	A	B	C	D	E	F	G	H	I
1		Attachment 04- Pre-Proposal Inquiry Submission Form N4008526R0151 Provide full repairs to Building 1372, Coddington Point (CP), referred to as Ripley Hall. Naval Station Newport, Newport, RI. 6/24/26 (revisions in RED)							
2		Submitted By	Date Submitted	LEAVE BLANK	Reference			Question	Responses
3					Page	Section	Paragraph		
4	1	DMS	05/22/26		61 of 61	SPEC Part 6 ATTACHMENTS and Preliminary Drawings		Part 6 – ATTACHMENTS Item #8 Building Asbestos Survey document is missing from the package. Please provide a copy of the survey report.	The document is not missing. Attachment 8 immediately follows Attachment 7.
5	2	DMS	05/22/26		27 of 61	Spec 1.3 SOURCE DRAWING FILES		Please provide existing as-built structural, plumbing and electrical drawings for Building B-1372 if available.	Will be sent with this amendment.
6	3	DMS	05/22/26		27 of 61	Spec 1.3 SOURCE DRAWING FILES		Please provide available utility mapping identifying existing chilled water, steam, sanitary, domestic water, electrical, and communications systems serving B-1372 if available.	Utility mapping & GPR can be done as part of the design if needed. Refer to as-builts for utility locations as required.
7	4	DMS	05/22/26		27 of 61	Spec 1.3 SOURCE DRAWING FILES		Please provide existing roof system specifications, details, warranty and roofing contractor information if available.	Will be sent with this amendment.
8	5	DMS	05/22/26		39 of 61	C10 INTERIOR CONSTRUCTION		Will contractor be able to work on each floor in its entirety for the interior renovations or will access be restricted to partial areas of each floor.	Some phasing and coordination with the Customer will be required and shall be coordinated during the design. Work is NOT restricted by floor. The building will be occupied for the contract period with the exception of mid-May through mid-July when there will be no students/residents. During occupied periods, work hours for the student/resident rooms will be between 7:00AM - 2:00PM. Work hours in the common areas shall be 7:00AM - 9:30PM. Work on weekends is allowed in common areas only; no work in student/resident rooms on weekends or federal holidays.
9	6	DMS	05/22/26		42 of 61	D30 HVAC		Please provide existing HVAC load calculations and TAB reports for Building B-1372 if available.	Original load calculations and TAB report are unavailable. Load calculations in accordance with UFC 3-410-01 shall be provided with the design to determine unit size, ventilation rates, etc.
10	7	DMS	05/22/26		42 of 61	D30 HVAC		Please clarify whether temporary HVAC systems are required to maintain occupancy during phased construction.	Rooftop units to be replaced generally affect ventilation while interior fan coil units (not part of this project) provide heating and cooling. While temporary HVAC is not required, the design-build team shall strive to phase the work to minimize down time and minimize impact to occupants.
11	8	DMS	05/22/26		27 of 61	Spec 1.3 SOURCE DRAWING FILES		Please provide existing fire alarm drawings for Building B-1372.	Will be sent with this amendment.
12	9	DMS	05/22/26		43 of 61	D4010 FIRE ALARM AND DETECTION SYSTEMS		Please clarify whether smoke detectors, duct detectors, and HVAC shutdown sequences require full recommissioning after construction.	Yes full commissioning is required.
13	10	DMS	05/22/26		27 of 61	Spec 1.3 SOURCE DRAWING FILES		Please provide existing electrical one-line diagrams, panel schedules, and feeder capacities serving HVAC and fire protection systems.	Will be sent with this amendment.
14	11	DMS	05/22/26		24 of 61	01 50 00 TEMPORARY CONSTRUCTION FACILITIES AND CONTROLS	G	Please confirm whether laydown and staging areas will be Government-designated before the 35% design submission.	Yes Government will assist in coordinating DB Contractor and Customer to determine construction area as the design moves toward 35%.
15	12	DMS	05/22/26		12 of 61	1.5 Pre-Construction Conference		Please confirm whether lead-based paint surveys have been completed for architectural surfaces impacted by demolition. If available, please provide.	Lead based paint surveys have not been conducted.
16	13	DMS	05/22/26		18 of 61	1.3 Design Requirements		How long is the government review period for design submittals?	Typically 2 weeks. Refer also to RFP Part 2, 1.3 Design
17	14	DMS	05/22/26		41 of 61	C1020 INTERIOR DOORS		Is there a manufacteror preference for the cipher locks?	No. Designer shall provide recommended options for the customer to consider. Note that these must be MECHANICAL push-button cipher locks, unlockable with a master key and 'code order entry,' i.e. enter a specific code in a specific order for entry. There is no central system; each cipher lock is a stand-alone mechanical device.
18	15	DMS	05/22/26		42 of 61	D30 HVAC		Does new control wiring need to be in conduits?	Control wiring behind walls or above ceilings shall be plenum rated and properly secured as best as possible. Any exposed wiring shall be in conduit.
19	16	DMS	05/22/26		43 of 61	D4010 FIRE ALARM AND DETECTION SYSTEMS		Does the building's mechanical room contain any fuel burning equipment?	Yes

	A	B	C	D	E	F	G	H	I
20	17	DMS	05/22/26		43 of 61	D4010 FIRE ALARM AND DETECTION SYSTEMS		Do the sleeping rooms require CO detectors?	No, CO detection is not required.
21	18	DMS	05/22/26		42 of 61	D30 HVAC		Does the government require TAB of the entire building or just the replacement equipment? (i.e. exhaust fans, MAU)	Pre-balancing is required for all operational makeup air units (water and air). All new rooftop units shall be TAB'd in accordance with applicable UFC and UFGS for air and water. TAB is not required interior to the building.
22	19	DMS	05/22/26		44 of 61	D5030 COMMUNICATIONS & SECURITY		The government requires the installation of government CAC card readers for accessing the main doors at the south stairwell and Quarterdeck. Is the contractor providing pathways for the CAC card readers to be installed by others later or are we providing the CAC card readers and programing the ACS? Provide readers, conduit, wiring, controllers, fiber connections, programming, etc. for a complete and usable system for CAC readers at two doors connected to the base-wide system.	This design-build contract shall provide all necessary design and construction for a complete and usable CAC card access system at the two indicated doors. Provide a secure central control panel in the Quarterdeck and connect to the fiber optic panel in the main electric room (basement level, southwest corner of the building.). Installation's central monitoring system is LENEL and the central monitoring station is located in Bldg 1373. Provide readers, conduit, wiring, control panels, programming necessary for a complete and usable system.
23	20	DMS	05/22/26		44 of 61	D5030 COMMUNICATIONS & SECURITY		Are the main doors at the south stairwell and Quarterdeck prepared to receive new CAC readers or will modification to the frames be required?	This is a design requirement for the design-build contractor. For bidding purposes, assume the doors/frames will require modification. Note that the scope of work requires complete replacement of the southside door/frame.
24	21	DMS	05/26/26			Wall Covering		Spec C1010 suggests using Koroseal products but this company has a wide range of wall coverings and trims, but does not have mid rails. Should it be a bumper guard system? Please elaborate on the mid rail requirements and provide lineal footage of wainscott to be installed.	Koroseal is a suggested vendor in the RFP. It shall be the designer's resposibility to research and provide options to the customer during design development. Dimensions may be taken from the scaled as-built drawings provided.
25	22	DMS	05/26/26			Doors		Please provide pictures of inside and outside of the south door	A site visit was offered to inspect site conditions.
26	23	DMS	05/26/26			Doors		Please provide pictures of cipher locks and latch side showing the strike on the door jam. If signs of discoloration are to be found, does the contractor need to re-stain the door?	No cipher locks exist on the doors; this is a new requirement. A site visit was offered to inspect site conditions.
27	24	DMS	05/26/26			Stairs		Please provide stairs drawings or count of steps required a new rubber tread. Does the landing require the re-work as well? The last step leading to the roof doesn't have the rubber tread, do we need to provide it?	Stair tread work includes the horizontal tread of each step, the vertical riser of each step, as welll as the bottom, middle and top-level landings.
28	25	DMS	05/26/26			Corner Guards		Please clarify locations, size, and material for corner guards	Generally these are required on all hallway convex corners (approximately 13 per floor for a total of 39). Guards shall be approximately 4-foot tall x 2"x2." The count shall be verified by the design-build contractor during design. Assume no more than 30% deviation from the quantities indicated above.
29	26	DMS	05/26/26			ACT		Spec gives a certain rating to ceiling tiles to be replaced and asks to march existing. Please provide the stock number on the back on tiles if possible.	Not available.
30	27	DMS	05/26/26			Wall Covering		There are blank outlet covers on the walls where wainscotting is to be installed. Should wainscotting be cut out for these areas or the cover be removed and the area be covered by the wainscotting?	An architectural detail shall be developed during design to properly (aesthetically and in compliance with NEC) detail the wainscotting in the area of cover plates. Do not arbitrarily cover any device with wainscotting.
31	28	DMS	05/27/26			Doors		Spec 1020, page 41 of 61, calls to replace all doors receiving cipher locks if necessary. This statement brings enormous cost to the project since we won't know if the new cipher locks work with the existing doors until final installation. Please elaborate on this issue. For bidding purposes all bidders should assume the same situation - either to replace all doors, frames, and hardware noted in SOW or NAVFAC needs to provide the bid cost allowances or quantities of doors to be replaced.	Existing doors are wood and can be modified to fit new mechanical cipher locks. For bidding purposes do not carry cost to replace doors.
32	29	DMS	05/27/26			Cipher Locks		Can Navy provide the model number of the existing cipher locks to match the existing please?	There are no existing cipher locks. Refer to responses to other cipher lock related questions.
33	30	Armitage-SAI JV	5/27/2026		5	01 11 00	1	To maintain existing roof warranty, please provide existing roofing manufacturer and installer information.	Will be sent with this amendment.
34	31	Armitage-SAI JV	5/27/2026			01 11 00		Is there an architectural design guide for Newport Naval Station?	Only as it applies to new building construction, so it does not apply to this project. Interior details may be customized as needed in line with design and customer requirements.

	A	B	C	D	E	F	G	H	I
35	32	Armitage-SAI JV	5/27/2026		4	01 11 00	6	For bidding purposes, please refine requirements for "embelishments" for LVT. Is this simply an alternating color pattern or are you looking for custom tiles w/ insignias, etc?	Color samples and basic color/pattern design layout options presented to the customer for review/selection is what we are looking for. No special/custom 'embelishments' are required.
36	33	Armitage-SAI JV	5/27/2026			01 33 10.05 20		Will DrChecks be utilized on this project during the design phase?	No. A basic spreadsheet will be used for design review comments. However all comments shall be responded to and backchecked as is the process for DrChecks.
37	34	Armitage-SAI JV	5/27/2026		17	01 33 10.05 20	Table	No durations are shown for design submittal deliverables and government review. Please advise.	Assume approximately 2 months between design submittals with a 2-week Government review period. Design phase shall not exceed 6 months.
38	35	Armitage-SAI JV	5/27/2026					Will the building be occupied during construction?	The building will be occupied for the contract period with the exception of mid-May through mid-July when there will be no students/residents. During occupied periods, work hours for the student/resident rooms will be between 7:00AM - 2:00PM. Work hours in the common areas shall be 7:00AM - 9:30PM. Work on weekends is allowed in common areas only; no work in student/resident rooms on weekends or federal holidays.
39	36	Armitage-SAI JV	5/27/2026					Will the parking lot be available to contractor for parking and laydown?	Contractor parking and lay down will be in the general vicinity of B1372 and will be established as the design develops with ROICC Design & Construction Managers.
40	37	Armitage-SAI JV	5/27/2026		2	Part 3 - SOW 1.0	9	Please provide a quantity of treads to be replaced or an elevation drawing showing stair treads for bidding purposes.	A site visit was offered to inspect site conditions.
41	38	Armitage-SAI JV	5/27/2026		2	Part 3 - SOW 1.0	10	Where do the card readers & keypad end run to? Existing controller?	Provide new central controller under this contract and locate in Quarterdeck area. Connect new controller to fiber opic panel in main electric room, southwest corner of building.
42	39	Armitage-SAI JV	5/27/2026		2	Part 3 - SOW 1.0	11	Are there an approved vendor(s) or basis of design for the cipher locks and door hardware? Is there a desired programming for the locks?	No. Designer shall provide recommended options for the customer to consider. Note that these must be MECHANICAL push-button cipher locks, unlockable with a master key and 'code order entry,' i.e. enter a specific code in a specific order for entry. There is no central system; each cipher lock is a stand-alone mechanical device.
43	40	Armitage-SAI JV	5/27/2026		2	Part 3 - SOW 1.0	12	Are there approved vendor(s) or basis of design for the smoke detectors?	The designer shall provide fire protection design requirements in accordance with applicable UFC's and UFGS's.
44	41	Armitage-SAI JV	5/27/2026		2	Part 3 - SOW 1.0	14	There is only one clin for relocating FACP but description in item 14 of 1.0 discusses "Other existing devices, (pull stations, strobes, annuciators, etc) will be re-used if possible. These items will be presented as an option for proposal pricing for the contractor." Please advise intent. If additional pricing is require, please revise bid schedule accordingly.	Refer to supplemental fire protection information and revised bid schedule provided with this amendment.
45	42	Armitage-SAI JV	5/27/2026		41	Part 3 - SOW	C1020	Please provide a basis of design; programming for C1020 door hardware	For cipher locks on interior doors, refer to cipher lock responses contained within this PPI list / amendment. For exterior door/CAC card issues, refer to RFP as well as related responses contained within this PPI list/amendment.
46	43	Armitage-SAI JV	5/27/2026		49	Part 4 - Min	B2030 & C1020	Are knock down frames allowable in lieu of welded?	Welded is required.
47	44	Armitage-SAI JV	5/27/2026		47	Part 4 - Min	B2030	For bidding purposes, are any exterior doors located within 300ft of ocean per B2030 finish requirement?	For bidding purposes exterior doors shall follow requirements for doors that are within 300 feet of the ocean. The actual distance of the doors in this contract may exceed 300 feet, however the Government desires the salt water protection provided with the 300-foot spec
48	45	Armitage-SAI JV	05/28/26		5	01 11 00	1	Will the new rooftop mechanical system replacement require replacement of the downstream duck smoke detectors? These duct detectors are typically connected to the mechanical equipment for automatic shutdown.	Yes replace duct smoke detectors and wiring and maintain all code-required shutdown features.

	A	B	C	D	E	F	G	H	I
49	46	Armitage-SAI JV	05/28/26		5	01 11 00	2	Will the new thermostats use the existing wiring or have all new wiring back to a controller or to a BAS? If new wiring is required, provide a drawing (or other information) to determine which walls are fire rated and will require approved through penetration fire stopping systems.	Refer to attachments 1 & 2 of the RFP. New wiring is required for connecting one thermostat to the next; wiring from thermostat to the fan coil may be reused. The existing tstat has a wire behind the wall going up to the fan-coil unit in the ceiling and there is an access hatch in the ceiling adjacent to the FCU. It is suggested to use the existing wire at the existing tstat to pull new network cable (and an extra pull string) up to the unit using the access hatch for access. Then pull back the existing thermostat wire and reconnect to new thermostat and to fan coil unit. For the series / 'daisy-chain' wiring connecting room-to-room in the hallway, working from the access hatch in the room and above the drop ceiling in the hallway, drill holes/firestop as required to run the wire from the room into the hallway then into the next room, etc. The stacked IT/Comm rooms on the west side line up above the basement (home run for DDC). Designer of the design-build team shall specify fire stopping requirements.
50	47	Armitage-SAI JV	05/28/26		6	01 11 00	4	Will the replacement of the ceiling tiles require replacement of sprinklers and / or sprinkler escutcheons?	New sprinkers are not required. New escutcheons are required.
51	48	Armitage-SAI JV	05/28/26		6	01 11 00	4	Will the replacement of the ceiling tiles require replacement of sprinklers and / or sprinkler escutcheons?	New sprinkers are not required. New escutcheons are required.
52	49	Armitage-SAI JV	05/28/26		6	01 11 00	4	Will sprinklers be required to be located at the center of the new ceiling tiles? Should sprinkler relocations be included as part of the work?	No and No.
53	50	Armitage-SAI JV	05/28/26		6	01 11 00	5	South side door is the door to the stair. Provide fire rating for the door and frame. Based on the location of the door within an alcove, the door is not specifically required to be fire rated.	This is a design requirement for the design-build contractor.
54	51	Armitage-SAI JV	05/28/26		6	01 11 00	9	Confirm the existing wainscoting complies with the interior finish requirements within NFPA 101 for a stair enclosure.	This is a design requirement for the design-build contractor.
55	52	Armitage-SAI JV	05/28/26		6	01 11 00	12	Will smoke detectors be replaced in kind and be located in their current location? Or will designer be required to locate smoke detectors within the room in accordance with new NFPA 72 requirements.	Relocation is not required; new detectors shall be installed in the same location as existing.
56	53	Armitage-SAI JV	05/28/26		42	D40		It is required that all installation drawings be prepared by a NICET IV technician. Is it acceptable that installation drawings be prepared under the supervision of a licensed fire protection engineer?	No, NICET IV is required by the RFP.
57	54	Armitage-SAI JV	05/28/26		42	D40		What is the Government's estimate on the time length of meeting prior to design between the FPDOR and the NAVFAC FPE?	NAVFAC's Fire Protection Engineer is available for any questions from the designer during the design phase.
58	55	Armitage-SAI JV	05/28/26		43	D4010		Is it acceptable to reuse existing wiring to existing devices (speakers, strobes, pull stations, etc.)?	Yes.
59	56	Armitage-SAI JV	05/28/26			General Question		As part of this project, is it the intent to include forward flow testing capabilities at the fire sprinkler riser to test the backflow preventor?	No flow testing or backflow testing is required.
60	57	Armitage-SAI JV	05/28/26			Photo Request		Fire alarm panel (inside of panel as well as outside of panel). Looking for details to determine the spare capacity of the panel	Refer to photos accompanying this amendment.
61	58	Armitage-SAI JV	05/28/26			Photo Request		Picture of location of proposed new FACP.	Refer to photos accompanying this amendment.
62	59	Armitage-SAI JV	05/28/26			Photo Request		Picture of PA system.	Refer to photos accompanying this amendment.
63	60	Armitage-SAI JV	05/28/26			Document Request		Any as-built information on the fire alarm panel to determine the locations of existing devices as well as information to determine the spare capacity of the panel to add additional devices.	Refer to photos accompanying this amendment. As-builts provided with this amendment.
64	61	Armitage-SAI JV	05/28/26			Document Request		As-built documentation for PA system	Refer to photos accompanying this amendment.
65	62	Armitage-SAI JV	05/28/26			Document Request		Previous life safety plans	Not available.
66	63	Armitage-SAI JV	05/28/26			Document Request		Previous firestopping plans	Not available. All firestopping shall be specified by the designer of the design-build team.

	A	B	C	D	E	F	G	H	I
67	64	CCI	06/01/26		Attachment 02, RFP Summary of Work	Mechanical / rooftop equipment	Item 1	The RFP requires replacement of eight make-up air units and seventeen exhaust fans, and states the designer shall verify the various make-up and exhaust flow rates and reduce them if possible and beneficial to the Government. Please provide the basis of design airflow requirements for each make-up air unit and exhaust fan, including existing TAB reports, original design airflow values, current operating setpoints, and minimum required ventilation/exhaust rates for each served space. If no TAB report exists, please confirm that the Contractor is to base final equipment sizing on field verification and code-required minimums only.	Load calculations in accordance with UFC 3-410-01 shall be provided with the design to determine unit size, ventilation rates, etc.
68	65	CCI	06/01/26		Attachment 02, RFP Summary of Work	Mechanical / rooftop equipment	Item 1	If field verification determines that existing ductwork, dampers, controls, or room conditions prevent the new make-up air units or exhaust fans from achieving required airflow, please confirm whether corrective work beyond equipment replacement is included in the base scope or will be handled by contract modification.	No modifications are required in the distributed duct system. TAB is required only at the rooftop unit.
69	66	CCI	06/01/26		Attachment 02, RFP Summary of Work	Roof / rooftop equipment	Item 1	The RFP notes that care must be taken to avoid affecting the existing roof warranty and that minor repairs around equipment curbs are expected. Please identify the current roof system manufacturer, installing roofing contractor, warranty holder, remaining warranty term, and whether a manufacturer-certified roofer is required for all roof curb/flashing work. Please also clarify whether existing curbs are to be reused, modified, or replaced.	Roof curb selection or modification shall be a design decision by the desgin-build team. Roof warranty information will be provided with this amendment.
70	67	CCI	06/01/26		Attachment 02, RFP Summary of Work	Structural / rooftop equipment	Item 1	Please provide existing structural information for the rooftop equipment supports/curbs. If selected replacement make-up air units or exhaust fans exceed existing unit weights, dimensions, or wind/seismic anchorage loads, please confirm whether structural reinforcement is included in the base scope or will be addressed separately.	Structural modifications to the roof are not part of the scope of work. However designer shall verify (as-builts are provided) that current structural members can carry the load of the new equipment. In the unlikely event that the designer finds that new equipment selection requires structural redesign, that will be addressed at that time. For bidding purposes, any required roof work and curb selection/adapters is required, but structural roof changes are not.
71	68	CCI	06/01/26		Attachment 02, Controls requirements	BAS / JCI controls	Thermostats and controls	The RFP states all controls equipment will be Johnson Controls and the controls installer/commissioning subcontractor must be a Johnson Controls certified installer and first-tier subcontractor. Please confirm whether the Government has an existing Johnson Controls service contractor or required vendor at Naval Station Newport, and whether programming, server/workstation integration, graphics, trending, alarms, and final integration into the existing BAS are included in the Contractor's scope.	Refer to Naval Station Newport DDC requirements document provided with this amendment. All DDC work indicated in the RFP are included in the Contract scope.
72	69	CCI	06/01/26		Attachment 02, Controls drawings / A-601	BAS / thermostat cabling	Thermostat and controller cable connections	The RFP allows surface-mounted raceway in rooms but not in hallways. Please clarify acceptable routing methods for new thermostat/control cabling between the berthing rooms, controllers, risers, ceilings, and existing BAS network points, including whether concealed pathways above corridor ceilings are available and accessible.	If pathways behend walls, above ceilings, or in chases are available, utilize those to the maximum extent possible. If no concealed pathway exists (or would require the demo of large sections of walls/ceilings) then surface raceway is acceptable.
73	70	CCI	06/01/26		Attachment 02, Work Restrictions	Occupied building / access	Berthing spaces	The project includes work in occupied berthing rooms, including thermostat replacement, smoke detector replacement, and cipher lock installation. Please confirm whether rooms will be vacant during construction, whether escorts are required, allowable daily room access windows, and whether the Government will provide room-by-room access coordination.	The building will be occupied for the contract period with the exception of mid-May through mid-July when there will be no students/residents. During occupied periods, work hours for the student/resident rooms will be between 7:00AM - 2:00PM. Work hours in the common areas shall be 7:00AM - 9:30PM. Work on weekends is allowed in common areas only; no work in student/resident rooms on weekends or federal holidays.
74	71	CCI	06/01/26		Attachment 01 / Attachment 02	Fire alarm / option scope	Option 01 / Item 13	The cover document identifies replacement/relocation of the existing Fire Alarm Control Panel as Option 01, while other RFP language references fire alarm system work associated with smoke detector replacement and system notification. Please clarify the exact base-bid fire alarm scope versus option scope, including whether smoke detector replacement, radio transmitter, FACP replacement, FACP relocation, PA speaker reuse, and mass notification/voice evacuation upgrades are base bid or option.	Refer to supplemental fire protection information and revised bid schedule provided with this amendment.

	A	B	C	D	E	F	G	H	I
75	72	CCI	06/01/26		Attachment 02, Fire Protection drawings	Fire alarm device compatibility	Existing devices	The RFP states existing pull stations, strobes, annunciators, and other devices will be reused if possible. Please provide the existing fire alarm manufacturer/model, device inventory, compatibility information, recent inspection reports, and any known deficiencies. If existing devices are not compatible with the new FACP, please confirm whether replacement of all incompatible devices is included in the base/option scope.	Refer to supplemental fire protection information and revised bid schedule provided with this amendment.
76	73	CCI	06/01/26		Attachment 02, Fire Protection drawings	PA / fire alarm interface	FACP / PA speaker reuse	The RFP requires the new panel to continue allowing the PA system to use the existing fire protection system speakers. Please provide existing PA system drawings, manufacturer/model information, interface details, and required sequence of operation. Please clarify whether modification or replacement of PA equipment is included if existing equipment is not compatible with the new fire alarm/mass notification system.	Refer to supplemental fire protection information and revised bid schedule provided with this amendment.
77	74	CCI	06/01/26		Attachment 02, Building Asbestos Survey	Hazardous materials / ACM	Flooring, ceiling, wall, mechanical work areas	The asbestos survey identifies asbestos-containing materials in Building 1372. Please confirm which materials within the planned flooring, ceiling, wall, stair, door, and mechanical work areas are known or assumed ACM, including VFT, mastic, wall materials, caulks, and pipe insulation. Please also clarify whether abatement is included in the base scope and whether the Government will provide updated pre-renovation sampling.	A close reading of the supplied asbestos survey reveals that the only ACM in the building is assumed to be in mechanical piping gaskets (84) and fire doors (10). Specific gasket and fire door locations are shown in the report. No abatement is required for this project.
78	75	CCI	06/01/26		Attachment 02, Building Asbestos Survey	Hazardous materials / unforeseen ACM	Suspect materials	The asbestos report states suspect ACM encountered during renovation/demolition that is not identified in the survey should be assumed to contain asbestos or be sampled by a licensed inspector. Please clarify whether delays, sampling, abatement, and disposal for newly discovered suspect materials outside the survey are included in the base bid or handled by contract modification.	No asbestos containing materials are expected to be encountered within the scope of work in this contract. As always, if any suspected hazardous material is encountered unexpectedly during the course of work, stop work, secure the area and notifiy the Contracting Officer immediately. To restate, no ACM abatement is required for this contract.
79	76	CCI	06/01/26		Attachment 02, General / demolition	Hazardous materials	Lead, PCB, mercury, other hazardous materials	Please confirm whether lead-based paint, PCB-containing caulk/ballasts, mercury-containing thermostats, and other hazardous materials surveys are available for Building 1372. If not provided, please confirm whether the Contractor is required to test prior to demolition and whether remediation of hazardous materials beyond the asbestos survey is included.	As part of the base bid, the design-build contractor shall provide a hazardous materials survey ONLY as it pertains to the work in this contract. While hazardous materials are not expected and full abatement of hazardous materials is not required, indicental work safety procedures (such as shrouded tools with HEPA vac when drilling through lead paint) shall be required. Any significant hazardous materials found during the survey requiring specialized abatement/handling/disposal will be dealt with post-award.
80	77	CCI	06/01/26		Attachment 02, RFP Summary of Work	Interior finishes / flooring	Item 8	The RFP states six offices, approximately 350 square feet each, will receive new heavy-use wood-grain tile, and that locations will be defined later. Please identify the six office room numbers and clarify whether furniture moving, occupant relocation, contents protection, and after-hours work are included.	Attachment 1 indicates the rooms (1116, 1216, 2115, 2216, 3115, 3216) for wood grain tile. Only work on one floor (two rooms) at a time. Occupants will relocate their own personal belonings. Any heavy furniture that is required to be moved shall be moved by the Contrator to a location designated by the customer. Any existing items remaining in the room shall be protected by the Contractor.
81	78	CCI	06/01/26		Attachment 02, RFP Summary of Work	Interior finishes / ceiling tile	Item 4	The RFP identifies approximately 14,500 square feet of 2-foot by 2-foot ceiling tile replacement in hallways and common spaces. Please provide room-by-room ceiling replacement limits and clarify whether grid, damaged suspension components, seismic bracing, above-ceiling repairs, sprinkler escutcheons, air devices, access panels, and ceiling-mounted devices are included.	Ceiling tile locations are indicated in Attachment 1. Ceiling tile scope of work is for ceiling tile replacement only; no other components are required to be addressed in this contract.
82	79	CCI	06/01/26		Attachment 02, RFP Summary of Work	Interior finishes / wainscoting	Item 3	The RFP states hallways will receive an approximately 5-foot-tall wainscoting system with top rail, mid rail, and base cove, and that a commercial product will be identified later. Please identify the required manufacturer/product basis of design, impact rating, fire rating, color/finish, corner/transition details, and required substrate preparation.	Koroseal is a suggested vendor in the RFP. It shall be the designer's resposibility to research and provide options to the customer during design development. Dimensions may be taken from the scaled as-built drawings provided.

	A	B	C	D	E	F	G	H	I
83	80	CCI	06/01/26		Attachment 02, RFP Summary of Work	Exterior door / structural framing	Item 5	The RFP requires removal of the existing southside entrance door and replacement with a new door, hardware, and completely rebuilt structural framing. Please provide existing structural drawings/details and clarify the intended limits of structural demolition/reconstruction, including lintel/header, jamb framing, threshold, exterior wall repair, waterproofing, and finishes.	As-builts are provided. Requirements for a proper door replacement shall be determined by the design-build team.
84	81	CCI	06/01/26		Attachment 02, RFP Summary of Work	Access control / CAC readers	Item 10	Please identify the required access control system manufacturer, existing head-end/panel location, credential format, Government-furnished programming requirements, conduit/cabling requirements, door hardware interface, power supply requirements, and whether tie-in/testing with base security is included for the two CAC reader doors.	This design-build contract shall provide all necessary design and construction for a complete and usable CAC card access system at the two indicated doors. Provide a secure central control panel in the Quarterdeck and connect to the fiber optic panel in the main electric room (basement level, southwest corner of the building.). Installation's central monitoring system is LENEL and the central monitoring station is located in Bldg 1373. Provide readers, conduit, wiring, control panels, programming necessary for a complete and usable system.
85	82	CCI	06/01/26		Attachment 02, RFP Summary of Work	Door hardware / security	Item 11	Please provide the required cipher lock basis of design, acceptable manufacturers, finish, keyway, keying requirements, master keying requirements, door prep requirements, and whether existing locksets, closers, and door hardware are to be modified or replaced at all berthing space doors.	Designer shall provide recommended options for the customer to consider. Note that these must be MECHANICAL push-button cipher locks, unlockable with a master key and 'code order entry,' i.e. enter a specific code in a specific order for entry. There is no central system; each cipher lock is a stand-alone mechanical device.
86	83	CCI	06/01/26		Attachment 01 / Attachment 02	Schedule / phasing	420 calendar days / occupied facility	The RFP requires completion within 420 calendar days including bid options. Please confirm whether the Government will allow multiple crews/floors to work concurrently, whether rooms/floors can be taken out of service, and whether after-hours/weekend work will be permitted to maintain the schedule.	The building will be occupied for the contract period with the exception of mid-May through mid-July when there will be no students/residents. During occupied periods, work hours for the student/resident rooms will be between 7:00AM - 2:00PM. Work hours in the common areas shall be 7:00AM - 9:30PM. Work on weekends is allowed in common areas only; no work in student/resident rooms on weekends or federal holidays.
87	84	CCI	06/01/26		Attachment 02, RFP Summary of Work	Interior finishes / flooring	Items 6, 7, 8	Where new flooring systems meet existing flooring systems, please clarify whether the Contractor is required to provide new transition strips, thresholds, reducers, or other flooring transition accessories. If required, please identify the preferred material, finish, profile, and whether transitions are required at all doorways, corridor intersections, and limits of work where new LVT/tile abuts existing flooring.	Yes proper and adequate transitions are requird. Methods and materials shall be determined by the design-build team. Normal coordination and product selction reviews with the customer during design are customary.
88	85	CCI	06/01/26		Attachment 02, RFP Summary of Work	Roof / rooftop equipment	Item 1	The RFP states the existing roof warranty is to be protected and that minor roof repairs around equipment curbs are expected. Please provide the current PVC roof warranty information, including roof manufacturer, installing roofing contractor, warranty number, warranty term, warranty start date, manufacturer contact information, and any requirements for maintaining warranty coverage during rooftop equipment replacement.	Will be sent via DOD SAFE with this amendment.
89	86	CCI	06/01/26		Attachment 02, RFP Summary of Work	Roof / lightning protection	Item 1	During the site walk, the lightning protection/grounding system appeared to have been newly installed as part of the new roof installation. Please clarify whether the Contractor is expected to temporarily disconnect and reconnect the existing lightning protection system only as required to replace rooftop equipment, or whether the Contractor is required to redesign, modify, test, and recertify the lightning protection/grounding system after completion of rooftop equipment replacement. If recertification is required, please identify the applicable standard and whether a UL-listed/LPI-certified lightning protection contractor is	Contractor is expected to temporarily disconnect and reconnect the existing lightning protection system only as required to replace rooftop equipment. Contractor shall take pre-demolition photos to document all lightning protection. Contractor's Quality Control Manager and the design-build team's electrical engineer shall inspect re-installed equipment for proper workmanship and shall compare to original installation.

	A	B	C	D	E	F	G	H	I
90	87	CCI	06/01/26		Attachment 02, Mechanical drawings / M-901	Rooftop exhaust fans	EF replacement scope	Existing rooftop exhaust fans observed during the site walk did not appear to have readily visible local disconnect switches. Please confirm whether each existing rooftop exhaust fan is provided with a code-compliant disconnecting means, either integral to the fan assembly, mounted within sight of the equipment, or otherwise compliant with NEC requirements. If existing disconnects are concealed within the fan housings, please confirm they are accessible for service and lockout/tagout. If existing disconnects are not code-compliant or not present, please clarify whether new local disconnect switches are required for each replacement exhaust fan as part of the base scope.	This shall be a design requirement to determine during the design phase.
91	88	CCI	06/01/26		Attachment 02, Mechanical drawings / M-901	Make-up air units	Condensate piping	During the site walk, condensate piping from the existing make-up air units appeared to include P-traps that discharge condensate directly onto the roof. Please clarify whether the replacement make-up air units are to match the existing condensate discharge arrangement to the roof, or whether condensate is required to be routed indirectly to the sanitary sewer system or other approved drainage point. If routing to sanitary is required, please provide the preferred discharge location, required pipe routing, freeze protection requirements, and whether roof penetrations or interior piping modifications are included in the base scope.	Match existing.
92	89	CCI	06/01/26		Attachment 02, RFP Summary of Work	Door hardware / security	Item 11	Please clarify whether the mechanical cipher locks for the berthing space doors are Government-furnished or Contractor-furnished/Contractor-installed. If Contractor-furnished, please identify any base-standard manufacturer, model, keyway, finish, keypad style, master keying requirements, and approved procurement source used at Naval Station Newport. Please also confirm whether the locks must integrate with existing key control and whether any door preparation, hardware modification, or replacement of existing locksets is included.	Contractor shall furnish. Designer shall provide recommended options for the customer to consider. Note that these must be MECHANICAL push-button cipher locks, unlockable with a master key and 'code order entry,' i.e. enter a specific code in a specific order for entry. There is no central system; each cipher lock is a stand-alone mechanical device. There is no base standard.
93	90	CCI	06/01/26		Attachment 02, Mechanical drawings / M-901	Roof equipment inventory	MAUs and exhaust fans	Please provide photographs of each rooftop make-up air unit and exhaust fan scheduled for replacement, including equipment tags, nameplates, curb conditions, electrical connections, disconnects, controls, condensate piping, and surrounding roof/warranty conditions. If photographs are not available, please confirm whether the Contractor is responsible for field-verifying all existing roof equipment conditions, utilities, controls, curb dimensions, and access constraints prior to final pricing.	Photographs are available within the RFP. A site visit was provided to inspect rooftop equipment. The original design mechanical schedule is contained within the as-builts. Field verification is required by the design-build team.
94	91	CCI	06/01/26		Attachment 02, RFP Summary of Work	Phasing / temporary HVAC	Item 1 / occupied building	Please clarify whether a make-up air unit and its associated exhaust fans will be allowed to be replaced during a planned weekend shutdown without providing temporary make-up air and temporary exhaust. If temporary ventilation is required during shutdowns, please define the minimum temporary make-up air and exhaust requirements, allowable outage duration, affected areas that may be taken out of service, and required Government notifications/approvals.	Temporary ventilation is not required. The design-build team shall make every effort to minimize downtime.
95	92	CCI	06/01/26		Attachment 02, Mechanical drawings / RFP Summary of Work	Exhaust airflow criteria	Item 1 / 6 ACH note	The RFP states the designer may verify and reduce make-up and exhaust flow rates if possible and beneficial to the Government. Existing drawing notes indicate exhaust airflow is based on 6 air changes per hour for improved exhaust performance. In many cases, 6 ACH is higher than the minimum exhaust required by ASHRAE but may provide enhanced humidity control in bathrooms/showers. Please clarify whether the intent is to meet ASHRAE minimum exhaust/ventilation requirements, or to maintain an enhanced exhaust flow rate of 6 ACH for bathrooms/showers and similar spaces.	Designer shall consider all applicable Unified Facilities Criteria (UFC) and ASHRAE and provide a properly designed system.

	A	B	C	D	E	F	G	H	I
96	93	CCI	06/01/26		Attachment 02, Existing drawings / attachments	Existing drawings / design information	Architectural, structural, and electrical drawings	Please provide the existing electrical drawings, existing structural drawings, and a complete set of existing architectural drawings for Building 1372, including plans, roof plans, reflected ceiling plans, door schedules, sections/details, and any available as-built or record drawings. If a complete set is not available, please identify which drawings are available and confirm that the Contractor is responsible for field verification of existing conditions not shown in the RFP documents.	Field verification is required. A site visit was provided to inspect existing conitions. As-builts are provided via DOD SAFE with this amendment.
97	94	CCI	06/01/26		Attachment 02, Mechanical drawings / TAB / commissioning	HVAC testing, adjusting, balancing, and commissioning	MAUs, exhaust fans, controls, and existing airflow verification	Please clarify whether the Contractor is required to provide pre-construction TAB and post-construction TAB for the building, including the make-up air units, associated exhaust fans, and served spaces. If pre-TAB is not required, please clarify how the Contractor is expected to confirm existing airflows and validate existing system performance prior to equipment replacement and airflow reduction. Please also confirm whether a recent TAB report is available for Building 1372. Additionally, please clarify whether commissioning is required for the replacement MAUs, exhaust fans, controls integration, fire alarm/interface work, or other affected systems, and if so, identify the required commissioning scope, testing documentation, and approving authority.	Pre-TAB (air and water) of existing operational rooftop units is required. TAB (air and water) of new unit is required. TAB spec 23 05 93 shall be edited/tailored by the designer and followed during construction. Commissioning of all aspects of the new rooftop units shall be required, to include manufacturer's startup, TAB, DDC performance, verification, and testing (PVT), in accordance with applicable UFC's and UFGS's. TAB efforts shall be limited to rooftop work only and no distributed ductwork or RGD's are required to be TAB'd.
98	95	Navy						Supplemental note	Note that the summary of work in Part 2 of the RFP (13 listed items) does not match the summary of work in Part 3 of the RFP (14 listed items). The replacement of the Gamewell notification system with a radio transmitter is not required and is hereby DELETED from the scope of work.
99	96	Navy						Supplemental note	Refer to attached supplemental technical requirements.
100	97	Navy						Supplemental note	Refer to revised bid schedule
101	END.								