

NKAK 241015 CNSLD/Demo Marine Training B1222
Pre-Proposal Questions and Answers
7 May 2026

1. (SOW 011001, 2.06, C.) This paragraph indicates that the lactation room will be built in one of the areas in the newly subdivided Room 129 and Room 130. 011001, 2.06, F. calls out the lactation room in Room 131. Please clarify which area will receive the new lactation room...

Answer: Room 129.

2. (SOW 011001, 2.07, B.) This paragraph mentions that B1222 is equipped with an air handler in Room 148. Does this building have VAVs throughout Rooms 129 and 130? Or, is there only ductwork that will have to be re-routed? Please advise...

Answer: Yes, the system does use VAVs. There is one (1) VAV for Room 130 and one (1) VAV for Room 129. Please see Attachment 10 - B1222 M-102.1.

3. (SOW 011001, 2.07, C, D, and E.) Will any of the newly subdivided spaces require its' own thermostat? Or, will the current control configuration of the space have to be changed for the updated room layout? Please advise...

Answer: The individual office spaces will not have their own thermostats. Rooms 129 and 130 have existing thermostats installed, see Attachment 10 - B1222 M-102.1 for thermostat locations.

4. SOW 2.06. G. Mentions power requirements for wall displays for VR Technologies. What are the power and data requirements for the VR Technologies that would be in addition to the standard power and data outlets called for in SOW. 2.09. Electrical and Communications?

Answer: This is unknown at this time and will be determined in the design phase of this design-build project. It is anticipated that power density will be higher in this area.

5. Are there any specialty items requiring electrical and data, such as screens, projectors, trusses, etc.? If so, what are the electrical and data requirements?

Answer: This is a design-build project. These details are expected to be determined in the design process.

6. Will there be a requirement for LED lighting dimming controls? If so, which rooms?

Answer: LED dimming controls would be expected in the VR room, but other areas could be determined in the design phase of this design-build project.

7. Will there be a requirement for lighting control occupancy sensors? If so, which rooms?

Answer: Occupancy sensors (dual technology) are only required in public restrooms, therefore, is not applicable to this project.

8. SOW 2.09.F. states to install electrical outlets a **maximum** of 12' apart. The open office area is a minimum of 2,000 sq/ft, per 2.06.C, Will 12' spacing of power outlets be adequate? If not, what should the spacing be?

Answer: This is a design build project. These details would be determined during the design phase. It is evident the bidder understands open office spaces, and it is required that the bidders

account for ample electrical circuits and receptacles to serve all spaces, to include systems furniture in open office spaces in their bids.

9. Will any power and data outlets be required for modular office furniture in the middle of the open office area room? If so, will floor boxes and/or power poles be required and how many?

Answer: Systems furniture is a possibility, but this is a design-build project. These details would be determined during the design phase. If these details had already been settled, this would indicate that there would be no design in this project and this would be a construct-only project. If systems furniture is determined to be appropriate, the quantity of power poles and floor boxes depend greatly on the engineering firm's abilities and the creativity of the design-build firm's A-E to efficiently design these spaces. If the Government provided a quantity in this case, it would be based on an educated guess. If that quantity was found to be insufficient, the design-build firm would then request a modification. The only time the Government will provide these types of quantities would be in the construct phase of a design-bid-build project, where an A-E has already designed the project. Please remember this is a design-build project.

10. SOW. 2.09.H. states to install new CAT 6 data jacks on each wall. It also states that only 1 per wall is required. This would be inadequate in the open office area. How many data jacks will be required in the open office area as well as the flexible classroom?

Answer: This is a design-build project. The exact number of CAT 6 data jacks per wall will depend on the room usage. Exact quantities per wall would be determined during the design phase after workflow data had been collected from the end users.

11. How many data ports are required in each data outlet?

Answer: 2

12. How many power and data outlets are required in the Lactation Room?

Answer: 1 data outlet per lactation room. One duplex receptacle per wall.

13. SOW. 2.08.B. states Mandatory use of LRAFB Electrical design standards for the fire alarm and to see fire alarm requirements within. The design standard was not included. There do not appear to be any ceiling mounted fire alarm devices to remove/reinstall for ceiling replacement per 2.08.C. The existing small offices do not have any fire alarm notification devices. What are the requirements for the fire alarm associated with this project?

Answer: Paragraph 2.08.C states "remove existing detectors and fire suppression heads as necessary for ceiling tile replacement and reinstall at appropriate height." Provide new detection devices for additional occupied spaces following reconfiguration of walls, SOW has been updated.

14. The Scope of Work, paragraph 2.02.A states that a comprehensive asbestos and lead based paint survey is required for B842. Paragraph 2.02.C.1 states that a comprehensive asbestos survey of all buildings in the SOW. It is understood that a survey is required for B842. Is a survey required for B1222? Does CLIN 0004-0011 apply only to B842?

Answer: Only for B842.

15. SOW 2.03.B requires the preparation of a demolition plan. Is this requirement for B842, B1222, or both?

Answer: Both.

16. SOW 2.06.C requires sound attenuation batt insulation in all new walls and for the walls between spaces to extend a minimum of 6” above the ceilings. Since there is no insulation required for the ceilings or even the perimeters of the ceilings, may it be assumed that sound transmission between spaces is not critical?

Answer: Demising walls between offices requires sound attenuation, as written in the Statement of Work.

17. SOW 2.06.1 requires interior directional and directories. Is this an actual requirement for this project?

Answer: Yes. Interior Signage is required.

18. SOW 4.01.C requires a 65% and 95% design submittals, yet there is no conceptual layout for the designers to develop for the 65% layout. Could an “over the shoulder” review be provided to make sure the conceptual plan meets the needs of the Users or could 35% and 95% design submittals be required instead?

Answer: This project is intended to have a full 35% design. This was accidentally left out of SOW 4.01.C but is in 4.04.

19. If, by new floor plan layout, additional fire alarm notification devices (strobe, horn/strobe) are required, will new voltage drop/battery calculations be required? If so, will existing facility voltage drop/battery calculations be provided to allow for adjustments. If these are required, and not existing not provided, a thorough and costly survey of the entire fire alarm system will need to be performed.

Answer: This is a design-build project. These details would be determined during the design phase. Any addition to the fire alarm system shall require proper engineering design to ensure additional devices will work as expected and will not undermine the existing system. While voltage drop calculations are not specifically called out in Unified Facilities Criteria 3-600-01, battery calculations are (paragraphs 9-18.12.3 and 34-8.1.1.2). All supporting design calculations are required.

20. Who is responsible for moving all the office furniture and equipment at B1222?

Answer: The User will be responsible.

21. Will the B-1222 be occupied during the renovation?

Answer: The specific rooms will not be occupied; however, the building as a whole will maintain occupancy.

22. 01 10 01 2.06 H Are there any additional requirements that are not listed in the SOW?

Answer: No.

23. 01 10 01 2.06 I Does this apply to the whole building or just the rooms being renovated?
Answer: Just within the areas identified in the scope of work.