

U:\PKA\4. STANDALONE PROJECTS\FY25\FA302225C00XX - B452 Convert Corrosion Control\D - Pre-Award\14 - Site Visit, RFIs\RFIRFIs For Building 452 Solicitation - FA302225R0005

14CONS / 14CES

1. Solicitation Section L: Would the Government consider allowing proposals to be submitted electronically either through email, PIEE, or a DoD Safe link as opposed to hard copies or fax?

All proposals may be submitted to the Government via Email.

2. Solicitation Section M: What is the minimum and maximum amount of projects for proving recent and relevant experience?

There is no min or max number of projects that will be reviewed but, review will be limited to the past three years IAW Section M. Section M also states under “Sources of Past Performance Information for Evaluation” that “Past performance information may be provided by the offeror, as solicited.”

NOTE: Offerors are not required to submit past performance with their proposal.

3. Solicitation Section M: With respect to Past Performance Recency, statement says "within the last three years" but does not clarify completion. Please confirm projects need to be completed within the past three years or clarify extent of completion allowed.

See Section M, 3.1 Past Performance, para g: “Contractor's performance on projects completed within the last three years from the issuance date, not completed but over 30%, and/or past CPARS ratings will determine acceptability”.

4. S-301: Can a specification for Helical Piers be provided?

Grouted Helical Piles are covered in section 31 63 26.60 of the combined specs.

5. 09 90 00 – 1.5.2 & 09 97 13.27 – 1.4.5.8: Please consider removing the SSPC QP-1 certification requirement or accepting alternate qualifications such as NACE Level 3. Very few commercial contractors nationwide have this as it is primarily meant for heavy industrial bridge/marine applications and it will limit competition/increase price considerably. It is also worth noting that this certification may be soon obsolete due to the merger of SSPC and NACE forming AMPPP.

NACE Level 3 is an acceptable alternate qualification.

6. 09 97 13.27: Please advise if the intent is to strip all existing steel of coatings and require the full high performance anti-corrosive 3 coat application in the field. This will require mobile contamination facilities to be erected at the facility and cost will be significant.
 - a. We would recommend removing this specification or clarifying that the requirements are applicable to NEW exposed steel components which must be shop applied under supervision of QP5 inspector and meet the recoating windows according to the most recent version of the applicable UFC.

The intent is to strip all existing steel to a SSPC 6 Commercial blast and then apply the 3 coats in the field.

7. AEC Lead Inspection Report: General Demolition note states to sandblast all existing steel. Please advise if the Contractor will be required to perform additional hazardous material surveys prior to mobilization or beginning renovation activities.
 - a. If the AEC report provided with the specifications governs, please confirm one of the following.
 - b. bidders should assume full abatement and/or encapsulation of lead based paint prior to beginning work per the recommendations of the report.
 - c. Bidders should assume only abating/encapsulating where existing will be disturbed by new welding, connection, or attachment and NOT sandblast existing steel that does not need to be disturbed otherwise.

No other structural steel will be subject to lead abatement aside from Beam 3 as noted in the report.

8. General Note: The documents downloaded from SAM.gov appear to be half scale for all drawings except the architectural drawings.

Corrected – Please see updated drawings in the attachment section.

9. General Note: The architectural drawings scale is incorrect even when reducing the scale to half scale. For reference if changing A-102 to 3/64" scale instead of 3/32" scale the 200'-2 1/6" dimension at the top of the page is 177'10". Please provide correctly scaled drawings.

Corrected– Please see updated drawings in the attachment section.

10. Site Visit: It was mentioned at the site visit that some documents are considered CUI. However, we are unable to find any of the documents applicably marked or determine the classification of CUI that should apply. Please advise which documents are to be treated as CUI and their associated classification. Note it is probable that Plans and Specifications are currently advertised on Non-FedRamp approved sites for subcontractors and vendors so expedited response to this item is requested to avoid further reportable leaks.

All documents that were locked in SAM.gov, that required CUI training and a Signed CUI MFR to access are considered CUI. Furthermore, the bottom of SAM.gov's website states:

“WARNING This is a U.S. General Services Administration Federal Government computer system that is "FOR OFFICIAL USE ONLY." This system is subject to monitoring. Individuals found performing unauthorized activities are subject to disciplinary action including criminal prosecution. This system contains Controlled Unclassified Information (CUI). All individuals viewing, reproducing or disposing of this information are required to protect it in accordance with 32 CFR Part 2002 and GSA Order CIO 2103.2 CUI Policy.”

11. NIST / CMMC Requirements to propose on DoD Projects: DFARS 252.204-7020 NIST SP 800-171 DoD Assessment Requirements is incorporated by reference to the solicitation. DFARS 252.204-7019 is not listed but would need to be completed in order to comply with 7020.
- Please confirm all Contractors must have completed at minimum their Level 2 Assessment and have a SPRS Score reported in the PIEE/SPRS database BEFORE submitting a proposal in order to be eligible for award of this contract.
 - In addition, confirm any Joint Venture or MPA must have a SPRS score for the entity matching the awardable SAM registration and not one of the individual team members.

The information in this solicitation does not meet the definition of “Covered defense information” at DFARS 252.204-7012. As such, DFARS 252.204-7020 NIST SP 800-171 DoD Assessment Requirements; has been removed.

PLEASE NOTE: Contractors shall comply with the basic safeguarding requirements and procedures found in this solicitation's Section I - Contract Clauses, at FAR 52.204-21 - Basic Safeguarding of Covered Contractor Information Systems (Nov 2021). Furthermore, sub-contractors are also subject to this clause.

12. Set Aside: Please confirm this is a Total Small Business Set Aside procurement and only contractors registered in SAM under the correct NAICS (236220) as a Small Business (less than \$45mil annually) are eligible to propose.

This solicitation is a Total Small Business Set Aside under NAICS – 236220. Size standard is less than \$45mil average annual receipts. Per “U. S. Small Business Administration Table of Small Business Size Standards”. How to calculate average annual receipts and average employment of a firm can be found in 13 CFR § 121.104 and 13 CFR § 121.106

13. Record Documents: Please provide any As-Built/Record documents for the existing facility as discussed at the site visit.

All record drawings have been provided.

14. Solicitation Section M: If anything in addition to recent projects is required, please provide more details on the required technical information for proposal submission and associated page limitations (management narratives, organizational structure, schedule info, etc.).

Please see Section L, Para 4) General Information, Proposal Format: for information related to required technical information for proposal submission. There are no associated page limitations.

15. Proposal: Is Appendix A required to be submitted with the proposal in addition to the official CLIN Schedule or can this be provided at a later date by the apparent LPTA awardee or requested in discussions as needed? Pricing would need to be suspended early on bid day in order to complete these breakouts accurately and most major vendors will not submit pricing early. Please confirm some sections will be Not Applicable such as the Arch and Engineering Design cost breakdown section.

Please see Section L, Para 4) General Information, Proposal Format: “Unless otherwise, instructed, offerors shall submit proposals in a format using e4Clicks, or in the alternative RS Means format. If these two formats are not available, offerors shall utilize the attached Appendix A.” Furthermore, “Offerors shall provide a price breakdown to include quantity, unit price, and total price and shall ensure that proposals reflect the total cost of the project.”

NOTE: Price breakdown is required to be present in proposals at time of submission.

16. Specifications: Please provide a specification for 01 91 00 Total Building Commissioning if applicable and in the Contractor’s SOW.

UFGS 01 91 00.15 Building Commissioning is located at [UFGS 01 91 00.15 Building Commissioning | WBDG - Whole Building Design Guide](#) for use.

17. Geotechnical: Please provide a copy of the Soils Report.

Geotech Report included in attached documents. – Please see the attachment section. The one attached is correct and the only report.

18. Civil Plans: Is a hot tap required for the new 8" water line on CU-101?

Hot tap is not required.

19. Civil Plans: CF-401 appears to show a new storm drain that is not reflected on the grading and drainage plan, please advise if this is required.

The new storm drain shown is being installed as part of an ongoing project separate from this contract.

20. Structural Plans: Please provide detail 2/S-201 as referenced on S-102.

The detail 2/S-201 is a typo and is supposed to be 1/S-201.

21. Existing Structure: Does the building currently have metal decking at the roof? If so, is the metal decking to be removed and replaced when the roof is being replaced? Please provide structural roof plan showing metal decking.

Available As Builts have been provided. The contractor is responsible to field verify existing conditions. The contractor is responsible for following the design documentation.

22. Existing Structure: Does the existing roof consist of the same details as the proposed? If not, is there any additional framing or deck closures around the perimeter of the roof for the different roofing and/or wall thickness?

Available As Builts have been provided. The contractor is responsible to field verify existing conditions and following the design documentation.

23. Structural Plans: Please confirm call out 3/S303 at the fan should be labeled as 1/S303.

The call out at the fan should be 1/S03 on page S-102

24. The scale of the drawings is off so takeoff quantities will be half or more of what they should be if not checked and calibrated on each sheet. Looks like half scale for Civil and some of the others but Architectural is a bit all over the place?

Scale Corrected - Please see updated drawings in the attachment section.

25. Can scalable drawings be released by the architect? The scale noted on each sheet does not coincide with the actual measurements called out on the drawings.

Scale Corrected - Please see updated drawings in the attachment section.

26. Please confirm that the submission of this Bid/Proposal is sent via email to the POC, Daniel L. Stilts, SrA, USAF (daniel.stilts@us.af.mil), or if there is a SafeLink provided?

Proposals may be submitted via email to the POC, Daniel L. Stilts, SrA, USAF (daniel.stilts@us.af.mil) and CC Willie Common at willie.common.1@us.af.mil.

If your proposals are too large to be sent via email a DoD Safe Link may be requested.

NOTE: If a DoD Safe link is requested, your request shall be made prior to the proposal due date and time. Late requests shall be considered as late proposals.

27. Is there a minimum/maximum number of projects required to be submitted for past performance projects?

There is no min or max number of projects that are required to be submitted but, review will be limited to the past three years IAW Section M. Section M also states under “Sources of Past Performance Information for Evaluation” that “Past performance information may be provided by the offeror, as solicited.”

NOTE: Offerors are not required to submit past performance with their proposal.

28. Can scalable drawings be released by the architect? The scale noted on each sheet does not coincide with the actual measurements called out on the drawings.

Scale Corrected - Please see updated drawings in the attachment section.

29. Can we obtain “As-Built” drawings for this project.

Available record drawings have been included. Please see updated drawings in the attachment section.

30. Can an additional RFI date be set for 7-10 days past the original date of July 1? Site visit on Jun 26 provides limited time to properly review the plans and obtain RFIs from the field.

No further RFI date will be set.

31. Will the site visit attendance sheet be released?

No, the site visit attendance sheet is for internal uses only and not for public distribution.

32. Please provide a geotech for this project.

Included in attachments as “B452 Geotech Borings-Final”.

33. Please provide a spec on the helical piles along with load capacities.

Grouted Helical Piles are covered in section 31 63 26.60 of the combined specs.

34. Window Type A is shown to be a fixed aluminum framed window. Please provide basis of design, or, will impact rated aluminum framed storefront material with 1 5/16" impact rated glass suffice for this one window?

Please refer to Design Specs 08 51 13 – Aluminum Windows.

35. Please provide basis of design on fire rated interior hollow metal window frames.

The windows shall be fire rated as required by code where located in a rated wall assembly.

36. Please provide low- e coating type for the exterior window A.

Low-E coating type provided in design spec.

37. Spec Section 0967 23.16 Fuel Resistive Resinous Flooring, 5-Coat System requires all contractors to be SSPC QP8 and should also be SSPC QS 1 certified. Most flooring contractors are not painting contractors, and therefore, do not carry the SSPC certifications. According to SSPC.org, there are only 8 contractors in the entire country that are SSPC QP 8 certified. These requirements significantly limit other highly-qualified contractors who have recently completed similar hangar projects for USACE. This will also substantially increase the cost of the epoxy resinous flooring scope. Please consider removing these certification requirements.

NACE Level 3 is an alternate approved qualification for flooring.

38. Spec Section 096723.16 Fuel Resistive Resinous Flooring, 5-Coat System - The specs call for a QP-5 third party inspector - Will this be required for the installation of the resinous flooring? Due to the limited amount of QP-5 Third Party Inspectors - Would the government consider removing these requirements?

The floor coating should be installed by a manufacturer approved installer and inspected by a manufacturer approved inspector for its warranty. The flooring will not be required to be inspected by a QP-5 third party inspector.

39. Section 081116 was issued on Aluminum Doors & Frames in the Specifications, however only HM & Steel Frames & Doors could be located on the drawings. Please advise if spec 081116 is applicable. Spec 084113 looks to already address the Aluminum Storefront Opening.

Spec 081116 is not applicable.

40. Upon review of the Lead Abatement Report, the only Steel containing Lead would be limited to Beam 3 referenced in the Report.

- a. Per A101 & A601, the remainder of existing Structural Steel is required to be Sand Blast Cleaned & scheduled to receive a High Performance Coating. Please confirm no other steel will be subject to Lead Abatement aside from Beam 3

No other structural steel will be subject to lead abatement aside from Beam 3 as noted in the report.

41. Solicitation- Section M Evaluation Factors for Award- 3- Technical Evaluation- The RFP does not state exactly what is required for the technical section, can the government please detail so all bidders are submitting the same information?

For information regarding your technical synopsis. Please see Section L Instructions, Conditions, & Notices to Offerors or Quoters, Para 4) General Information, Proposal Format.

“The purpose of the technical factor is to assess whether the offeror’s proposal will satisfy the Government’s minimum requirements. Once the lowest price factor with cost breakdown, technical synopsis, and other required submissions are established, the team shall evaluate the offeror’s proposal against these requirements to determine whether the proposal is acceptable or unacceptable, using the ratings and descriptions outlined in Table 1. Technical Acceptable/Unacceptable Rating Method.”

Other required submissions mean any supporting documents either provided by the contractor to support your proposal or as requested by the Government for clarifications.

42. Solicitation- Section M- Evaluation Factors for Award- Past Performance- Does the government have a format that is required for our projects to be submitted?

There is no required format for the submission of past performance. That said, IAW with section M “Past performance information may be provided by the offeror, as solicited. Offerors are not required to submit past performance with their proposal. The Government may reach out for clarification on past performance information derived from the below systems.”

Past Performance Information Retrieval System (PPIRS), Federal Awardee Performance and Integrity Information System (FAPIIS), Electronic Subcontract Reporting System (eSRS), Contractor Performance Assessment Reporting System (CPARS), or other databases, etc.

See section M “Sources of Past Performance Information for Evaluation”

43. Solicitation- Section M- Evaluation Factors for Award- Past Performance- How many projects are required to be submitted?

There is no minimum requirement. IAW with section M “Past performance information may be provided by the offeror, as solicited. Offerors are not required to submit past performance with their proposal. The Government may reach out for clarification on past performance information derived from the below systems.”

Past Performance Information Retrieval System (PPIRS), Federal Awardee Performance and Integrity Information System (FAPIIS), Electronic Subcontract Reporting System (eSRS), Contractor Performance Assessment Reporting System (CPARS), or other databases, etc.

See section M “Sources of Past Performance Information for Evaluation”

44. Solicitation- Section M- Evaluation Factors for Award- 4-Technical Analysis- Can the government please detail what is required for this section, so all bidders are submitting the same information?

A technical analysis shall be conducted by personnel having specialized knowledge, skills, experience, or capability in the associated factors in the type of work set forth in the statement of work shall determine the need for and reasonableness of the proposed resources, assuming reasonable economy and efficiency. At a minimum, the technical analysis shall examine the types and quantities of material proposed and the need for the types and quantities of labor hours and the labor mix.

45. Solicitation- Section L- 4.1 In lieu of 4Clicks, RS Means or Attachment A format for pricing submission, will our Ice Estimating Software be acceptable (which can also be provided in Excel format)?

You may utilize an alternate software, However, your cost estimation software format must (at a minimum) contain the information and categories portrayed within the “Appendix A - Cost Breakdown” attachment. If not, your proposal may be deemed incomplete.

46. Solicitation Document- The RFP contains 252.204-7020 NIST SP 800-171 DoD Assessment Requirements. Nov 2023 and 252.204-7024 Notice on the Use of the Supplier Performance Risk System. Can the government please confirm that a Score of 110 is required for award of the contract?

See answer to question 11 above.

47. Will there be a Backup Power Supply to the Electric motor-driven Fire Pump? Nothing looked to be indicated in the Electrical Drawings. If so, will the Fire Pump require an Automatic Transfer Switch?

No back up power required.

48. Will and actually full containment be required for this project?

No.

49. Will the back side of the CMU Walls require coating?

No.

50. I see there are new hangar doors. Are these coming prefinished and will they be coated prior to or on site?

Please see Section 08 34 16.20 of the design specification

51. Would any of the new steel be coated at our facility prior to being installed and touched up on site or how will this be handled?

Either method is allowed.

52. Since some areas have indicated hazardous lead-based paint. What is the intent for quoting purposes. Removal of all lead-based paint indicated in the report which is mostly doors and threshold, and I believe the doors are being swapped out anyways. Or treat all coatings as if they are hazardous lead-based paint? This will make a significant difference in the overall job cost depending on what is being asked to be done here.

Abate all lead-based paint indicated in the report.

53. The specifications contain 2 sections (071113 Bituminous Damproofing and 071353 Elastomeric Sheet Waterproofing), but we cannot find any reference to this on the plans. Please advise if this is required.

Several locations in the drawing call for waterproof sealing. These specs would be applicable based on material selected to perform sealing. The turnbuckles for underground tank require bituminous sealing.

54. Clarifying statement:

The facility transformer being installed shall include a meter base installed on the secondary side up to 4-County specifications.