**JB Charleston Offeror Question and Answer Form**
**Solicitation Number Project number: DKGV 1137999**
**Project Name: Repair Naval Reserve Center**

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|---|---|---|---|---|---|
| 1 | | | | | **Question** |
| | | | | | **Could you please provide a qty of ceiling tile for all GCs to include in their bids, so all are bidding the same scope. Items verified from field verification or site visit could change over time and are not binding unless in writing. Since there is water damage to the tiles more damage could occur.** |
| | | | | | **Answer** |
| | Specification Section 01 11 00; Drawing AD103 | | | | *No baseline quantity will be provided. The Government has already provided two (2) comprehensive pre-bid site walks for contractors to inspect the ceilings, perform field verifications, and calculate the exact quantity of ceiling tiles requiring replacement. No further site walks will be scheduled. Any ceiling damage occurring after construction begins due to contractor operations remains the contractor's responsibility to replace* |
| 2 | | | | | **Question** |
| | | | | | **Previous Question 7 states to include a reasonable contingency for minor repairs. Could a dollar value of a "reasonable contingency" be stated by the DOD so all GCs are bidding the same scope?** |
| | | | | | **Answer** |
| | | | | | *No, the Government will not provide a specific dollar allowance or contingency value for minor curb repairs. Estimating minor, standard surface prep and maintenance repairs is a standard component of bidding a renovation project, and each bidder must determine their own competitive pricing based on their own assessment and site walk observations.* |
| 3 | | | | | **Question** |
| | | | | | **If the structural engineer recommends the entire roof system to be replaced, will a change order be issued for this work?** |
| | | | | | **Answer** |
| | | Drawing A-102 (General Note 5 | | | *No. The contractor's Structural Engineer is retained solely to analyze the framing and ensure the roof structure can support the new RTU loads. The engineer is not tasked with evaluating the overall condition of the roof system or recommending a total roof replacement due to standard wear-and-tear. Pre-existing roof leaks or degradation will be patched by the Base team as needed. The General Contractor is only responsible for repairing any fresh damage caused to the roof by their construction operations or rigging* |
| 4 | | | | | **Question** |
| | | | | | **Could you please confirm that the GC is to only include the cost from a structural engineer to only analyze and verify the integrity of the roof structure to confirm it can safely support the loads of the new RTUS and provide the calcs and submittals as clarified in question 8 and 9? Any future design costs that may be required to add or modify additional structures is not to be included in the GC's bid. If this design should be included, please provide an allowance so all GCs are bidding the same scope** |
| | | | | | **Answer** |

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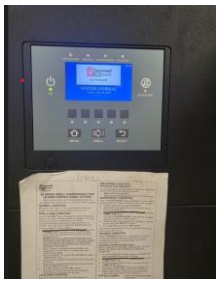
| | | Drawing G-002 (General Note 33); Drawing A-102 (General Note 5) | | | *The contractor's bid must include both the structural engineering analysis/submittal and any standard delegated design and provide minor equipment supports (such as structural steel dunnage, curb adapters, or joist stiffeners) to safely distribute the RTU loads. Unforeseen structural remediation of the primary roof deck (e.g., repairing latent wood rot) is excluded, but standard equipment load support design and installation are fully within the contractor's scope of work.* |
| | | | | | **Question** |
| | | | | | **Could you please confirm the manufacturer of the existing Fire Alarm panel? We contacted Wayne Woodard but have been unable to receive this info. WE did not have people available to attend the second site visit. Please provide this info so all GCs are bidding the same scope.** |
| | | | | | **Answer** |
| 5 | | M1801; Standard Field Verification. | | | *Please see the attached reference photos taken from the site.*  |
| | | | | | **Question** |
| | | | | | **Can the existing roof type should be clarified in an official amendment, so all GCs are bidding the same scope? We were unable to attend the second site visit and assumed that since the site visits are not mandatory, these clarifications would be answered.** |
| 6 | | | | | **Answer** |
| | | | | | *The existing roof system is a Modified Bitumen Roof System.* |
| | | | | | **Question** |

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| 7 | | | | | **Section 33 32 16 specifies reuse of the existing control enclosure, controller, alarm panel, circuit breakers, and motor starters where in acceptable condition. However, Drawing C-102, Keyed Note 1 directs the Contractor to install "new duplex grinder pumps, pump rail system, and panel to connect to existing." Please clarify whether:**<br>**a. The existing control panel/enclosure is to remain in service with only new pumps installed;**<br>**b. A new control panel is required;**<br>**c. If a new panel is required, identify the required manufacturer, control functions, and whether the existing enclosure is to be removed or reused.**<br>**d. Typically new grinder pump warranties are tied to panels approved by the manufacturer and sold with the pumps. If we have to use the existing panel, do we still have to provide a warranty on the pumps.** |
| | | | | | **Answer** |
| | Specification Section 33 32 16 | Drawing C-102, Keyed Note 1 | | | *a/b: You are to reuse the existing control panel and enclosure. The scope of work is to connect the new duplex grinder pumps to the existing, operational control panel. No new main control panel is required. c: This is not applicable as a new control panel is not required. d: Yes, the contractor is required to provide the full manufacturer's warranty on the new grinder pumps* |
| 8 | | | | | **Question** |
| | | | | | **If during the structural analysis of the building, we find that the building cannot support a new RTU without structural upgrades, will this be considered a differing site condition?** |
| | | | | | **Answer** |
| | | Drawing G-002, General Note 33; Drawing A-102, General Note 5. | | | *Yes, if the structural analysis reveals unforeseen/latent site conditions (such as hidden wood rot, structural steel deterioration, or undocumented structural damage that could not have been identified during a standard pre-bid site investigation), this will be evaluated as a differing site condition.*<br>*However, if the existing building structure is sound but requires reinforcement (e.g., additional structural dunnage or localized framing stiffeners) solely to support the weights of the new RTUs or to satisfy specific manufacturer installation recommendations, it will not be considered a differing site condition. The cost for such standard equipment-support reinforcements remains the responsibility of the General Contractor and must be carried in your bid* |
| 9 | | | | | **Question** |
| | | | | | **The Project Summary states the project includes "design services"; however, the drawings are 100% Issue for Construction. Please clarify the extent of Contractor design responsibility. In previous PPIs, it was addressed that a structural engineer and an FPE will be required. Are these the only two PE's that will be required?** |
| | | | | | **Answer** |
| | | | | | *The primary design is complete. The contractor's design responsibility is limited to delegated design tasks as specified. This includes, but is not limited to: 1) Retaining a licensed Structural Engineer to verify the existing roof structure's capacity to support the new RTUs. 2) Retaining a licensed Fire Protection Engineer to perform required inspections. The contractor remains responsible for any other engineering necessary to safely execute the work.* |

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| 10 | | | | | **Question** |
| | | | | | **The Project Summary requires the HVAC system to accommodate varying occupancy levels. Please confirm the controls sequences shown represent the complete design requirements and that no additional occupancy sensors, CO2 sensors, or demand-controlled ventilation devices are required unless specifically shown.** |
| | | | | | **Answer** |
| | | | | | *Confirmed. The controls sequences and points lists on drawings MI-801 through MI-803 represent the complete design requirements. The system utilizes Return Air CO2 sensors (explicitly shown on the points lists) to achieve Demand Controlled Ventilation (DCV) as described in the sequences of operation. No additional sensors or devices are required beyond what is shown in the contract documents.* |
| 11 | | | | | **Question** |
| | | | | | **Please confirm the electrical design is based on the scheduled HVAC equipment and that any breaker, disconnect, conductor, or feeder modifications resulting solely from an approved equivalent manufacturer's requirements will be addressed as a design coordination revision.** |
| | | | | | **Answer** |
| | | | | | *The electrical design is based on the equipment scheduled in the documents. Bidders must price the electrical scope as shown. If the contractor chooses to submit an "or-equal" equipment substitution that has different electrical requirements (e.g., higher MCA/MOP), the contractor will be responsible for the costs of any required modifications to the electrical system (breakers, wire size, etc.) to support their proposed substitution at no additional cost to the Government.* |
| 12 | | | | | **Question** |
| | | | | | **Please provide the allowable duration for the electrical service outage required to replace the existing transformer and identify any restrictions on the days or hours when the outage may occur.** |
| | | | | | **Answer** |
| | Section 01 11 00 (Summary of Work) | | | | *Because the building will be completely unoccupied during the construction period, outage scheduling is simplified. However, the contractor must still submit a detailed outage request and coordination plan to the Contracting Officer and the Joint Base Charleston Utility Department for approval at least 30 days in advance. Outages must be kept to the absolute minimum duration required to safely perform the work.Reference: Section 01 11 00 (Summary of Work).* |
| 13 | | | | | **Question** |
| | | | | | **The facility will be completely unoccupied during construction. Therefore, no temporary HVAC, cooling, heating, or dehumidification is required during the HVAC demolition and replacement phases.Reference: Section 01 11 00 (Summary of Work).** |
| | | | | | **Answer** |

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| | Section 01 11 00 (Summary of Work). | | | | *The facility will be completely unoccupied during construction. Therefore, no temporary HVAC, cooling, heating, or dehumidification is required during the HVAC demolition and replacement phases.Reference: Section 01 11 00 (Summary of Work)* |
| 14 | | | | | **Question** |
| | | | | | **C-001 General Note 14 requires temporary chain-link fencing around the perimeter of the project limits; however, no permanent fence work is shown. Please confirm whether temporary chain-link fencing is required and clarify the required limits.** |
| | | | | | **Answer** |
| | | Drawing C-001 (General Note 14 | | | *Yes, temporary chain-link fencing is required. The contractor must install temporary fencing to secure the designated contractor staging area and the immediate work zone around the exterior lift station. The exact limits of the fenced area must be coordinated with the Contracting Officer prior to installation.Reference: Drawing C-001 (General Note 14).* |
| 15 | | | | | **Question** |
| | | | | | **Please provide the Government point of contact and required procedure for transfer of recovered HFC refrigerants to the DLA HFC Repository. Please confirm whether the Government will provide approved transfer containers.** |
| | | | | | **Answer** |
| | | | | | *The contractor must coordinate the turn-in with the DoD ODS Reserve directly via the procedures outlined on the DLA website. The contractor is responsible for furnishing their own EPA-certified recovery cylinders for recovering and temporarily storing the refrigerant. The contractor must provide the completed refrigerant recovery and recycling log to the Government Project Manager as part of the required project documentation* |
| 16 | | | | | **Question** |
| | | | | | **Will Procore be allowed to be used for project management software?** |
| | | | | | **Answer** |
| | Section 01 33 00 (Submittal Procedures). | | | | *No, the Government will not allow the use of Procore for official submittals or project management. The official submission channel will be designated by the Contracting Officer. However, the contractor may use Procore internally to manage their workflow and generate standard PDF files to provide to the Government.Reference: Section 01 33 00 (Submittal Procedures).* |
| 17 | | | | | **Question** |
| | | | | | **Please confirm that all work is to be performed during normal work hours** |

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|---|---|---|---|---|---|
| | | | | | *All work is to be performed during normal base operating hours (typically 0700-1600, Monday-Friday), unless a specific shutdown or outage requires after-hours coordination, which must be approved in advance by the Contracting Officer.* |
| 18 | | | | | **Question** |
| | | | | | **If the building is to be occupied during construction, please provide any required phasing and state the level of containment and/or occupant protection required** |
| | | | | | **Answer** |
| | Section 01 11 00 (Summary of Work). | | | | *Phasing and active occupant containment are not required as the building will be completely unoccupied during construction. The contractor is still responsible for maintaining standard construction site safety, dust control, and secure site boundaries.Reference: Section 01 11 00 (Summary of Work).* |
| 19 | | | | | **Question** |
| | | | | | **Please indicate who is the building controls owner (i.e. Johnson Controls, Siemens, etc.).** |
| | | | | | **Answer** |
| | | | | | *The existing base-wide Building Automation System (BAS) is a Trane system. The new DDC system must be fully BACnet compliant and seamlessly integrated into the existing Trane infrastructure.* |
| 20 | | | | | **Question** |
| | | | | | **The currently posted Hazmat survey only highlights the amounts of lead and asbestos. Can you please clarify if mold abatement is still required and to what extent?** |
| | | | | | **Answer** |
| | | | | | There was a full abatement for all the mold in the building less than a year ago, so we do not need to have mold abatement in the SOW. |