1. General & Administrative

1.1 Bidding & Award

Q: *Please confirm that this project is a "low bid" not a LPTA/best value.*

A: Confirmed. This is an Invitation for Bids (IFB) utilizing Sealed Bidding procedures under FAR Part 14. Award will be made to the responsible bidder whose bid, conforming to the invitation, is most advantageous to the Government, considering only price and price-related factors.

1.2 Estimated Value

Q: *Is there an estimate range value?*

A: In accordance with recent policy updates, a specific estimated price range is not provided. Bidders must submit their best price based on the requirements provided in the solicitation package.

1.3 Access to Controlled Documents

Q: *There are missing documents on SAM.gov labeled "controlled." How can I have access to those files?*

A: You must be signed into an active SAM.gov account and your entity must be certified by the Joint Certification Program (JCP).

1. Click the "Request Access" button next to the controlled files.
2. Provide a "Reason for Access" when prompted.
3. Sign and return the Non-Disclosure Agreement (NDA) to the Contracting Officer to finalize access.

1.4 Project Schedule & Start Date

Q: *What is the approximate start date for construction?*

A: The Government anticipates issuing the Notice to Proceed (NTP) approximately 30 calendar days after contract award, contingent upon the successful submission and approval of all required post-award bonds and pre-construction submittals.

1.5 Bid Date Extension

Q: *Can the bid date be extended by two weeks?*

A: The Government has granted a further extension to allow bidders to adjust their proposals in light of the PLA removal and updated wage rates. Per Amendment 0005, the bid opening is scheduled for 28 July 2026 at 10:00 AM local time.1.6 Bid Submission Method

Q: *Will the Government change the requirement for bid delivery from hand or mail to email or uploading via a secure platform?*

A: No. In accordance with Sealed Bidding procedures (FAR Part 14), bids must be submitted in hard copy via hand delivery or mail. Electronic or emailed bids will not be accepted. The original Bid Bond (SF 24) must be physically attached.

1.7 Pre-Bid Site Visit

Q: *Please post the sign-in sheet from last week's site visit in an amendment.*

A: The sign-in sheet from the pre-bid site visit will be published as an attachment on SAM.gov.

1.8 Administrative Clause Update (Biobased Products)

Q: *Please confirm if FAR Clause 52.223-2 (Affirmative Procurement of Biobased Products Under Service and Construction Contracts) is applicable to this project.*

A: Yes. To correct an administrative omission, FAR Clause 52.223-2 is formally incorporated into the contract via Amendment 0005. Contractors must utilize USDA-designated biobased products where applicable during construction and submit the required annual reports.

2. Project Labor Agreement (PLA)

2.1 Mandatory PLA

Q: *Please confirm Section 00 22 13 mandates the use of a Project Labor Agreement (PLA).*

A: No longer applicable. Pursuant to the Head of Contracting Activity (HCA) approved waiver dated 7 July 2026, the requirement for a Project Labor Agreement (PLA) has been completely eliminated from this solicitation. Section 00 22 13 has been deleted in its entirety via Amendment 0005.

2.2 PLA Submission

Q: *Please confirm the apparent successful bidder must submit a fully negotiated PLA to the Contracting Officer before contract award.*

A: No longer applicable. Bidders are not required to submit or negotiate a PLA prior to contract award. FAR Clause 52.222-34 has been removed from the solicitation via Amendment 0005.

2.3 Merit Shop Compliance

Q: *Must any merit shop bidder comply with the terms of the PLA?*

A: No longer applicable. As the PLA requirement has been eliminated from this procurement, no bidders or subcontractors (union or merit-shop) will be required to comply with or sign a PLA.

2.4 PLA Requirement Elimination

Q: *Understanding the PLA is negatively impacting subcontractor participation, will the requirement be eliminated?*

A: Yes. Following the receipt of critical industry feedback indicating a severe reduction in small business competition, the Contracting Officer successfully routed a Request for Exception. The HCA

has formally approved the waiver, and the PLA requirement is hereby eliminated from the contract via Amendment 0005.

2.5 PLA Threshold

Q: *Section 00 22 13 requires a mandatory PLA, but with no mention of the $35 million dollar threshold. Please confirm if a PLA is mandatory regardless of the total Contract amount.*

A: No longer applicable. The PLA requirement has been waived for this solicitation under the authority of FAR 22.504(d)(1)(ii). No PLA is required for this project regardless of the final contract award amount.

3. Site Work & Geotechnical

3.1 Base Bid Scope

Q: *Please confirm the drainage scope for the North of Glenn Site area shown on CG103 is with the base bid.*

A: Confirmed. CG103 is base bid.

3.2 Backfill Material

Q: *Are we able to use existing materials (Fill, Glacial Till) as backfill material?*

A: Definitions of satisfactory materials and material sampling requirements are provided in specification 31 00 00.

3.3 Unforeseen Conditions

Q: *Please confirm the excavation of any unforeseen elements will be treated as a change order.*

A: The Differing Site Conditions clause (FAR 52.236-2) applies to this contract. Any potential equitable adjustment will be evaluated in accordance with this clause upon written notice.

3.4 Precedence of Documents

Q: *Please confirm information shown in the design documents supersedes what is recommended in the Geotech Reports.*

A: In accordance with FAR 52.236-21, in case of difference between drawings and specifications, the specifications shall govern. Geotechnical reports are provided for informational purposes only.

3.5 Stockpiling Materials

Q: *Are we able to temporarily stockpile materials on site?*

A: Yes, with prior COR coordination and approval.

3.6 Snow Removal

Q: *Please confirm snow removal will be by the owner.*

A: The Owner will remove snow up to the site perimeter. The Contractor is responsible for snow removal within the site perimeter.

3.7 Demolition of Building 542

Q: *Please confirm the demolition of Building 542 is not part of this contract.*

A: Confirmed. The demolition of Building 542 is not in the scope of this contract. Refer to the updated drawing set in Amendment 0002.

4. PFAS Management (CLINs 0002, 0003, 0004)

4.1 CLIN 0002: PFAS Sampling

Q: *Who is responsible for developing the PFAS sampling plan, locations, and frequencies?*

A: The contractor is responsible for developing and submitting a site-specific PFAS Sampling and Analysis Plan (SAP) for approval by CES/Environmental and MDEP. Key requirements include:

- **Operational Sequence:** In-situ (pre-excavation) soil testing is not required. Soil testing will be performed on covered stockpiles post-excavation.
- **Analytical Method:** All samples must be analyzed for 11 PFAS compounds using USEPA Method 1633 by a DoD ELAP-accredited lab.
- **Stockpile Protection:** Stockpiles must be placed on an impermeable under-liner (min. 10-mil) and be completely covered at the end of each workday.
- **Stockpile Sampling Frequency:**
  - 0–100 CY: 2 samples
  - 101–1,000 CY: 3 samples
  - 1,001–50,000 CY: 5 samples
  - 50,001–100,000 CY: 10 samples
- **Excavation Sampling Density:**
  - Bottom of Excavation: 1 sample per 400 sq. ft. (20'x20' grid)
  - Sidewalls: 1 sample per 50 linear feet
- **Water Sampling Frequency:** Sample weekly for the first month, monthly thereafter, and after any significant rain event (>0.5 inches in 24 hours).

4.2 CLIN 0003: PFAS Dewatering

Q: *Please provide influent data and effluent goals for water treatment system design.*

A: Bidders must assume water removed from excavations contains PFAS. Historical sampling confirms groundwater is impacted.

- **Bidding Assumption (Influent):** Assume an influent concentration of 2,000 parts per trillion (ppt) total PFAS.
- **Bidding Assumption (Effluent):** Treatment must achieve non-detect or <= 20 ppt for the sum of the six regulated MEDEP PFAS compounds.

- **Treatment Mechanism:** A robust treatment train (e.g., GAC followed by Ion Exchange resin) is anticipated.

4.3 CLIN 0004: Soil Disposal

Q: *What assumptions should be made for the level of contamination for soil disposal pricing?*

A: To establish a fair bidding baseline, all excavated soil must be assumed to contain PFAS above the RSLs.

- **Bidding Assumption for T&D:** Bidders shall price Transportation and Disposal (T&D) assuming all soil is managed as non-hazardous, PFAS-impacted special waste.
- **Disposal Destination:** The default pricing baseline must be for a RCRA Subtitle C (Hazardous Waste) Landfill. Bidders may propose using a closer Subtitle D (Municipal Solid Waste) Landfill, but this requires submitting the landfill's permit and specs for Government approval post-award.

5. Technical & Scope Clarifications

5.1 Staffing Roles

Q: *Is the Superintendent able to take on the responsibilities of the Quality Control Manager?*

A: No. A separate Quality Control (QC) Manager is required.

Q: *Is a Full-Time on-site Safety Health Officer required?*

A: Yes. A full-time Site Safety and Health Officer (SSHO) is required and must be a separate person from the Superintendent and QC Manager.

Q: *Can the Assistant Quality Control Manager perform the duties of the Submittal Clerk?*

A: The AE does not have any concerns with the Assistant QC Manager performing the duties of Submittal Clerk.

5.2 Hoist System

Q: *Drawings indicate a 1/2 ton Electric Chain Hoist, but specifications call for a Wire Rope Hoist. Please clarify.*

A: Provide a Wire Rope Hoist in accordance with the specifications.

Q: *Should we be concerned with Spark Resistance and Explosion Proof protocols for the hoist?*

A: No. The hoist motor is mounted at 20 ft AFF, outside the Class 1 Div 2 area. The umbilical controller, if below 48 inches, must be rated as Class 1 Div 2.

Q: *None of the structural drawings reflect support steel. Will it be supported by the building Ceiling Joists?*

A: See elevation D1/S-207. The W8x28 is the support for the hoist.

5.3 Amendment 0002 Drawing Changes

Q: *Amendment 2 drawings were not clouded. Can we assume the only changes are the removal of Building 542 demolition scope?*

A: Yes. Your assessment is correct. The changes between the 'JULY 2025' set and the 'RTA' set from Amendment 0002 primarily relate to removing the Building 542 demolition. This includes the removal or revision of the following sheets: C-100, G-101, CG-102, GC-102, V-101, CD-102, CS-103, and CG-106.

5.4 DDC Controls / Niagara Supervisor

Q: *Is the head end at Tinker AFB a Niagara supervisor? What version is it running and what is the license capacity?*

A: The base-wide control system platform utilizes Niagara and standard BACnet protocols. The Government is not providing specific software version numbers or licensing capacities. Bidders must ensure all provided controls are fully open, non-proprietary, natively support Niagara/BACnet, and are capable of being placed onto the COINV2 network.

5.5 Tax Exemption

Q: *Are permanent project materials exempt from sales and use tax?*

A: Yes. This is a Federal Government project in Maine, and materials becoming a permanent part of the facility are generally exempt. The Contracting Officer will provide the successful awardee with a tax exemption certificate upon request.