully request authorization to include these existing PPQs in lieu of new Exhibit C submissions for the affected projects, and are prepared to provide written certification of the above conditions upon request.

   RESPONSE: Acceptable. Provide these existing PPQ's, along with current Contracting Office point of contact information, where the contracts were executed

from. The applicable office should be able to validate necessary information this reviewing Contracting Office would need to verify.

2. To ensure all offerors have adequate time to prepare responsive and competitive proposals incorporating all RFI responses, we request that the Government extend the proposal due date following the posting of the final RFI response/amendment.

   RESPONSE: Amendment issued 23 Jun.

3. A Government agency has advised that they will not provide a PPQ if there is an interim CPARs for a project. Please consider accepting an interim CPARs for those projects that meet the 70% complete requirement.

   RESPONSE: Acceptable

4. Additionally, please consider a minimum 1 week extension to the bid date to ensure our strongest possible subcontractor participation.

   RESPONSE: See Number 2. Response above

5. Regarding Spec. section 01 50 00-3.7: Please confirm the requirement for the GC to provide a field office for Gov't personnel.

   RESPONSE: No, A field office for the government is not required.

6. Regarding Spec. sections 01 32 52, 01 35 26, and 01 45 00:

Spec Section 013252 does not specify that the Construction Security Officer (CSO) has to be a stand alone position.

Spec Section 013526 notes that the Site Safety Health Officer (SSHO) may also serve as the Quality Control Manager (QCM)

Spec 014500 – 1.6.1.1- Duties – describes that the QC manager is responsible for the Secure Space, Controlled Area, etc., which relates back to the CSO role.

Please confirm the intent is for these (3) roles CSO, SSHO, and QCM to be fulfilled by a minimum of (2) personnel and that having (1) individual triple-hat will not be permitted.

RESPONSE: As long as minimum qualifications are met for these three roles, one (1) individual can serve for these three roles.

7. Existing Conditions: It was noted at the site visit that areas of the exposed CMU finish had peeling paint/coating. Please advise what preparation method is required before repainting that CMU.

   RESPONSE: Per sheet AD101, General Sheet Notes G and H, existing paint is to be removed and walls are to be prep for painting and new finishes.

8. Exterior Metal Panels: The spec section 07 42 63 -2.1- notes that the metal panels are "Kingspan KS Shadowline. 26 Gauge interior and exterior. Width is 42 inches. Thickness is 2 inches. Panel orientation is horizontal." The existing panels are illustrated the drawings and observed at the site visit to be positioned vertically and less than 42" wide. Please confirm this panel specification. If a submittal from the original building is available, please provide.

   RESPONSE: See attached submittal data from original installation. Per submittal the panel is 42" wide. Contractor to field verify actual panel width prior to procuring metal panels.

9. Roof Openings: Drawings SF102 and A102 note conflicting information about how to treat the roof opening modifications. SF102 shows decking infill at all openings. However, A102 notes that the round opening at the plan-Northeast area of the roof is a capped opening to remain, per note ten. Also, note 3 says to cap an existing pipe vs remove and insert new roof decking. It is assumed the larger rectangular openings on A102 that are referenced by sheet keynotes 4, 7 & 11 are to be infilled per the SF102 drawing and referenced F1/S520 detail.

   RESPONSE: At round opening at plan-Northeast area remove metal capping. Infill per SF102. Provide new infill roofing assembly per Keynote 7.
   At existing pipe penetrations thru the roof provide per Sheet A-102 Keynote 3.

10. Railings: Please confirm the type and finish of the new railings on the ramps. Note Drawing 13/ A-101 says the railing to be painted. The detail E4/A-501 calls them out to be stainless steel (S.S). If they are S.S. what is the finish? Please advise.

    RESPONSE: Provide handrails per specification section 05 52 00.

11. Water Repellant: The wall section details on A-401 note “water repellant” being applied to the interior side of the CMU, however the 07 19 00 specification 1.11 notes that the surfaces to be coated are all exterior masonry surfaces. Please confirm where this coating is to be applied.

    RESPONSE: Provide on the interior side of the CMU.

12. Air Barrier: The specification section 07 42 63 – Building Air Barrier is provided, please confirm where this is to be incorporated. Is it to be fluid applied, or is building wrap or membrane of some type required behind the new metal panels? Multiple barrier types are described. Does the existing building have any air barrier components/membranes/wrap behind the existing metal panel? Please advise.

    RESPONSE: For pricing purposes, assume existing air/vapor barrier is fluid-applied. Request submittal number 07 27 26-001 Fluid Applied Membrane Air Barriers from the base. Contractor to field verify and provide a compatible system for all new work.

13. Is this project tax exempt?

    RESPONSE: Yes

14. Regarding Intrusion Detection System (IDS): Please provide The Base’s POC for the Advantor IDS.

    RESPONSE: Information was already provided in solicitation; see Sec. 00 21 00, part 14.

RFI 03

1. Are the cellphone lockers shown on C1/IN201to be furnished and installed by the contractor? If so, could a BOD please be provided?

   RESPONSE: Per specification section 10 51 13 all salient features are provided for the style and type of cell phone locker system that is required. It is to be Contractor furnished contractor installed.

2. Please provide a product name and specification selection as the BOD for the AWP system AWP-2. We cannot locate this product shape/thickness/aesthetic with the information provided.

   RESPONSE: The Government is only authorized to provide brand name specifications by exception (i.e. sole or limited source requirement). Performance specifications have been provided and if you reference the material finish legend, BOD model numbers and color codes that can be used for reference, which are commercial products/quality acoustical wall panel system that meets all fire rating requirements.

3. Regarding Spec. section 13 49 20.00: RF Mock-up: Please confirm if the RF Mock up can be assembled in place/ within the building or area of as a sample first, of is a specific sand alone mock up required?

   RESPONSE: RF Mock-up can be within the building or area as a sample. Any corrections to the mock-up are part of the contractor's expense.

   Raised access floor may be installed on site (if site is ready for a mockup). It can be done in an office space and must be approved prior to any further commencement of work.

4. Regarding Spec. section 13 49 20.00: RF Mock-up: Please confirm whether a radio frequency (RF) rated door is to be installed as part of the "Mockup Required" (13 49 20.00 10/1.3.5). If the required mock up is stand alone, can the doors be removed and reinstalled in the final construction, or are new (additional) doors required for permanent installation?

   RESPONSE: The RF doors are not required to be part of the mock-up and can be installed and inspected in place.

5. Regarding Spec. section 13 49 20.00: Does the RF mock-up require 3-part attenuation testing (i.e., in progress, initial testing, and final acceptance testing) to match final building construction, as per the project specifications, or would just 1 round of testing be acceptable?

   RESPONSE: 3-part Testing of the mock-up if provided as a stand-alone mock-up is not required. Only the actual RF boundary is required to be tested.

6. Regarding Spec. section 13 49 20.00: Shielded Area: Please confirm whether RF shielding is required within the interior of the "Controlled Areas." The drawings do not appear to show RF-rated doors at these locations, and these partitions are therefore assumed to be STC-rated walls only. Additionally, the wall sections on Sheet A-111 and the extent of RF-foiled areas are unclear. Please clarify the required shielding limits and whether any RF shielding is required within the Controlled Areas to delineate between spaces.

   RESPONSE: RF shielding is a 6-sided box. Refer to sheet A-401 which shows RF shielding at the walls, underside of roof structure and the floor.

7. Regarding Spec. section 13 49 20.00: RF Attenuation: Please confirm whether bidders are to price the RF shielding scope in accordance with the project drawings and specifications as issued. Based on the shield line configuration shown, the specified 40 dB shielding effectiveness rating may not be fully achievable due to potential flanking/failing paths. As currently detailed, penetrations through the shield line exist that do not appear to provide attenuation of radiated signals, and any conductive pathway, such as copper wiring, may allow signals to pass into or out of the shielded area. Sanitary lines serving plumbing fixtures within the shield line do not appear to include waveguides or other RF attenuation provisions. Please confirm we should bid as shown.

   RESPONSE: Per the specification the contractor is responsible for testing all work. All locations that do not pass are the contractors responsibility to correct and retest. Updated details will be provided for plumbing penetrations at the floor for the secure boundary. Updated detail for Secured to non-secured boundary pipe penetrations will be provided.

   The contractor is responsible for how to bid the project and how to meet the Governments requirement, to include means and methods. Details that are shown are not a guide from the Government as to "how" (means and methods, installation of product) something shall be accomplished for RF Shielding. Any information provided for reference or example by the Government and/or AE shall NOT override manufacturer installation instructions or requirements for their product to obtain proper certifications.

   - NOTE: THIS PROJECT INCLUDES RADIO FREQUENCY SHEILDING SYSTEMS AND STC-RATED WALL ASSEMBLIES. THE PERFORMANCE REQUIREMENTS OF THE SHEILDING SYSTEM ARE IDENTIFIED IN THE SPECIFICATIONS PROVIDED BY THE GOVERNMENT. THE SHEILDING

AND STC RATED WALL ASSEMBLIES SHALL BE TESTED AS REQUIRED BY SPECIFICATIONS AND ICD/ICS 705. TESTING SHALL BE PERFORMED BY A THIRD-PARTY TEST AGENCY PROVIDED BY THE CONTRACTOR AND APPROVED BY THE GOVERNMENT. THE CONTRACTOR IS RESPONSIBLE FOR PASSING ALL REQUIRED TESTS. IN THE EVENT OF FAILED TESTS, THE CONTRACTOR WILL PERFORM ALL CORRECTIVE ACTIONS AND RE-WORK REQUIRED TO PASS RE-TESTS AT NO ADDITIONAL COST TO THE GOVERNMENT.

8. Regarding Spec. section 13 49 20.00: Multiple specification sections used for this project appear to be from a High-Altitude Electromagnetic Pulse (HEMP) template and not appropriate for the shield as depicted in the drawings. Please confirm this project does not require any HEMP requirements.

   RESPONSE: The project does not have any HEMP requirements.

9. Regarding Spec. section 13 49 20.00: The specification requires all materials to meet NSA 94-106 standards. The NSA standard requires attenuation to meet 100 dB over a frequency range. The stated standard for this job is 40 dB from 30 MHz to 6 GHz. Please confirm that the requirement for all materials is not required to meet the 94-106 standard.

   RESPONSE: Project is only required to achieve 40dB per section 2.1.1 General.

10. Regarding Spec. section 13 49 20.00: RF Testing: There is a statement in the specifications that the testing Contractor must be a third party and cannot be the same entity as the installer. Please confirm whether the Government has designated a third-party testing provider for this requirement, or whether the General Contractor is responsible to procure a third-party testing provider. It is our understanding that the contractor is required to have a third party testing contractor as a QC measure.

    RESPONSE: Contractor is responsible to provide a third-party testing provider.

RFI 04

1. For the called our Vertically Retractable Operable Wall (Skyfold), what is the desired STC (Sound Transmission Class) Rating (51, 55 or 60) of this wall? Additionally, is

there a preference for the Classic or the Zenith model? Both can achieve the mentioned sound ratings and the specified vinyl finish.

RESPONSE: Per specification section 10 22 39, 2.1.2.2 STC of not less than 51 in a fully extended position. Unless otherwise specified through a brand name/sole source justification, the Government does not specify specific brands/makes/models/part numbers.

2. There is a spec section 01 91 00.15 specifically for building commissioning. Section 1.3 states the government has no direct contract authority with the lead commissioning specialist

   RESPONSE: Per specification 01 91 00.15, section 1.2, the Government retains the authority for oversight and assurance of the entire commissioning process, and final approval of all commissioning deliverables. However, the General Contractor must hire and provide the commissioning authority per specification section 1.9 and G-003 Note 10.

3. General project note #10 on G-003 says the contractor shall hire a commissioning firm and specialist (CxA) to perform the commissioning requirements of specification section 01 91 00.15

   RESPONSE: Correct, this is a requirement of the General Contractor under this contract. See specification 01 91 00.15 for additional information.

4. Sheet ID C-002 General Sheet Note F is there any costs associated with AOA or badging training and who will be responsible for those costs.

   RESPONSE: The Government will provide applicable training and instructions on obtaining contractor access badging (post-award) and any training required related to AOA, at no cost to the contractor.

5. Sheet ID C-002 General Sheet Notes G. FOD Mitigation plan, I. FFA Approval and L. Two-Way Radio & Note M. watch guard required for site requirements and access. Please confirm who is responsible for costs, filing and final approval for all these measures. If GC, then please clarify if conflicts or release on these measures and impacts schedule which causes delays on schedule, will it be forced upon GC to incur and is there a penalty involved.

   RESPONSE: (Complete Government response will be provided in follow-on RFI response doc posting). FAA approval's and coordination will be coordinated by contractor through Government Contracting Officer Representative (COR), at no cost to the contractor.

6. General – Confirm if Geotechnical Exploration Report (GER) or Geotechnical Profile has been performed is current and accurate representation of the entire site. If not, is this for GC to present prior or include in bid response.

   RESPONSE: A geotechnical subsurface investigation was performed prior to the previous building addition project, dated 2019. The contractor is not expected to perform geotechnical evaluations of the site.

7. General – Confirm if an Environmental Site Assessment (ESA) been thoroughly conducted? Is this a requirement for the GC to obtain prior to construction?

   RESPONSE: It is not a requirement of the general contractor to perform an Environmental Site Assessment.

8. General – Confirm if there any special shoring requirements for this site? Is this a requirement for GC to pick up in bidding process?

   RESPONSE: Shoring to conform to Specification 31 00 00.

9. General – Confirm if the project requires a NPDES permit or does is already carry that permit. If not is GC responsible for this permit and cost associated.

   RESPONSE: Contractor is not responsible for NPDES permit. However, they are responsible for erosion & sediment control as it relates to construction, a construction general permit and a SWPPP. Please see General Sheet Notes A – D on CD101.

10. General – Confirm if the cut/fill balanced on-site, or will we need to budget for exporting excess dirt and importing fill material?

    RESPONSE: The cut and fill has not been balanced. See General Sheet Note F on CD101 as well as Specification 31 00 00 for earthwork requirements.

11. General – Confirm if restrictive "no-damage-for-delay" clauses apply to this solicitation that penalize the GC for site-related stoppages?

    RESPONSE: If reference is related to “Liquidated Damages” clause, yes – this clause is included in contract (52.211-12). Understand that this clause is not included for simply punitive damages. Reasonable, justified delays to schedule, changes orders that authorize schedule increases, unforeseen conditions, material delivery delays

due to uncontrollable lead-time changes, or government-induced delays are examples of when this clause would NOT take effect.

12. General – Confirm if GC is covering cost for removing of any existing COMMs lines if conflicts occur within the site work/Civil portion within this SOW.

    RESPONSE: Yes, it is expected the general contractor will remove existing comm lines if in conflict with new work.

13. General – Confirm if Antenna scope of work or any other trade will need to be done after normal business hours. If so, what is the time approved for those activities, and would the security requirements change for those activities?

    RESPONSE: Contractor needs to coordinate special activities or work outside of normal hours with the Contracting Officer. See specifications 01 14 00, 01 32 01.00 10, and 01 35 13 for additional information. Security requirements remain in-place while contractor is working, regardless of when work is accomplished.

14. General - Please provide specified preferred vendors for every trade impacted on this SOW including but not limited to Roofing, Fencing, Tele data/Comms, IT/Cabling, Security, Controls, FA, Raised Access Flooring. If possible, please include list of approved contractors that have previously worked in the building.

    RESPONSE: As noted previously in other RFI's for this solicitation, the Government is only authorized to provide brand/manufacturer specific information as guidance to the contractor, when an exception applies (sole/brand name justifications; Advantor-related requirements are an example of this). There is not an "approved-vendor list" for working on base/in building. All manufacturer products that meet the specifications for project (through post-award submittal process) are acceptable to be delivered on base. Any contractors that plan to perform on base will need to be able to provide personnel who can pass a background check (as noted in Section 1 00 00, General Requirements, part 17., Security Requirements).

15. General – Please confirm material loading and unloading time for on base deliveries.

    RESPONSE: See Section 01 00 00 – General Requirements, part 3., Scheduling.

16. General – Please confirm if this project is union or if union subcontractors can bid on this solicitation.

    RESPONSE: There is no stipulation or requirement restricting any aspect of this project to unions, nor restricting union subcontractors from participating.

17. General – Can client please provide site photos of the existing space internally (Actual Building Existing Layout) and externally (Groundwork Portion).

    RESPONSE: Any site photos the Government may have for requested areas above, will be provided in follow-on RFI response document posting.

18. General – Confirm if there are any special requirements/certifications, testing for any trades not mentioned in the documents GC should be aware of prior to bid submission.

    RESPONSE: The design documents require certification and testing for several features of work. G-003 addresses some unique requirements of this contract; however, the GC is responsible for all specified certifications and testing.

19. General – Confirm if any construction under this solicitation is to be phased.

    RESPONSE: Requirements of the construction security plan and requirements for mock-ups and testing for secure area may require phased activities. Refer to the construction security plan and design documents.

20. Sheet ID A201 sheet Keynote #3 please provide matching brick color and size

    RESPONSE: Government to verify if they have a submittal for the installed brick. If no submittal is available contractor to color match as close as possible and match same size brick and mortar color.

21. Sheet ID – A101 keynote #8 – Masonry infill at existing overhead door opening to match existing exterior finish, please provide existing finish and spec. to match.

    RESPONSE: At keynote #8 locations, the new masonry infill at the exterior walls will be covered externally with an exterior finish assembly and internally with an interior finish assembly, the masonry is not required to match an existing finish.

(End of RFI's and Responses)