DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 72 AIR BASE WING (AFMC)
TINKER AIR FORCE BASE OKLAHOMA

30 JUL 26

MEMORANDUM FOR AFSC/PZIOC (ATTN: Tamra Torres)
THROUGH: 72 ABW/CENM

FROM: 72 ABW/CEED
Tepa Companies

SUBJECT: Pre-Bid RFI Responses
Project: WWYK250063 - INSTALL REACT VII FACILITY, B9001, POST V19

Reference: Memo, 24 JUL 2026, Pre-Bid RFIs, WWYK250063 - INSTALL REACT VII FACILITY, B9001, POST V19

1. This office reviewed the referenced RFIs for the subject project and provided answers below. Please forward to the contractors for their use in preparing proposals

(1) Per SOW Section 4.4.2(1); Drawing S-101, General Note 1, Drawing S-101 General Note 1 states the drawing was prepared from existing drawings with limited field access and that no as-builts are available for the work area. Please confirm:
   a) whether the Government will provide any existing structural records, concrete mix design data, or core sample test results for the existing slab-on-grade prior to the contractor commencing the slab capacity analysis required under SOW Section 4.4.2(1).

Government Response: There are no structural As-builts available for this area of B9001.

(2) Per SOW Section 4.4.2(2); Drawing S-101, Pile Schedule, The Pile Schedule shows two pile cap types (P1 and P2) with ASD vertical loads of 33K and 21K respectively. Please confirm:
   a) whether the P1 and P2 pile cap locations shown on Drawing S-101 represent the complete and final pile scope, or
   b) whether additional pile locations are anticipated pending the contractor's slab capacity analysis.

Government Response: The structural items are shown as a preliminary design. The contractor will provide the final 100% design for all structural scope.

(3) Per SOW Section 4.4.2(1); Helical Piles Notes, The Helical Piles Notes state that existing conditions and underground obstructions shall be confirmed by the pile installer and that probing or scanning may be necessary. Please confirm:

a) whether the cost of utility probing, scanning, and underground obstruction investigation is included in the base contract scope or
b) whether it will be compensated via contract modification if required.

Government Response: This cost should be incorporated into the contract.

(4) Per SOW Section 4.4.1(c); Drawing S-002, SOW Section 4.4.1 requires the contractor to provide a complete structural design signed and sealed by a licensed structural engineer. Please confirm:

a) whether the Government will provide a current geotechnical report for the React VII footprint as a Government-furnished deliverable, or
b) whether the contractor is required to commission a new geotechnical investigation as part of the base contract price.

Government Response: Geotechnical investigation should be completed by the contractor.

(5) Per Drawing A-602; Door/Window Schedule, Door 105 is listed as Type D3 at 16'-0" x 14'-6" with the remark 'FIELD VERIFY — DOOR TO FIT OPENING.' Please provide the confirmed Government-verified rough opening dimensions for Door 105 so the contractor can procure pricing for the overhead coiling door assembly.
Government Response: It is the responsibility of the Contractor to verify all dimensions. If necessary, the contactor may request an additional site visit.

(6) Per Drawing A-602; Hardware Schedule, Hardware Group 4; Spec Section 08 33 23, Door 103A is located in a 2-hour rated wall assembly and Hardware Group 4 assigns an overhead coiling door with a 90-minute fire rating requirement. Per Spec Section 08 33 23, fire-rated coiling doors exceeding standard tested sizes require an oversized UL/FM certificate. Please confirm:

a) whether a UL-labeled fire-rated assembly is required for Door 103A or
b) whether an oversized certificate of compliance per Section 08 33 23, Paragraph 2.1.2.3 will be accepted.

Government Response: Standard overhead coiling doors have been tested with UL, FM, and or WH and are available from manufacturers with the required 90 minute label for the 90-minute (1-1/2 hour) rating up to a maximum standard size of 24 ft 0 in wide by 24 ft 0 in high for heavy-gauge steel models, with specific maximum limits varying by model and slat gauge.
a) A UL, FM, or a WH labeled fire-rated assembly is required for Door 103A.
b) An oversized certificate of inspection from UL, FM, or WH per Section 08 33 23, Paragraph 2.1.2.3 will not be required provided that the installed coiling fire-rated overhead doors and frames do not exceed the size for which testing and labeling services are offered.

(7) Per React VII Hardware Schedule (25MAR26); Door/Window Schedule, The React VII Hardware Schedule dated 25MAR26 and the Door/Window Schedule contain differing hardware specifications for the same door openings. Per SOW Section 5, Order of Precedence, please confirm which hardware schedule governs in the event of a conflict and confirm that a single binding hardware schedule will be provided to the contractor prior to hardware procurement.
Government Response: Revised Door, Frame and Hardware schedules will be provided.

(8) Per React VII Hardware Schedule, Hardware Group 5; Spec Section 08 11 13, Hardware Group 5 specifies an exterior-rated Simplex 8010 5-button combination lock with a Von Duprin XP98/99 rim exit device for Door 104 (exterior door in a 2-hour rated wall). Please confirm whether the rim exit device and combination lock assembly has been evaluated for compatibility with the 90-minute fire-rated door and frame assembly required by Hardware Group Note 3.
Government Response: To meet the 90-minute fire-rated door requirement a UL listed exit device is required with a -F suffix for the Von Duprin exit device. This exit device is to be paired with a fire rated mechanical push button exterior trim combination device from the Simplex LP1000 Series model line. The Simplex LP1000 series are compatible with the VonDuprin series that are specifically designated with the -F suffix for fire ratings. Compatible models include the 98/99 series (98-F, 99-F) rim exit devices. Each of the devices are rated for use of up to 3 hours.

(9) Per SOW Section 4.2.7.1; Spec Section 09 67 23.15, SOW Section 4.2.7.1 identifies pre-existing water infiltration, efflorescent deposits, and a 1/4" slab gap at the northwest corner as existing conditions. Please confirm whether the remediation of these pre-existing water intrusion conditions is included in the base contract scope or whether they are considered a differing site condition for which a contract modification would be issued.
Government Response: The remediation of the pre-existing water intrusion issues are to be included in the base contract scope.

(10) Per SOW Section 4.2.7.2(4); Spec Section 09 67 23.15, SOW Section 4.2.7.2(4) requires the concrete floor to be tested for moisture content prior to installation of floor coating materials. Please confirm:
   a) who is responsible for commissioning and paying for the ASTM F1869 moisture vapor emission test the contractor or the Government and,
   b) confirm the maximum allowable emission rate that will be accepted prior to epoxy application.

Government Response:
a) It shall be the responsibility of the Contractor.
b) The maximum allowable emission rate shall meet the requirements of the selected manufacturer’s coating material.

(11) Per Room Finish Schedule; SOW Section 4.2.5(2), SOW Section 4.2.5(2) requires carpet tiles over the epoxy floor in the offices with walk-off carpet tile at door openings. No carpet tile specification section or product data has been identified in the contract documents. Please provide the applicable specification section and product data, or confirm that the contractor shall select carpet tile subject to Government approval via the standard submittal process.
Government Response: Carpet tile requirements are provided in the TAFB Facility Standard 2020 Edition which has been provided on the Contractor CD in the *"250063_ATT 12_Contractor CD"* file, Section 14.4 Carpet Policy (14.4.1 through 14.4.5). Carpet tile shall also meet ASTM E648 & ASTM E662 requirements. Submit the range of color patterns from a standardized set of carpet tile and Carpet walk-off tile from the Tier I pre-approved product vendors for selection by the government.

(12) Per SOW Section 4.2.5(2); Room Finish Schedule, SOW Section 4.2.5(2) requires walk-off carpet tile at door openings in the office rooms. Please provide the Government-defined extent (dimension or area) of walk-off carpet tile at each office door opening so the quantity can be incorporated into the bid.
Government Response: Walk-off carpet tile is only required at door location102 inside the Office 2 area. Required dimensions is 6' x 6' centered on the pair of doors.

(13) Per Electrical Panel Schedule U18L, Circuits 11/13/15; ERV Schedule, The ERV Schedule identifies one ERV unit (ERV-1, RenewAire HE05) at 120V/1-Phase with an MCA of 6.1A. Panel Schedule U18L shows three separate 20A single-pole circuits (Circuits 11, 13, and 15) each labeled 'ERV-V19' at 4,000 VA each. Please confirm:
a) whether there is one ERV unit or three ERV units on this project, and
b) provide a corrected ERV equipment schedule and panel schedule if required.

Government Response:
a) There is only one (1) ERV unit (ERV-1) on this project.
b) Concur with comments. The existing design documents contain contradictory data between the mechanical equipment schedule and the electrical panel schedules, which are being formally corrected as follows:
    1. Basis of Design: The correct unit is a RENEWAIRE HE-20 rated for 460V, 3-Phase, 6.5A MCA (as correctly shown on Mechanical Sheet M-601). The reference to an "HE05" at 120V/1-Phase in the contractor's RFI is incorrect.
    2. Panel Schedule U18L (Sheet E-601): The contractor's reference to Panel U18L is incorrect. No ERV circuits are listed on Panel U18L; therefore, no changes are required on this sheet.
    3. Panel Schedule U18H (Sheet E-601): This schedule incorrectly shows three separate, single-pole circuits (Circuits 11, 13, and 15) for the ERV. These three slots will be combined into a single 3-pole, 20A, 480V breaker served with a minimum of #12 AWG copper wire per Tinker AFB Standards.

The Government will issue a revised Electrical Sheet E-601 (Panel U18H) via a an amendment to align the electrical breaker configuration with the mechanical load on Sheet M-601.
Note: The mechanical and electrical contractors are strictly required to coordinate post-award to ensure the final physical electrical terminations, disconnects, and safety switches match the exact submittal requirements of the selected ERV manufacturer.

(14) Per Drawing M-601, Energy Recovery Unit Schedule; SOW Section 4.7.1, The Energy Recovery Unit Schedule on Drawing M-601 shows ERV-V19 at 480V/3-Phase/60Hz with an MCA of 3A, while the ERV Schedule spreadsheet (ERV_Schedule_TAFB_B9001_O212477.xlsx) shows ERV-1 at 120V/1-Phase with an MCA of 6.1A. These are two different voltages and phase configurations for what appears to be the same unit. Please confirm the correct voltage, phase, and MCA for the ERV and provide a corrected schedule.
Government Response: The ERV schedule on sheet M-601 is correct.

(15) Per SOW Section 4.7.1(2); Drawing M-601, SOW Section 4.7.1(2) requires vibration isolation per Mason Industries design guides including spring isolators or rubber isolation pads. Please confirm:
a) whether vibration isolation is required for all HVAC equipment including the ERV and VAV boxes, or only for the AHU
b) confirm whether Mason Industries is a sole-source requirement or
c) if equivalent manufacturers will be approved via submittal. Please confirm this written response is binding for the duration of the contract.

Government Response: Tinker AFB Mechanical Standard requires all equipment with fans or reciprocating equipment to have vibration isolation. Therefore, the AHU and ERV require vibration isolation. Mason Industries shall be used as a design guide and not as a sole source vendor. Provide spring isolators, if required, that meet the Mason Industries design requirements that are equivalent.

(16) Per SOW Section 4.5.2; Spec Section 21 13 13, SOW Section 4.5.2 states 'refer to drawings for the extent of automatic sprinkler protection work.' Spec Section 21 13 13 requires hydraulic calculations based on a water flow test to confirm available flow and pressure. Please confirm:
a) whether the Government will provide a current hydrant flow test report and existing sprinkler system hydraulic calculations at the point of connection, or
b) whether the contractor must commission new flow testing as part of the base contract.

Government Response: See notes on FP101.

(17) Per SOW Section 4.10.1; Drawing E-602, SOW Section 4.10.1 states React VII Lab power will be from Bus Duct 5D3 via a 'properly sized Bus Plug.' Please provide:
   a) the current available ampacity remaining on Bus Duct 5D3,
   b) the required bus plug ampere rating and frame size, and
   c) confirm whether the bus plug is contractor-furnished or Government-furnished equipment.

Government Response:
   a) The current available ampacity on Bus Duct 5D3 is unknown. The contractor is responsible for including the cost in their proposal to perform a formal electrical evaluation (e.g., placing a recording meter on Bus 5D3) prior to construction to verify adequate capacity. If the contractor's evaluation determines the existing bus duct is inadequate to support the new facility load, the Contractor is to submit an RFI for further direction.
   b) The required bus plug ampere rating and frame size, and the contractor shall size and provide the bus plug ampere rating and frame size based on their final calculated 100% design loads for the new REACT VII facility panelboard.
   c) The bus plug shall be Contractor-Furnished and Contractor-Installed (CFCI). Include the price of a new, compatible bus plug in your proposal.

(18) Per Drawing E-104, Overhead Door Electrical Specifications; SOW Section 4.10, Drawing E-104 shows Door 103A is powered at 115 VAC single phase and Door 105A is powered at 230 VAC single phase. No circuit source is identified on Drawing E-104 for Door 103A's 115 VAC feed. Please confirm:
   a) the panel and circuit number that will serve Door 103A's overhead door operator and
   b) confirm whether this circuit is shown on Panel Schedule U18L or U18H.

Government Response: The final manufacturer selection for the overhead door operators has not been finalized. To ensure adequate electrical infrastructure and cost coverage in your proposal, the contractor shall recommend and price Panel "U18L" as the circuit source for Door 103A.

(19) Per SOW Section 4.11.1.4; SOW Section 4.9, SOW Section 4.11.1.4 requires the contractor to perform a thorough evaluation of the existing electrical infrastructure prior to any physical work and report all deficiencies to the Government before proceeding. Please confirm:
   a) whether the Government will issue a contract modification to address deficiencies discovered during this pre-construction evaluation, or
   b) whether correction of pre-existing code violations is included in the base contract price.

Government Response: The contractor is responsible for including the cost to perform the evaluation of the existing electrical infrastructure in their base contract price. However, the correction of pre-existing code violations or infrastructure deficiencies (such as discovering that Bus 5D3 is overloaded) is not to be included in the base contract price. If deficiencies are discovered during the contractor's pre-construction

evaluation that prevent the safe execution of the new work, the contractor shall submit their findings to the Government for review, and direction.

(20) Per Joist Special Inspections Schedule (JOIST_SPECIAL_INSPECTIONS.xlsx); Drawing S-002, The Joist Special Inspections schedule, Table 1705.2.4, Item 1.B.2, 'Bridging that differs from SJI Specifications,' shows dashes in both the Continuous and Periodic inspection frequency columns with no assigned frequency. Please confirm:
   a) whether special inspection is required for bridging that differs from SJI specifications on this project, or
   b) confirm that Item B.2 is intentionally not assigned an inspection frequency.

Government Response: Bridging is to be periodic inspection. 1. The standard bridging and 2. Bridging that differs from SJI are subsets of B. Bridging – horizontal or diagonal.

(21) Per Drawing S-002, Special Inspections; SOW Section 4.4.1, Drawing S-002 references special inspections per the 2024 IBC but does not identify who is responsible for retaining and paying for the Special Inspector. Please confirm:
   a) whether the Special Inspector is a Government-furnished service or a contractor cost, and
   b) whether the Special Inspector must be pre-approved by the Contracting Officer prior to mobilization.

Government Response: The contractor is responsible for the special inspections. Approval should be coordinated with the CO.

(22) Per SOW Section 4.4.3(c); Drawing S-502, SOW Section 4.4.3(c) states roof framing joists and girders shall be designed for rooftop MEP equipment. Drawing S-502 shows a typical roof opening frame and mechanical unit support but does not provide confirmed rooftop MEP equipment weights or locations. Please provide the final rooftop MEP equipment weight schedule so the joist manufacturer can complete the delegated joist design.

Government Response: Weights are shown on sheet S-102. Contractor shall confirm weights with final selected equipment.

(23) Per Spec Section 01 78 00, Paragraph 1.3; SOW Section 5.1, Spec Section 01 78 00 Paragraph 1.3 requires the contractor to request the full set of electronic drawings in source format at least 30 days prior to required use. Please confirm the Government will provide the complete set of native AutoCAD .DWG source files for all disciplines within 30 days of NTP.

Government Response: Confirmed.

(24) Per SOW Section 4.5.4; Spec Section 28 31 76, SOW Section 4.5.4 states 'refer to drawings for the extent of fire alarm and mass notification work.' The drawings do not

show an existing FACP zone schedule or confirm available addressable zone capacity in the existing B9001 fire alarm system. Please confirm:

a) whether the existing FACP has sufficient addressable capacity for the new React VII devices or
b) whether the contractor must provide a new sub-panel or replacement FACP as part of the base scope.

Government Response: As referenced in Note 12 on sheet F-001, both shop drawings as well as calculations shall be prepared by a NICET IV fire alarm designer. Calculations as well as system capacity are determined by the full-scale designer/installer. The referenced contract documents are diagrammatic in nature, and no field testing was conducted to determine existing system capacity. This is to be performed by the delegated design professional.

(25) Per Drawing G-003, General Code Analysis; SOW Section 4.5.1, Drawing G-003 identifies the building as fully protected with an existing automatic sprinkler system and notes a 1-hour fire barrier separating the control area. The Material Testing Rooms 103 and 104 are identified as having flammable and hazardous materials. Please confirm the required sprinkler system hazard occupancy classification (light, ordinary, or extra hazard per NFPA 13) for Material Testing Rooms 103 and 104.
Government Response: As identified on FP101 sprinkler system schedule and hatch plan rooms 103 and 104 are identified as ordinary hazard.

(26) Per Drawing P-101; SOW Section 4.8.1, Drawing P-101 shows an existing 8" sanitary sewer with a keyed note to 'verify existing flow line prior to construction.' Please confirm:

a) whether the Government will provide existing invert elevation data and flow line verification for the existing 8" sanitary sewer, or
b) whether the contractor is required to perform field verification as part of the base contract scope.

Government Response: Government provided pipe size and inverts shall be verified by the Contractor prior to construction.

(27) Per SOW Section 4.2.6(2) and (3), SOW Section 4.2.6(2) states the gap between the React VII structure and the host building exterior wall must be large enough to run supply air ducts. SOW Section 4.2.6(3) requires 1/4" steel angle coping with a 2-hour intumescent coating at the roof level. Please provide the minimum required gap dimension between the new React VII perimeter wall and the existing host building exterior wall so the contractor can incorporate it into the structural design.
Government Response: Mechanical sheets show the supply ducts are 6x6. Walls must be located so the ducts do not interfere with the new react walls and existing girts. Walls are located on S-101. This should be field verified prior to fabrication and construction.

2. The points of contact for this project are:
a. Cole Hixon, Project Manager. PH: 736-7085
b. Mark Williams, Construction Inspector. PH: 582-9042
c. Joshua Wheeler, CSAG Program Manager. PH: 582-4826
d. Billy Deal, Contracting Officer Representative (COR). PH: 739-4975

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BILLY DEAL
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