# DAF 06-541 RFP 0000750-SH-25

| Question | Answer | Answered in AMD |
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| Will a Job site / Perimeter Fence be required for the Project Duration? | DAF BLDG 1 required a temporary fence on the N side along the culvert to prevent construction debris from passing over to the DAF Facility. This may not be an issue for DAF BLDG 2 as it is further away from facility. | 2 |
| 3.2.3 Equipment Requirements. Provide Clarification / List of what the Subcontractor is required to purchase and what MSTS will be providing. | Per contract/specifications. | 2 |
| What items will MSTS be providing for this project? | Trash roll off & recycable metals roll off. Portable restrooms and hand wash stations. Water is available for dust control. | 2 |
| Will HPSB be Utilized for this project? | No | 2 |
| If HPSB will not be Utilized for this project, will all Garbage / Waste go into one Dumpster? | All construction trash goes in 1 roll off, and recycalble metals go in a separate roll-off | 2 |
| DAF securities periodically shut down the site without notice and this can cause issues if you have Concrete / Grout etc. that can't come unto the site until site is re-opened. What is the approach to this from the Lower tier sub vantage point. | Notify STR days in advance. STR will notify facilites of concrete coming in to coordinate entry. | 2 |
| Will the new Building require Lightning Protection?<br>If yes, will it also include a Ground Ring around the Building?<br>If yes, what will all the testing and Certifications be required for the Close-out Documentation? | Per past builiding lighting protection is required and ground ring per design.<br>LPS Testing is required: Bond Resisatence Test & 3 Point ground test. | 2 |
| DAF Building 2 calls for the cubicles to be manufactured by HON. DAF Building 1 used cubicles manufactured by Herman Miller. Would Herman Miller be considered as an acceptable alternative for cubicles in DAF Building 2 to HON? | TRD 4.2.1.1 states The Workstation/Cubicle furnishing manufacturer shall be The HON Company.<br>The Office furniture system manufacturer shall be Three H. Furniture selection and the layout is to be reviewed with Contractor during the design process. | 6 |
| During the course of construction, it can be expected that there will be at least a few times that work is temporarily shut down due to lightning strikes in the area (within 10 miles) and can't be resumed until there hasn't been a strike in that 10-mile radius for at least 30 minutes. We can check the weather, but often the weather at the site can change suddenly. The amount of time it takes to get back to work can vary from 30 minutes to several hours. This could cause delays in the schedule as well as being costly due to having to pay the workers (often in excess of 30 workers at one time) either 5 or 10 hours whether they work the entire time or not. Additionally, if there are activities taking place that are time sensitive such as concrete being poured or block being grouted, we're just supposed to stop and leave everything as is to shelter in place. Will MSTS add day(s) to the schedule or reimburse the subcontractor for any lost hours, material or equipment? | Facility is notified of scheduled concrete pours. STR has not seen pours stopped due to weather. Subcontractor should responsibly check all weather conditions prior to pouring to determine any conflicts with possible lighting stand downs. PM to determine any necessary back pay. | 2 |
| What 3rd Party Inspections will we be required to perform to get building occupancy or that MSTS wants to see done? I am assuming for the 3rd Party Special Inspections MSTS will want the following:<br>• Proctor Test Results<br>• Grading Inspections and Compaction Testing<br>• Concrete and Masonry Rebar Inspections<br>• Concrete Pour Inspections and Testing<br>• Masonry and Grout Inspections and Testing<br>• Masonry Embed Inspections<br>• Structural Steel and Decking Inspections<br>• NS Grout Inspections and Testing<br>• Fire Caulking Inspections (If Necessary) | Yes to all and per contract. | 2 |

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| Assuming for the 3rd Party Building Department Inspections MSTS will want the following:<br>• Framing & Drywall Inspections<br>• Mechanical Inspections<br>• Electrical Inspections<br>• Plumbing Inspections<br>• Backflow Preventers<br>• Roofing Inspections<br>• Lightning Protection System Inspections<br>• Fire Safety Inspections on the Fire Suppression System and Fire Alarm Systems and Emergency Lights in coordination with MSTS Fire & Rescue | Yes to all and per contract. | 2 |
| Are there any other inspections on this project, not listed above, that MSTS wants the subcontractor to have performed? Please advise. | Per contract/specifications. | 2 |
| What Inspections will MSTS self-perform? Typically, MSTS has always performed pressure vessel inspections, such as on a water heater, and issued a 10-year permit on these items. Will MSTS continue doing that? Please advise. | Yes | 2 |
| 11.1 – Exhibit D_ATT-1 FRM-1739 Confidentiality Agreement" it appears this document was inserted inadvertently as it has to do with the Technical Evaluation Team | No, This form was included by mistake and should be removed. | 1 |
| 1. Can we distribute plans/specs/RFP to trade subcontractors, vendors to get accurate pricing quotes IF we have had them sign an NDA? Do you want such NDA's to be reported and submitted to you? | Yes, you can use the NDA previousy received and revise for your use with Lower-Teir Subcontractors. | 2 |
| Table 7 - Page 106 -Interior Finish Guidelines States. (Clarification Required)<br>a. Concrete Sealer: What is the required finish for SPC-09-Hallway.<br>b. Walk off Mats: Is this to be a full walk-off mat like 06-540 (depressed Slab) or Walk off Carpet. | Engineer of Record to identify requirements. | 6 |
| In the Tech spec:<br>a.) you ask for us to provide a "Warranty Matrix" please define?<br>b.) Before M&O will issue substantial completion, subcontractor is to submit and complete " BOI, see CD-5400.003, "Beneficial Occupancy Process". Please provide the CD in question or provide the process steps? | a. Matrix that outlines the warranty terms for different products or services, including the duration, coverage, and any specific conditions or exclusions<br>b. Response to b.) Subcontractor does not submit the request for or complete the BOI required per CD-5400.003. The BOI is completed by the NNSS Building Auhtoirty and BOI SMEs and the PM or STR are to follow the process in the CD to request the BOI. Documentation or other informaiton that is required from the Subcontractor for the BOI process is already included in other areas of the Technical Requirements and Scope of Work. | 6 |
| Landscaping: 5.4.1.3.4 Page 176 (Clarification Required) Guild line for pricing.<br>a) Provide total amount of how many Lighting Bollards are required.<br>b) Provide total amount of expected Decorative Metal Planting. | a. Amount to be calculated by designer to achieve adequate levels of illumination for safe building egress (1 foot candle at the ground through the entire walkway)<br>b. Curent buildings have around 5 small metal plants and one larger one (joshua tree), this is an assumption that needs to be confirmed during design | 3 |
| Since MSTS has provided the Sub Pad graded for Construction, where are the Geotechnical Reports located in the RFP. | See (3) attachments: "Geotechnical Investigation Vol I - Converse Consultants 1984, Geotechnical Investigation Vol II Aggregate Study - Converse Consultants 1984, and Engineering Scan | 6 |
| We need more information / Specifications for the Transformer that will be required for 06-541. | The size of the transformer will depend on the requirements for the facility. Examples of size can be given from 540, but it is up to the EOR to decide the size. To get the size | 6 |
| 2.5 "Sustainability" mentions design for this project shall be in compliance with EO 14057. EO was revoked under the current administration. Please confirm this is no longer required. | This is no longer a requirement. | 6 |
| Figure 4 on page 64/198 shows a concrete generator pad. There is no designation for vehicle access to the pad from the loop/maintenance road. Is the intent the pad will be accessed through the landscape rock mulch area? | Vehicle access can be discussed during design | 3 |
| 4.2.1.3 Utility Spaces states that the only rooms with exterior access are the Mechanical, Electrical, and Fire Riser. Sheet A100 shows SPC-05 "Communications Room" with and exterior door. Is this the correct location for the door? | Unclassified communication rooms can have exterior access doors | 3 |

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| 4.2.1.3 Utility Spaces state “The UPS must be located adjacent to the electrical room. Batteries must be in a space inside the building adjacent to the electrical room but physically separated from the electrical room”. The electric room does not have sufficient space to accommodate the UPS within that room. Is the intent to have the batteries in their own enclosure room with a door off the electrical room? | If it is determined in design that a UPS room needs to be accounted for then locate the batteries in their own enclosure with a door off electrical room | 3 |
| IT Guidelines per space type (page 89/198) references standards for “non-lab workspace” and “lab/specialized” workspace. Is there a room-by-room chart that identifies what spaces are designated as “non-lab” vs “lab/specialized”? | Refer to Room schedule on sheet A100 (page 186 of the TRD) - SPC-16:19 | 3 |
| 5.4.1.1 States “Contractor will be providing geotechnical information to the subcontractor”. When will the report be shared with the subcontractor? | See attached Geotechnical Investingation Vol I & Vol II | 6 |
| 5.2.2.1.1 Roofing Assemblies states “Roof access is to include a ladder and roof hatch”. DAF 06-540 does not have an interior ladder with roof hatch since the roof eves are short enough to access with a portable ladder. Please confirm if a permanent ladder and roof hatch is required. | Yes, please provide. | 5 |
| Interior Finishes on Page 103/198 reference is missing/states “Error! Reference Source not Found”. Please provide the missing reference. | Table 7. Interior finish guidelines | 3 |
| Table 7 – Interior Finishes Guidelines on page 104,105/198 conflicts each other with paint sheens required at walls. Please confirm the correct paint sheens.<br>33) | Use Level 4 finish at typical surfaces. | 3 |
| Table 7 – Interior Finishes Guidelines, Acoustical Ceilings states “A higher level of ceiling finish is to be provided in public areas such as lobbies and entrances than in office<br>areas”. The lobby space ceilings are open to deck at DAF 06-540. Is the intent to maintain the open to deck ceilings? | Yes for this project, this was a general requirement. | 3 |
| Table 7 – Interior Finishes Guidelines, Miscellaneous materials (page 107/198) states “Acoustical wall panels are to be incorporated into conference rooms with seating for 20 people or more to reduce noise reverberation”. What percentage of wall area in SPC 11,12 should be covered with acoustical wall panels? | Please calculate appropriate amount during design | 3 |
| 5.2.3.3.5 Interior Windows states “At primary interior spaces without access to exterior windows, interior windows or transparent fixed partitions that permit occupants to borrow light and view from adjoining spaces are to be provided”. Confirm that spaces without exterior windows that would be required to have a minimum 18” wide sidelight includes Offices (SPC 22,23,24,33,34,35) Conference Room SPC 13, Breakout Room SPC 14 and Hoteling Office SPC 19. | Please provide for SPC 22,23,24,33,34,35, others listed not required. | 3 |
| 5.3.3.1.4 Rainwater management – are sidewalk trench drains required at locations where the roof drain leaders come down the side of the building and dump onto the sidewalks? | Walkways that are part of required egress must meet all walking surface requirements per code and Federal standards (OSHA) at all times the building is occupied. If the water from drains being dumped on the sidewalk is deterimental to a safe and compliant walking surface then the DOR needs to provide the appropriate engineered controls to address water run off. | 5 |
| Table 19 on page 129/198 states to “provide mop hanger on wall above sink suitable for 4 mops”. Page 117 states “Mops and Brooms: 6 items to be hung up in the janitor’s closet”. Should a 4 or 6 mop/broom holder be provided? | Please provide 6 | 3 |
| BAS Quality control – “Unless noted otherwise herein, the end-to-end accuracy from sensor to operator interface shall be as noted in Error – Reference Source not Found”. Provide the missing reference. | Table 23. BAS Sensor Accuracy | 3 |
| 5.4.1.3.4 Landscaping – Lists 3 types of decorative metal landscape plants. How many of each are to be provided? | To be determined in design based on decorative plant cost, historically it's been around 6 - 5 small one larger like a joshua tree | 3 |
| 1.Bollard lights along sidewalk: Illuminated per IBS and NNSS Fire Department Requirements. Preferred bollard: ANP; BL6021CL A018LD4T540K (page 83/198). What are NNSS FD requirements? | To be discussed during design, at this time please plan for the preffered bollard or equal. NNSS FD Requirements state 1 foot candle at the ground through the entire egress sidewalk | 3 |
| Sidewalk Railings – NNSS have contours/topo plan? | Engineer of Record to provide additonal topo if needed. | 6 |
| Third Part Construction Reviews (Page 46): Roof Assemblies, Air – moisture – thermal – sound, Finishes? | What is the question here - are these required? | 3 |
| Ceiling-mounted toilet partitions (structural involved)? | Yes, EOR to identify requirements. | 6 |

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| All appliances to be commercial grade? | Yes | 3 |
| 5.2.2.2.1 Partitions – full height interior walls are to be provided? | Where required for acoustics or fire protection, determine during design | 3 |
| All partitions required Sound Attenuating Batt Insulation (Page 102/198) | Proceed per requirements on page 102 in general, however this can be confirmed during design. For example a storage room would not need SAB in general, however if it's housing a "loud" piece of equipment then it could. Please coordinate | 3 |
| Table 7 pg 103/198 gypsum board walls and ceilings in open offices need to meet articulation class not less than 150. Standard Gypsum is ~120. Acoustic Gypsum board will need to be specified. | Subcontract is Design-Build so the DOR will need to provide designs and specifications to meet all code and techincal requirements. | 5 |
| Walk-off tile carpet squares in Vestibules in lieu of the depressed walk-off's? | EOR to identify requirements and obtain MSTS approval during design review period. | 6 |
| Include horizontal mini-blinds at all interior window sidelights (page 108/198)? | Account for at this time but confirm during desing | 3 |
| Sun Control – exterior steel shades. Provide at all office, conference and break room locations. The horizontal window that used to be in the conference room is now in the break room. An exterior shade at the entrance to the building will be in conflict with the sidewalk entry. | Drawings provided as part of the FRD/TRD are for information only and the final design by the DOR may need to deviate from these drawings. Subcontract is Design-Build so the DOR will need to provide designs and specifications to meet all code and techincal requirements including addressing walkway interfeneces created by required building elements as part of their design.Provide an appropriate shading solution for the situation whether external or internal. | 5 |
| 5.3.4.2.6 – Fire Flow – Is the existing water pressure acceptable and fire pump is not required? | Site water supply should be adequate for design without pump; however, EOR to verify during design. A fire pump wasn't needed for DAF Building 1. | 6 |
| 5.3.5.2.1 Interior Lighting – open office space to have pendant lighting suspended with aircraft cable? | NO PENDANT LIGHTING, DROP IN TILE LIGHTS ONLY! | 3 |
| On page 185 of the Technical Document Requirements, the drawing shows the sidewalk connecting the main parking lot, North of the building, to what will be the West side main entrance of the New Building (06-541). The provided drawing doesn't depict any contours or elevations, but there is a difference in elevation between these points of somewhere around 6' or 7'. In order for all bidders to be bidding comparably on this item, please advise what would be the design criteria of this walkway. Does it need to be ADA accessible, meaning does it need to be ramped with maximum slope requirements or can stairs be used to traverse the difference in elevation? If stairs or steps are preferred, does MSTS want the steps spread out over the full length of the sidewalk or stairs to be on one end and most of the length to be relatively level? Or does MSTS prefer that both stairs and ramp be incorporated along this same path of travel to accommodate all parties? | An ADA accesible ramp would need to be incorporated into design. Discuss option of including both ramp and stairs during design.Subcontract is Design-Build so the DOR will need to provide a code analysis that will state accessiblity requirements from the codes of record. The required number and locations of accessible egress and access walkways will then be determined and designed by the DOR. Drawings provided as part of the FRD/TRD are for information only and the final design by the DOR may need to deviate from these drawings. | 5 |
| Would the use of extended coverage sprinklers be acceptable for this project? | There are specific requirements applicable to the use of extended coverage sprinklers noted in accordance with NFPA 13.<br><br>As long as the FSS design that incorporates extended coverage sprinklers complies with the listing of the head, NFPA 13, the "Installation Requirements for Extended Coverage Upright, Pendent, Sidewall Spray Sprinklers", and the hydraulic design requirements associated with the Area/Density method, use of this type of extended coverage fire sprinkler heads are acceptable. | 6 |
| Would the use of flexible sprinkler connections be acceptable for pendent heads? | Use of flexible sprinkler and hose is acceptable as long as it is installed per the manufacture's requirements, listing requirements, and NFPA 13. This includes spacing and hydraulic requirements based on the Area/Density method. | 6 |
| Please confirm that only schedule 40 pipe for the Fire Suppression system will be used. | Historically, we only allow Sch. 40 at the NNSS. If the specification say it, yes, that is what is required. | 6 |
| Please provide available water supply data at the project site for preliminary hydraulic analysis of the fire sprinkler system. | Part of the design effort will require verifying this. MSTS can support; however, it will take time to input a engineering service request, and investigate. | 6 |
| What method will be required to be utilized for transmitting fire alarm signals to the proprietary supervising station. | A pair of single mode fibers that connect to 06-540. It will tie into existing Notifier network. | 5 |

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| SOW Attachment 1 06-541 Technical Requirements Para. 5.3.4.2.5 requires a reduced pressure zone (RPZ) backflow preventer for the fire sprinkler system to be located inside the building in an approximately 60sf fire riser room. The Fire Riser room on Sheet A100 is only 30sf, which is not large enough for a horizontal RPZ backflow preventer. Please confirm if the Fire Riser room should be enlarged to 60sf in order to fit a horizontal RPZ backflow preventer or if it is acceptable to utilize a vertical double check backflow preventer for the fire sprinkler system. | The attachment was for REFERENCE ONLY. EOR is responsible to ensure all code requirements are met during the design phase. This will be checked by MSTS during the design phase. | 3 |
| Confirm an additional 10% capacity is required per document 7. SoW Section 5.3.2. | Confirmed. EOR to provide calculations. | 6 |
| Document 7. SoW Section 5.3.2.2 only allows brazing or mechanical joints. Will soldered joints be acceptable for refrigerant piping smaller than 2"? | Yes | 6 |
| Document 7. SoW Section 5.3.2.2 only allows Mitsubishi Electric City Multi VRF systems. Will similar VRF systems from Daikin and LG also be acceptable? | Yes | 3 |
| Document 7. SoW Section 5.3.2.3 only allows G90 galvanized steel ductwork. Will G60 galvanized steel ductwork be acceptable for indoor application? | No, the table states "or Mitsubishi equivalent evolution of product line". Contractor has elected for Mitsubishi systems at this time | 3 |
| Confirm ductwork must be sized for 0.05" w.c. return/exhaust/intake and 0.07" w.c. supply per document 7. SoW Section 5.3.2.3. | Table specifies G90 only | 3 |
| Confirm AHU's must be of double wall construction per document 7. SoW Section 5.3.2.3. | Confirmed | 3 |
| Confirm AHU's must have stainless steel cooling coils and casings per document 7. SoW Section 5.3.2.3. | Confirmed | 3 |
| Per EPA guidelines, 01/01/2026 is the manufacturing stop date for R-410a VRF systems. Please confirm VRF systems must be provided with new A2L refrigerants and the required refrigerant monitoring system(s) must be provided. | Confirmed | 3 |
| Document 7. SoW Section 5.3.2.4 does not indicate a prefered controls language. Please indicate if there is an existing predominant controls language on site. | JCI is the existing predominant controls language. | 5 |
| Selection of motors for fans and pumps into the service factor, i.e. in excess of the motor name plate data rating, typically results in issues with motor longevity and system balancing. Please confirm motors must be selected with the normal operating capacity at or below the motor name plate data rating. | Confirmed | 3 |
| Confirm equipment sound and vibration is to be measured per document 7. SoW Section 5.3.2.4.1. | Confirmed | 3 |
| VRF system branch boxes typically do not have manual service isolation valves. Per document 7. SoW Section 5.3.2.4.2, isolation valves are to be provided for each piece of equipment. Please confirm VRF system branch boxes are required to have isolation valves at all inlet and outlet refrigerant connections. | VRF system branch boxes are required to have isolation valves at all inlet and outlet refrigerant connections | 5 |
| Please provide the local static and dynamic water pressure typically noted in the results of a fire flow test. Fire flow test results for DAF Building 1 06-540 (Existing) will work for this request. | See attached Hydrant Capacity Test and Hydrant Numbering | 6 |
| 7. SoW Section 5.3.3.1.1 indicates to provide gate valves for domestic water piping 2-1/2" and larger. Please confirm butterfly valves are acceptable for domestic water piping 2-1/2" and larger. | “Valve locations need to be identified to determine acceptability of butterfly valves. EOR to determine location of valves and submit follow up RFI indicating valve locations.” | 6 |
| 7. SoW Section 5.3.3.1.2 indicates to provide a backflow prevention device for sewer. Please confirm this is required. | Confirmed | 3 |
| The RFP is silent on condensate drain piping material. Please confirm Copper Type M hard drawn piping with wrought soldered fittings is required for condensate drain piping material. | Copper Type M hard drawn piping is required, but the fittings can be press fit. Soddering is not required. | 5 |
| Document 9. DAF 06-540 Reference IFC Drawings shows condensate drains spilling to grade. Please confirm condensate drains may spill to grade and do not have to be routed to a floor sink. | Condensate drains should be routed to a floor sink. | 5 |
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| Exhibit A, Form C, Criterion 3: Line item C indicates the technical requirements for a concept design. Are these technical requirements inclusive of all disciplines listed above in line item A? In other words, are concept design drawings required from all disciplines, or may the Contractor submit an Architectural concept design complying with line item C and all other disciplines shall provide a written basis of design indicating how they’ll meet the program requirements? | Only architectural concept drawings required, other disciplines can provide a narrative and if available typical condition details. | 3 |
| Is there a page limitation for the complete technical package that the contractor and design team must abide by? | No | 3 |

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| Is DAF Building 2 (06-541) required to match the exterior footprint and gross square footage of DAF Building 1 (06-540)? If not, is DAF Building 2 allowed to have a larger total GSF than DAF Building 1? | If there is a footprint discrepancy please submit a short comparison explanation for review. Ideally they should be the same, but if the functional and operational requirements of the programmed areas push the footprint out, it will be considered. | 3 |
| Are there specific formatting requirements for design submittals, such as BIM Modeling and/or clash detection? If CAD files/exports are required, what version/year? | Revit 2024 and ACAD 2024 fro exports. Clash detection report with relevant images. | 3 |
| M13: Document 9. DAF 06-540 Reference IFC Drawings shows an open plenum return for multiple fan coil units. This methodology for system configuration as opposed to a ducted return system is not as efficient as the return air will not properly reflect the air from the space. If a ducted return and greater control over the mechanical systems is preferred, please confirm a ducted return system is required. | Ducted return system is acceptable | 3 |