GATE 308504 - 140P2026R0060 Bid Questions and Answers
Amendment No. 0003 – 06.23.26

Amendment 0001:

1. Kindly provide the requirement of recency for Volume 1 factor 1 project experience.

A: See Section L: INSTRUCTIONS FOR THE SUBMISSION OF OFFERS AND OTHER INFORMATION – COMPETITIVE SOURCE SELECTION

2. If a single contract involved multiple hangars and each hangar building has similar work to current solicitation requirement, and each building renovation value is over $10 million, then can each of the hangars be considered as separate projects for project experience?

A: No

Amendment 0002:

New Contracting Officer :

New Contracting Officer is Casey Pehrson:

casey_pehrson@ios.doi.gov

720-910-9679

Additional Site Visit

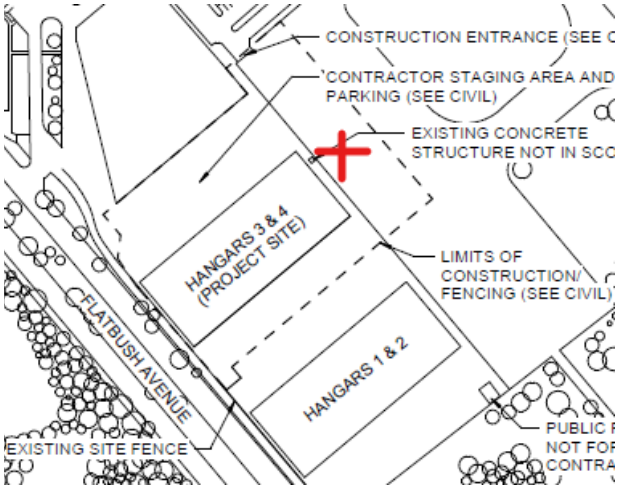
Wednesday, June 17, 2026, at 9:00am ET

Please RSVP to:

casey_pehrson@ios.doi.gov

matt_kutch@nps.gov

Meet at the red X at 9am ET on 6/17/26



New Solicitation Schedule:

Site Visit:	Wednesday, June 17, 2026, at 9am ET
Question Deadline:	Thursday, June 18, 2026, at 4pm ET
Bids Due:	Tuesday, July 7, 2026, at 2pm ET

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<u>Bid Questions and Answers (continued…)</u>

3. Are the Vents Through Roof required to be 4”?

A: No. The bid set drawings show 2” vents through the roof which is acceptable per the applicable building codes.

4. There is no trap primer piping shown on the drawings. TP’s are on the schedule. Use trap guards?

A: Trap guards shall be utilized in place of trap primers. Drawing P4 has been updated to utilize trap guards in lieu of trap primers.

5. Hose bibb is on the schedule but not shown on any drawings.

A: No hose bibbs are utilized in the project. Drawing P4 has been updated to remove hose bibbs from the schedule.

6. Project documents indicate prior hazardous material remediation was performed under a separate contract; however, hazardous material remediation and disposal remain within the current contract scope.

   What ACM and LBP materials, quantities, and locations remain within the scope of this contract?

A: Refer to the construction drawings that were provided for bidding purposes. While there was an earlier hazardous materials abatement project, that scope was limited and did not include all required abatement. The remainder of the abatement is included in this bid set.

7. Will updated hazardous material surveys, abatement drawings, or other documentation identifying remaining hazardous materials be provided?

A: Refer to the construction drawings that were provided for bidding purposes. While there was an earlier hazardous materials abatement project, that scope was limited and did not include all required abatement. The remainder of the abatement is included in this bid set.

8. Structural Notes 05-01 require cleaning of existing structural steel, field evaluation of section loss, and reinforcement of members exhibiting greater than 5% section loss.

   Are estimated quantities available for anticipated structural steel reinforcement repairs?

A: Estimated quantities for repairs are provided in specific details on S6.1 and S6.2 and we have requested additional unit prices for additional locations. See unit pricing added to updated Contract Price Schedule.

9. Are the repair quantities shown in Details S6.1 and S6.2 intended as bidding quantities or representative repair details only?

A: Estimated quantities for repairs are provided in specific details. We have also requested additional unit prices for additional locations. See unit pricing added to updated Contract Price Schedule.

10. Beyond the specifically identified clerestory beam repairs, should additional steel reinforcement repairs be anticipated?

A: Estimated quantities for repairs are provided in specific details. We have also requested additional unit prices for additional locations. See unit pricing added to updated Contract Price Schedule.

11. Should bidders assume final repair quantities will be determined following cleaning and field verification of existing conditions?

A: Bidders shall bid the project based on quantities identified in the contract documents.

12. Contract documents require temporary shoring and stabilization associated with masonry dismantling and reconstruction, lintel replacement, beam pocket repairs, and structural steel repairs.

    Please clarify whether the design and engineering of temporary shoring, bracing, stabilization, and sequencing required to safely execute the work are the Contractor's responsibility as means and methods, or whether engineered stabilization requirements will be provided by the Government.

A: Any requirements for temporary shoring are the responsibility of the contractor.

13. If Contractor-designed, please confirm such temporary works shall be designed and sealed by a licensed Professional Engineer. Reference Structural Notes 05-03, 05-04, and 05-13.

A: Any temporary shoring protection shall be designed and sealed by a licensed engineer.

14. Please confirm whether the utility features and site improvements shown in the contract documents accurately reflect current site conditions.

A: Contractors shall rely on contract documents for bidding.

15. If any utilities, drainage structures, manholes, catch basins, piping, or related site improvements shown for demolition, abandonment, modification, or new installation have been previously removed, installed, relocated, or otherwise altered under a separate contract or prior site work effort, please identify those items and provide any available as-built drawings or updated utility information.

A: Contractor shall rely on contract documents for bidding.

16. For bidding purposes, should bidders rely solely on the contract documents, or are there known deviations between the drawings and current field conditions?

A: Contractor shall rely on contract documents for bidding.

17. The above project involves asbestos and lead, but there are no drawings or reports depicting locations and scope. Are there any or is it under the responsibility of the awarded GC/CM to determine the scope as it relates to the reconstruction?

A: Refer to the construction drawings that were provided for bidding purposes. While there was an earlier hazardous materials abatement project, that scope was limited and did not include all required abatement. The remainder of the abatement is included in this bid set.

18. Please clarify the method of operation for all dampers within the project, including whether they are to be equipped with motorized actuators, manually operated, or integrated with the fire alarm system (for fire/smoke dampers).

A: As noted in the contract documents, dampers are to be interlocked with fan operations and should be motorized actuators.

19. Please confirm whether a centralized Building Management System (BMS) is included in the project scope, or if all systems and equipment will function with independent, stand-alone controls.

A: No building management system is included; all equipment will operate independently.

20. Please confirm that no cooling system is included anywhere within the project scope.

A: No cooling system is included in the project scope.

21. Please confirm that section divider pages will not be counted toward the page limits for each section, where applicable.

A: Divider pages will not be counted towards page limits.

22. Can the Project Manager serve as the Job Site Quality Control Manager?

A: The project manager cannot serve as Job Site Quality Control Manager. Per the contract documents, the Job Site Quality Control Manager shall be assigned no other duties.

23. We respectfully request clarification whether the Job Site Quality Control Manager referenced in the Solicitation's Section H, Special Requirement 4(A), is the same role as the

QC Supervisor identified in Section M, Factor 3 (E.2), or if these are intended to be separate positions.

A: The Job Site Quality Control Manager and Quality Control Supervisor is the same role and performed by one person.

24. Could Attachments 6 and 7, corresponding to the Project Experience Questionnaire and Past Performance Questionnaire (pages 74–78 of the Solicitation), be provided as separate, blank, fillable PDF forms?

A: Word documents for Project Experience and Past Performance Questionnaires have been provided in Amendment No. 02.

25. Must the Past Performance Questionnaire be submitted directly to the Contracting Officer by the Client, or may it be returned to the bidder and be included within our proposal?
    - If the Past Performance Questionnaire is required to be submitted directly by the reference to the Contracting Officer, should we also include copies within our proposal submission?

A: Offeror to complete Sections A and B and transmit questionnaire to reference. Reference to complete Sections C and D and transmit back to Contracting Officer listed in section E.

26. If CPARS evaluations are available for the projects we intend to reference, may we submit those in lieu of completed Past Performance Questionnaires? This may be helpful in cases where client representatives are no longer available.

A: Completed CPARS may be submitted in lieu of completed Past Performance Questionnaires.

27. Could ongoing projects that are at a 70% completion rate or higher be used as Project Experience references?

A: Contractor is permitted to submit any projects deemed appropriate for their proposal. The status of the project will be considered during the evaluation process.

28. There is a drinking fountain, but it is not on the fixture schedule. Please provide information.

A: Drawing P4 has been updated to include the drinking fountain.

29. Please confirm that the 2” water line underground is only insulated for the vertical line up through the slab and not the entire length of run.

A: The underground pipe should be pre-insulated with polyurethane insulation and a PVC jacket.

Attachments for Amendment 02:

Revised Plan Sheets:

G0 – COVER SHEET
A0-4 – EXTERIOR ELEVATIONS – DEMOLITION
A0-6 – EXISTING CONDITION PHOTOS – EXTERIOR
A4-2-1 – ENLARGED ELEVATIONS – HANGAR 4 DOORS
P4 – PLUMBING SCHEDULES
S2-6 – WPA INFILL ROOF FRAMING PLAN
S6-2 – STEEL BEAM REPAIR DETAILS
S6-3 – MASONRY REPAIR AND LINTEL REPLACEMENT DETAILS
S6-5 – TYPICAL CONCRETE REPAIR DETAILS

Revised Specification Sections:

SECTION 01 27 00 – DEFINITION OF CONTRACT LINE ITEMS

Solicitation Documents:

BID QUESTIONS AND ANSWERS, UPDATED 06.11.26

REVISED CONTRACT PRICE SCHEDULE – EXCEL DOCUMENT

REVISED SECTION L

FILLABLE PROJECT EXPERIENCE FORM – WORD DOCUMENT

FILLABLE PAST PERFORMANCE QUESTIONNAIRE – WORD DOCUMENT

UPDATED DAVIS BACON WAGE DETERMINATION – WD NY20260003 05.26.26

GATE 308504 - 140P2026R0060 Bid Questions and Answers
Amendment No. 0003 – 06.23.26

Amendment 0003:

New Solicitation Schedule:

Bids Due: **Wednesday, July 8, 2026, at 2pm ET**

30. Please specify a glazing compound product for GC-1 and GC-4.

A: Contractors shall provide products in accordance with the included performance-based specifications:

Type GC-1 - Glazing Putty: Polymer modified latex recommended by manufacturer for outdoor use, knife grade consistency; gray color.

Type GC-4 - Polyurethane Sealant: Single component, chemical curing, nonstaining, nonbleeding; ASTM C920 Type S, Grade NS, Class 25, Uses M, A, and G; with cured Shore A hardness range of 20 to 35; gray color.

31. Please confirm which glazing compound is to be used for the Hanger Doors.

A: GC-1

32. For Hanger 3 Frieze walls, is there wood framing attached to the metal trusses? If so is there an amount specified for replacement? What are the specifications for this?

A: At Hangar 3, assume there is 2 x treated wood blocking at all vertical and horizontal frieze truss elements as well as along the bottom of the truss. Replace 100%. A detail note on sheet A5.0.2 has been added and the revised sheet is included in Amendment No. 0003. See attached photo.

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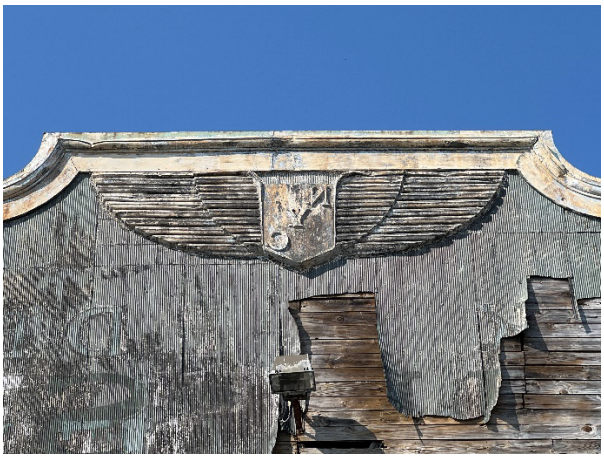
Amendment No. 0003 – 06.23.26

33. Are there any details of the copper corrugated panels or close up pictures?

A: See attached photos. There are no detailed drawings.



34. Factor 1 instructs offerors to submit the attached **Project Experience Form** for up to three relevant projects. Please confirm that the form referenced is **Attachment 6, located on Page 74 of 110 of the solicitation.**

A: The Project Experience Questionnaire is located on Page 74 on the original solicitation file. Please see the Fillable Project Experience Form included as an attchment in Amendment No. 02 for a fillable document.

35. Attachment 6 -Project experience questionnaire- Questions 1 and 2 - If the Offeror is serving as the Prime Contractor, may the term "Contractor" be interpreted as the proposed subcontractor, where applicable?

A: The Contractor shall identify team members and project experience examples, as appropriate, in their technical proposal to accurately convey expertise necessary to complete the project.

36. Can Site superintendent also serve as the SSHO?

A: The Site Superintendent may serve as the SSHO.

37. Is there is a requirement of U.S. citizenship for site personnels on this project?

A: Contractor is required to follow all applicable state and federal labor laws and regulations.

GATE 308504 - 140P2026R0060 Bid Questions and Answers
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38. Do we need to identify major subcontractors for Factor 3-Project Team?

A: The Contractor shall identify team members, as appropriate, in their technical proposal, to accurately convey expertise necessary to complete the project.

39. Ref: **Sheet C3.1_Utility Demo plan shows** existing drainage pipe and Water line to be abandoned in-place, however sheet **A0.1 keynote 02-44 states, "**ABATE EXISTING ASBESTOS-WRAPPED PIPING WITHIN EXISTING TRENCH BELOW ENTIRE LENGTH OF WPA INFILL -STORAGE AREA (TRENCH ACCESS VIA BOILER ROOM). SEE HAZMAT REPORT AND SPECIFICATIONS. ONCE FULLY ABATED, REMOVE ALL EXISTING PIPES TO RUN NEW STORM LINES." Please clarify whether the existing piping to be abated or abandoned in place? Additionally, please clarify which utility lines are included in the asbestos abatement.

A: As indicated in the above note, the Contractor is required to abate the existing approximately 8" water/steam line and remove upon completion of abatement. See below for photo of piping (top right of photo) to be abated and removed as noted in Note 02-44 on Sheet A0.1. The piping is approximately 250' in length.

40. What permits are applicable to this project related to Hazmat abatement? Do we need a specialized person to run the permits?

A: The Contractor is required to complete abatement work in accordance with all applicable standards and regulations and to obtain any permits required to meet those requirements.

41. Can you please provide the thickness of the existing hanger concrete slabs on grade to be demolished?

A: Per Geotechnical Investigation, dated June 25, 2025, included in Appendix of Project Specifications, the existing concrete slab is approximately 6" thick.

GATE 308504 - 140P2026R0060 Bid Questions and Answers
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42. Drinking fountain does not appear on plumbing fixture schedule, please provide

A: Response to Question 28 in Amendment No. 02.

43. There is no Fire alarm shown on any of the drawings. Will there be a Fire Alarm system ? If so, please provide drawings and specified manufacturer

A: There is no fire alarm in the contract.

44. There are cameras shown on the drawings. What will be controlling them and where does the wiring need to go? There are no details on it.

A: Per Note 3 on E31, "Provide (1) 1" conduit from Security Control Panel located in Electrical Room 105 at each exterior/interior camera locations to run low voltage cable as required. Exact mounting height and location of the security cameras to be determined during construction in coordination with the Contracting Officer." See Revised Specification Section 28 20 00, included in this Amendment No. 03.

The security control panel shall be AXIS Camera Station S1216 Tower Mk II Recording Server, or equal, with AXIS T8516 PoE Network Switch, or equal. Complete system shall be provided via a delegated design submittal.

45. Is there a security system in the contract?

A: There is no security system for access in the contract. Security cameras are included in the contract.

46. Is there IT work in the contract?

A: There is no IT work in the contract.

47. Contract Documents state that "Hangars 3 and 4 are Contributing Structures within a National Register Designated Historic District and are subject to the Secretary of the Interior's Standards for the Treatment of Historic Properties. Care must be taken to limit damage to historic fabric during construction." In addition, Contract Documents include Section **01 35 91 – Historic Preservation Treatment Procedures**. To properly understand the extent of historic preservation requirements into the bid, please clarify the following:

    a) Please confirm the extent of Historic Preservation requirements applicable to this project and clarify whether Historic Preservation procedures apply to all Work under the Contract or only to specific activities impacting designated historic features and/or historic fabric. Additionally, please identify which specific areas, building elements, or materials are subject to Historic Preservation procedures and controls.

    b) Please confirm whether the following scope items require full historic preservation treatment (i.e., repair/restoration/replacement in kind to match existing materials and conditions) or whether they are intended as replica/replacement systems matching existing appearance only:

    b.1) Treatment of Existing Masonry (Brick, Cast Stone) – Section 04 03 00

1.01 SECTION INCLUDES

A. Masonry Types: Brick, Cast Stone.
B. Cleaning of existing masonry surfaces.
C. Replacement of existing masonry units.
D. Repair of damaged existing masonry units.
E. Raking and repointing of existing mortar joints.

b.2) Conservation Treatment for Period Metals, including steel windows, aluminum hangar doors, and copper friezes above hangar doors – Section 05 03 00 (including structural restoration as noted in Structural drawings)

1.01 SECTION INCLUDES

A. The following scope areas are included in this specification: steel windows, aluminum hangar doors, and copper friezes above hangar doors. See Structural for restoration of structural members.

B. Restoration cleaning of metal surfaces.

C. Repair of damaged metal elements.

D. Replacement of metal elements.

E. Refinishing of metal surfaces including high-performance coatings.

b.3) Steel Windows and Aluminum Skylights – Section 08 51 23 (restoration and/or replication of existing interior doors and windows)

1.01 SECTION INCLUDES

A. Replica Historic, thermally broken, Factory finished steel windows with fixed and operating sashes.

B. Replica Historic, single pane, factory finished steel windows with fixed and operating sashes.

C. Factory-installed glazing or Site-installed glazing.

3. Interior Restoration

a. Restoration and replication of interior doors and windows.

b.4) Wood Windows – Section 08 52 00

2.01 WOOD WINDOWS

A. Wood Windows: Windows are to match existing in appearance, size and trim profiles. Contractor to salvage existing windows, as noted on drawings, for replication purposes. Wood frame and sash, factory fabricated and assembled.

d) Please identify all required Historic Preservation deliverables and associated requirements, including but not limited to documentation, specialty consultants, monitoring, mockups, material salvage, protection measures, approvals, and any other requirements to be included within the Contractor's scope and base bid. This clarification is requested to ensure the Historic Preservation scope, extent of work, and associated cost and schedule impacts are fully understood and properly incorporated into the bid.

A: Response to 47a: Both hangars 3 and 4 are designated historic structures. This includes the masonry walls, metal frieze, hangar doors, windows, and interior walls. Care should be taken when working on and around these surfaces to preserve as much historic fabric, as possible, and to avoid unplanned damage to the building fabric.

A: Response to 47b: All materials identified in Part b of the question are to receive a preservation treatment approach. This can be restoration or preservation for existing

materials to remain or replication for new materials to match the existing. Refer to the specifications for additional information.

Response to 47d: Refer to Part 2 of the individual specification sections for deliverable requirements including product data, shop drawings, mockups, etc.

48. Addendum 02 refers to the construction drawings provided for bidding purposes for the calculation of ACM abatement quantities. Based on review of the drawings, only limited notes and scope items related to ACM abatement are indicated. However, upon review of the referenced Hazmat Report, multiple additional locations are identified as containing hazardous materials, although no specific quantities are provided. These locations are not clearly reflected or quantified within the construction drawings (see attached comparison snippet between drawings and Hazmat Report for reference). Please clarify the following:

a) Should the ACM abatement scope and quantities be based strictly on the construction drawings provided for bidding purposes? See attached snippet

02-44 (Drawing A0.1) ABATE EXISTING ASBESTOS-WRAPPED PIPING WITHIN EXISTING TRENCH BELOW ENTIRE LENGTH OF WPA INFILL STORAGE AREA (TRENCH ACCESS VIA BOILER ROOM). SEE HAZMAT REPORT AND SPECIFICATIONS. ONCE FULLY ABATED, REMOVE ALL EXISTING PIPES TO RUN NEW STORM LINES. SEE STRUCTURAL FOR CAPPING OFF TRENCH.

02-25 (Drawing A0.2) AREA OF EXISTING ROOF HAS TESTED POSITIVE FOR ASBESTOS. PROPERLY DISPOSE OF DURING REMOVAL. REFER TO HAZMAT REPORT.

b) If the Hazmat Report is to be included in the scope, please confirm the applicable quantities, locations, and extent of ACM removal required for bidding and execution. This clarification is requested to ensure that the ACM abatement scope is accurately understood and properly incorporated into the bid.

041	9" x 9" floor tile, dark brown	South end of Hangar 3 admin area, under 12" x 12" floor tile	045A	17% Chrysotile	Not Analyzed	Yes	No
			045B	11% Chrysotile	Not Analyzed		
006	Gray roof felt material	Edge of Hangar 4 admin area roof	006A	6.5% Chrysotile	Not analyzed	Yes	No
			006B	24% Chrysotile	Not analyzed		
007	Gray roof sealant	Edge of Hangar 4 admin area roof	006A	4.9% Chrysotile	Not analyzed	Yes	No
			006B	1.8% Chrysotile	Not analyzed		
046	12" x 12" floor tile, light gray	Hangar 4 admin area, south end	055A	2.8% Chrysotile	Not analyzed	Yes	No
			055B	Positive Stop	Not analyzed		
-	Blind Duplicate of HM 046	Hangar 4 admin area, south end	056A	2.3% Chrysotile	Not analyzed	Yes	No
			056B	Positive Stop	Not analyzed		
014	Dark gray caulk	Shooting range roof, around exterior windows	016A	10% Chrysotile	Not analyzed	Yes	No
			016B	13% Chrysotile	Not analyzed		
019	Dark gray roof sealant	Shooting range roof, northwest corner	022A	16% Chrysotile	Not analyzed	Yes	No
			022B	5.5% Chrysotile	Not analyzed		
023	9" x 9" floor tile, dark gray	Shooting range, 2nd floor bathroom	027A	16% Chrysotile	Not analyzed	Yes	No
			027B	5.5% Chrysotile	Not analyzed		
023-1	Mastic under 9" x 9" floor tile	Shooting range, 2nd floor bathroom	027A-1	8.6% Chrysotile	No asbestos detected	Yes	No
			027B-1	11% Chrysotile	No asbestos detected		

Analysis of the samples collected identified sixteen (16) samples of eight (8) homogeneous materials (HM) across three (3) functional spaces containing greater than 1.0% asbestos:

FS003:

- HM 041: 9" x 9" floor tile, dark brown. Located in the Hangar 3 admin area, under 12"x 12" floor tile (Sample IDs 045A and 045B).

FS004:

- HM 006: Gray roof felt material. Located at the edge of the Hangar 4 admin area roof (Sample IDs 006A and 006B).
- HM 007: Gray roof sealant: Located at the edge of the Hangar 4 admin area roof (Sample IDs 008A and 008B).
- HM 048: 12" x 12" floor tile, light gray. Located in the Hangar 4 admin area, south end (Sample IDs 055A and 055B)

FS006:

- HM 014: Dark gray caulk. Located on the shooting range roof, around exterior windows (Sample IDs 016A and 016B)
- HM 019: Dark gray roof sealant. Located on shooting range roof, in the northeast corner (Sample IDs 022A and 022B)
- HM 023: 9" x 9" floor tile, dark gray. Located in the shooting range, 2nd floor bathroom (Sample IDs 027A and 027B)
- HM 023-1: Mastic under 9" x 9" floor tile. Located in the shooting range, 2nd floor bathroom (Sample IDs 027A-1 and 027B-1)

Additionally, four (4) samples of two (2) materials were found to be associated with ACM but were not ACM themselves.

- HM 041-1: Mastic under 9" x 9" floor tile, dark brown. Located in the Hangar 3 admin area, under 12"x 12" floor tile. (Sample IDs 045A-1 and 045B-1)
- HM 048-1: Mastic under 12" x 12" floor tile, light gray. Located in the Hangar 4 admin area, south end (Sample IDs 055A-1 and 055B-1)

A: All hazardous material abatement included in this contract is identified in the construction drawings. There are additional items included in the hazardous material report that have previously been abated.

49. Does New York 811 (811 Before you Dig) provide locating services on federal property?

A: 811 Does provide services for locating non-NPS utilities at Floyd Bennett Field. However, due to the potential for unclaimed utilities, all Contractors shall hire a 3rd party, private utility locate service to confirm utility locations.

GATE 308504 - 140P2026R0060 Bid Questions and Answers
Amendment No. 0003 – 06.23.26

Attachments for Amendment 0003:

Revised Plan Sheets:

A3-0 - BUILDING SECTIONS 06.23.26
A5-0-2 - ROOF & HANGAR DOOR DETAILS 06.23.26

Revised Specification Sections:

28 20 00 VIDEO SURVEILLANCE - 06.23.26

Solicitation Documents:

FINAL BID QUESTIONS AND ANSWERS, UPDATED 06.23.26

SIGN-IN SHEET FROM 06.16.26 SITE VISIT