

## DAF 06-541 RFP 0000750-SH-25

Question	Answer	Answered in AMD
Landscaping: 5.4.1.3.4 Page 176 (Clarification Required) Guild line for pricing. a) Provide total amount of how many Lighting Bollards are required. 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) 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
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
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
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. 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 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
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
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)?	Provide the same as in 06-540	3
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
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.	Provide an appropriate shading solution for the situation whether external or internal.	3
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.	3
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
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
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
7. SoW Section 5.3.3.1.2 indicates to provide a backflow prevention device for sewer. Please confirm this is required.	Confirmed	3

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
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