Questions and Answers

08/18/2026

Project Title: iHouse Apartment Construction, NA23KA190Q7
Solicitation #: 75H70126R00026

Below are the questions received in response to this solicitation and their respective answers:

1. **Arizona Contractor License**: Can you please clarify the licensing requirement for this project? Specifically, is an Arizona commercial contractor license required at the time of bid submission, prior to contract award, or prior to the commencement of construction?

- **Answer**: IHS does not provide legal opinions on state, local, or tribal licensing requirements. However, pursuant to FAR 52.236-7 (Permits and Responsibilities), the successful offeror is solely responsible for obtaining any necessary licenses and permits, and for complying with any Federal, State, and municipal laws applicable to the performance of this contract.
- Please be advised that this project is located within the sovereign boundaries of the Navajo Nation (Tonalea, AZ). Offerors are strongly encouraged to contact the Navajo Nation Division of Economic Development regarding tribal business licensing, and the Navajo Nation Tribal Employment Rights Office (TERO) regarding local employment and fee requirements.
- Furthermore, please review Section L & M [or specify the exact evaluation section] of the solicitation to ensure your proposal meets all mandatory requirements for licensing, which will be utilized to determine technical acceptability and responsibility.

2. Earthwork & Asphalt Quantities: Is there an engineer's estimate, quantity takeoff, or bid schedule available that includes approximate quantities for major site work items such as:
Cut and fill
Aggregate base
Asphalt paving
Concrete paving/curb & gutter (if applicable)
Utility trenching
Other major civil quantities

- **Answer**: The offeror should be able to determine the necessary quantities for this project. It is standard practice for a contractor to perform their own quantity takeoff from the provided drawings and specifications, especially in a Lowest Price Technically Acceptable (LPTA) solicitation like this one. The government has provided a complete set of documents from which a qualified contractor can and should derive their own quantities to develop a lump-sum bid. This is a standard and expected practice in the construction industry for this type of solicitation.
- The solicitation documents do not include a "bid schedule" or "bill of quantities" for the contractor to price out. Instead, they refer to a "schedule of values" which is a detailed breakdown of the contract sum that the contractor submits after the contract is awarded to be used for progress payments.

3. Geotechnical Information: Is a geotechnical report, soils investigation, or existing earthwork report available for this project beyond what is included in the solicitation documents?
If no quantity schedule is available, can you confirm that bidders are expected to develop their own quantity takeoffs from the contract drawings?

- **Answer**: Yes, the Geotech report is available. See attachment. The offeror should be able to determine the necessary quantities for this project. It is standard practice for a contractor to perform their own quantity takeoff from the provided drawings and specifications, especially in a Lowest Price Technically Acceptable (LPTA) solicitation like this one.

4. Can we submit an alternate solution to the one requested in the RFP?

- **Answer**: You may propose this alternative system as part of your offer and the Government may then decide to do a deeper assessment if yours is the lowest offer being evaluated; remember that this is a LPTA solicitation.
- **Answer**: The modular approach appears to be a significant change from the required specifications. You may propose this alternative system as part of your offer, and the Government may then decide to do a deeper assessment if yours is the lowest offer being evaluated; remember that this is a LPTA solicitation.
  Among other specifications, page 7 of “J02 iHouse Apt 01 Phase 4 BOD” states “The quality of materials and finishes specified for this project also achieves and exceeds the high-middle standard of construction.” IHS would consider modular construction as long as the Contractor is able to meet or exceed the design and specifications as intended. The proposal will need to demonstrate technical acceptability. Your proposed alternative approach may prove technically acceptable if it meets or exceeds the technical quality and does not increase risk.

5. Are there specs/ plans for the parking lot cover/canopy?

- **Answer**: The specs for the parking canopy are in "SECTION 107323 ALUMINUM CAR SHELTERS" page 287 of the specifications.

6. **Reference:** Attachment J02 – Basis of Design, Appendix A2 – Geotechnical Report; ATEK Project No. 240012, dated June 5, 2024
The geotechnical report included within the solicitation documents is prominently identified and watermarked as **“DRAFT Geotechnical Exploration Report.”** The report contains recommendations affecting site preparation, earthwork, foundations, pavement subgrade, utility trench backfill, compaction, and other construction requirements.
Please confirm whether ATEK Project No. 240012, dated June 5, 2024, is intended to be relied upon by Offerors for preparation of their proposals and will become a Contract Document upon award.
If a final signed/sealed geotechnical report has been issued, please provide the final report by amendment. If no final report is available, please confirm that the recommendations contained in the Draft report are to be used for bidding and construction unless subsequently revised by the Government.

- **Answer**:

7. **RFI-002 – Conflicting Geotechnical Reports Referenced by Structural Design**
Reference: J02 Basis of Design – Structural Narrative; Appendix A2 Geotechnical Report
The Structural Narrative states that the foundation design is based upon a **Geotechnical Evaluation Report by Western Technologies, Project No. 2527JW116**. However, the geotechnical report included in Appendix A2 of the solicitation is **ATEK Engineering Consultants Project No. 240012**.
Please identify the geotechnical report that governs the final structural and foundation design. If the Western Technologies report was used for the structural design, please provide that report. If ATEK Project No. 240012 supersedes the Western Technologies report, please confirm that the structural foundation design has been reviewed and coordinated with the ATEK recommendations.
- **Answer**:

8. **RFI-003 – Building Pad Overexcavation Limits**
Reference: ATEK Geotechnical Report §5 – Engineering Analyses and Recommendations / Earthwork; §4.4.3 – Expansive Soils
The geotechnical report identifies expansive-susceptible soils within the upper approximately five feet and provides earthwork recommendations for structural areas.
Please confirm the required **vertical depth and horizontal limits of overexcavation beneath the proposed building**, including the required extension beyond exterior footing/foundation lines.
Please also confirm whether the required excavation depth is measured from existing grade, finished subgrade, bottom of slab, or bottom of footing.
- **Answer**:

9. **RFI-004 – Reuse of Excavated On-Site Soil**
Reference: ATEK Geotechnical Report §5.1.6 – Engineered Fill
Please confirm whether soils excavated from the required building-pad overexcavation may be **processed, moisture-conditioned, and reused as engineered fill beneath the building**, provided they meet the geotechnical requirements.
Please identify any soils that are specifically prohibited from reuse beneath structural areas and confirm the required testing/approval procedure for reuse of native material.
- **Answer**:

10. **RFI-005 – Imported Engineered Fill Requirements**
Reference: ATEK Geotechnical Report §5.1.6 – Engineered Fill
Please confirm the required material properties for imported engineered fill beneath the building, pavements, exterior slabs, and other structural improvements, including gradation, maximum particle size, plasticity, expansion characteristics, and any other acceptance criteria.
Also confirm whether proposed import sources/materials require approval by the Government's Geotechnical Engineer prior to placement.

The geotechnical report recommends that imported material be approved by the Geotechnical Engineer prior to placement.

- **Answer**:

11. **RFI-006 – Geotechnical Testing and Observation Responsibility**
Reference: ATEK Geotechnical Report – Recommended Additional Services
The report recommends construction-phase observation and testing by the Geotechnical Engineer's representative, including observation of site preparation, approval of imported fill, monitoring of backfill, field density testing, and observation of footing excavations prior to reinforcing and concrete placement.
Please confirm whether the Government will retain and pay the Geotechnical Engineer/materials testing agency for these services, or whether the Contractor is required to include these services in its proposal.
If Contractor-provided, please provide the required scope and frequency of testing.

- **Answer**:

12. **RFI-007 – Foundation System vs. Geotechnical Recommendation**
Reference: ATEK Geotechnical Report §5.3.1 – Shallow Spread Footings; Structural Drawings S121–S124 and S521
The geotechnical report provides recommendations for shallow spread footings, while the structural documents indicate a post-tensioned slab/foundation system.
Please confirm that the foundation system shown on the structural Contract Drawings represents the final engineered foundation design and takes precedence over conceptual or generalized foundation recommendations contained in the geotechnical report.
Also confirm that no Contractor redesign of the foundation system is required.

- **Answer**:

13. **RFI-008 – Unsuitable Soil Encountered Below Required Excavation**
Reference: ATEK Geotechnical Report – Earthwork / Expansive Soils
Please clarify the contractual treatment of unsuitable, loose, expansive, or otherwise unacceptable soils encountered **below the specified/design overexcavation limits**.
Please confirm whether additional excavation and replacement directed by the Geotechnical Engineer beyond the established Contract Document limits will be treated as a differing site condition/change to the Contract rather than included in the Contractor's lump-sum base proposal.

- **Answer**:

14. **RFI-009 – Utility Trench Backfill Requirements**
Reference: ATEK Geotechnical Report §5.2.1 – Trench Backfill
The geotechnical report permits site soils having particle sizes less than 3 inches for trench backfill and requires 90% ASTM D698 compaction in nonstructural areas and 95% in structural areas, while also noting that governing agency requirements may be more stringent.

Please identify the governing trench backfill and compaction requirements for each utility system, including water, fire water, sanitary sewer, electrical, and communications, and confirm whether NTUA or other utility-provider standards supersede the geotechnical recommendations.

- **Answer**:

15. **RFI-010 – Definition of Structural Areas for Earthwork/Compaction**
Reference: ATEK Geotechnical Report §5.2.1 – Trench Backfill
Please define the limits considered **"structural areas"** for purposes of the geotechnical compaction requirements.
Please confirm whether structural areas include the building footprint, foundation influence zones, sidewalks, concrete flatwork, paved parking areas, access roads, utility crossings beneath pavement, and other improvements.

- **Answer**:

16. **RFI-011 – Retention Basin Subgrade Treatment**
Reference: ATEK Geotechnical Report – Percolation Testing
The geotechnical report directs that retention basin excavation be performed using lightweight equipment, that traffic not be permitted within the completed basin, and that any compacted basin floor be scarified a minimum of 8 inches and left uncompacted.
Please confirm that these requirements apply to the final retention facilities shown on the Civil Drawings and identify any required post-excavation infiltration/percolation verification testing.

- **Answer**:

17. **RFI-012 – Geotechnical Report Reliance and Changed Conditions**
The geotechnical report states that it may be used only by the Client for the stated purposes and that other parties wishing to use the report are to notify ATEK.
Because the report has been furnished by the Government to Offerors as part of the solicitation documents, please confirm that Offerors and the successful Contractor are authorized to rely upon the report and its subsurface information for bidding and construction purposes.

- **Answer**:

18. **RFI-CIV-001 – Final Water Main Design and Utility Approval**
Reference: J02 BOD – Civil Narrative; Drawing C301 – Utility Plan and Profile; Drawings C302/C303 – Road Extension Plans and Profiles; Specification 33 05 00 – Common Work Results for Utilities
The BOD states that NTUA and NNFD had been contacted for design information, that further information was still required before the water design could be finalized, and that the design was proceeding based on an assumption of an 8-inch water-main extension serving two new fire hydrants and the building fire service. The BOD further states that the assumed design could be revised as additional information was received.
The issued civil drawings now depict a combination of 8-inch and 6-inch water mains, domestic-water service, hydrants, valves, air-release assemblies, and connection work to the existing system. For example, C301 identifies both 8-inch and 6-inch water mains and includes a 6-inch tapping connection/reducer arrangement.

The BOD expressly identifies the water design as based on assumptions pending additional utility information, while the bid drawings depict a defined system. Final utility configuration and available capacity materially affect pipe, fittings, taps, testing, utility coordination, and potential system upgrades.
Please confirm that the water system shown on the issued civil drawings represents the final approved water-system design and has been reviewed/accepted by NTUA and the applicable fire authority.
Please also confirm that the existing water system has been verified as having adequate flow and residual pressure to support the proposed domestic demand, fire sprinkler demand, and required fire-hydrant flow.

- **Answer**:

19. **RFI-CIV-002 – Existing Water Connection Size and Point of Connection**
Reference: Drawings C301, C302 and C303 – Water Utility Keynotes
Civil drawing information appears to show multiple descriptions for connection to the existing water system, including:

- Connection to an existing stub;
- Existing 8-inch water-main references;
- A 6-inch size-on-size tapping sleeve;
- 6-inch-to-8-inch reducers/adapters; and
- 6-inch and 8-inch proposed water-main segments.

Please confirm the actual size, material, location, and condition of the existing water main or stub at the proposed point of connection, and identify the exact required connection assembly that Offerors are to include.

If the existing size or configuration has not been field verified, please provide the latest NTUA record information or establish a bid assumption for all Offerors.

- **Answer**:

20. **RFI-CIV-003 – Number and Configuration of Roadway Drainage Culverts**
Reference: J02 BOD – Civil Narrative and Appendix A3 Hydrology Report; Civil Drawings C201, C302, C303, C503 and C504
The BOD Civil Narrative states that two culverts will convey flow beneath the proposed access road and describes the culverts as riser-inlet systems with geotextile wrap and gravel.
However, the Hydrology Report contained in the BOD describes three roadway crossing/inlet systems:

1. Southern inlet – 18-inch PVC;
2. Central culvert – 18-inch PVC; and
3. Northern culvert – 24-inch PVC.

Please confirm the final number, size, material, inlet configuration, outlet configuration, and location of all roadway culverts to be included in the Contract.
Where the hydrology report and civil drawings differ, please identify which configuration governs.

- **Answer**:

21. **RFI-CIV-004 – Central Culvert Hydraulic Capacity**
Reference: J02 BOD – Appendix A3 Hydrology Report, Section 6 / Table 5
The Hydrology Report states that the central culvert is surcharged during the 100-year storm event, with peak flow exceeding the stated design-flow capacity, while noting that the associated detention area is expected to accommodate the runoff without overtopping.
Please confirm that the central culvert size and associated drainage configuration shown in the Contract Drawings are the final accepted design and that no upsizing, additional detention improvements, or other modifications are anticipated.

- **Answer**:

22. **RFI-CIV-005 – Drainage Inlet Configuration – BOD vs. Hydrology Report**
Reference: J02 BOD – Civil Narrative and Appendix A3 Hydrology Report; Drawings C302-C304/C504 as applicable
The BOD Civil Narrative generally describes the roadway culverts as riser inlets with geotextile wrap and gravel, while the Hydrology Report separately describes a southern double-drop inlet, a northern culvert, and a central culvert with differing hydraulic functions.

Please confirm the exact inlet structure required at each drainage crossing and whether the riser/gravel-cone details shown on the civil drawings supersede the inlet descriptions contained in the Hydrology Report.

- **Answer**:

23. **RFI-CIV-006 – Governing Project Location and Civil Jurisdiction**
Reference: J01 SOW §2.1; Solicitation SF 1442; J02 BOD – Project Scope and Hydrology Report
The solicitation and SOW identify the project at Indian Route 6290, Tonalea, Arizona 86044, Coconino County.
The BOD Project Scope and Hydrology Report, however, describe the project as being located in or near Shonto, Arizona along Navajo Route 16, approximately seven miles west of Shonto.

Please confirm the governing project location description and the applicable civil permitting and regulatory jurisdiction for the Work.

- **Answer**:

24. **RFI-CIV-007 – Mohave County Street-Signing Standard**
Reference: Drawing C001 – Street Construction Notes
Drawing C001 requires street signing to comply with Mohave County Standard Details 131-1 and 131-2.

The solicitation identifies the project as located in Coconino County, and other drawing notes reference Navajo Nation authorities and the Navajo Public Services Director.
Please confirm whether the reference to Mohave County standards is intentional. If not, please identify the governing street-signing standard and provide the applicable details.

- **Answer**:

25. **RFI-CIV-008 – City of Phoenix Trash Enclosure Requirement**
Reference: Drawing C101 – Site Plan Keynotes
Drawing C101 requires the trash enclosure and pavement to comply with City of Phoenix Code Chapter 27, “Solid Waste.”
Please confirm whether City of Phoenix Chapter 27 is intentionally incorporated as the design standard for this project located on Navajo Nation lands. If not, please identify the governing trash-enclosure and refuse-vehicle pavement requirements.

- **Answer**:

26. **RFI-CIV-009 – Missing Utility Excavation / Trenching Specification Section**
Reference: Specification 31 23 00 – Excavation and Fill (Onsite), §§1.2 and 1.3; Project Manual Table of Contents
Specification 31 23 00 states that Section 31 23 03 – Excavation, Trenching and Backfilling shall be used for utility work and that Section 31 23 00 applies to the remaining earthwork. However, the Project Manual Table of Contents does not list a Section 31 23 03. Division 31 lists Sections 31 10 00, 31 22 00, 31 23 00, 31 25 00, 31 31 16 and 31 37 00.
Please provide Section 31 23 03 or confirm the specifications and standards governing excavation, bedding, trench backfill, compaction, testing, and restoration for water, sanitary sewer, storm drainage, and other site utilities.
RFI-CIV-010 – Earthwork Balance / Import and Export Assumption
Reference: J02 BOD – Civil Narrative; Specification 31 23 00 – Excavation and Fill; Geotechnical Report
The BOD states that the site grading was designed to balance on-site earthwork and avoid import and export of earth material, other than imported asphalt, aggregate base, concrete, and bedding materials.
Specification 31 23 00, however, requires removal of unsuitable material and provides requirements for imported fill, while the geotechnical report also recognizes the potential use of imported engineered fill.

Please confirm whether Offerors are to base their proposals on a net-balanced earthwork condition with no structural/general fill import or soil export, except for materials specifically identified in the Contract Documents.
If import/export is anticipated, please provide the estimated design cut/fill quantities or establish a common bid allowance/quantity.

- **Answer**:

27. **RFI-CIV-011 – Heavy-Duty Asphalt Pavement Section**

Reference: Drawing C101 – Site Plan; Drawing C503 – Pavement Details; Specification 32 12 00 – Paving and Aggregate Base
Drawing C101 identifies areas of “Heavy Duty Asphalt Concrete Pavement Section,” while separately identifying light-duty asphalt as 3 inches AC over 6 inches ABC and heavy-duty concrete as 6 inches PCC over 4 inches ABC.
Specification 32 12 00 identifies both light-vehicle parking/circulation and roadway/main aisle pavement as a minimum 3 inches AC over 6 inches aggregate base, unless otherwise shown.
Please confirm the required section for areas designated Heavy Duty Asphalt Concrete Pavement, including asphalt thickness, aggregate-base thickness, mix designation, and subgrade preparation.

- **Answer**:

28. **RFI-CIV-012 – Pavement Subgrade Preparation Requirements**
Reference: J02 BOD – Geotechnical Report §5.1.4; Specification 32 12 00 §3.02; Civil Drawings C001/C503
The geotechnical report requires pavement subgrade soils to be scarified to a depth of 12 inches, moisture-conditioned to within 2 percent of optimum, and compacted to at least 95 percent of maximum dry density using ASTM D698.
Specification 32 12 00 directs subgrade preparation generally to SSPWC/MAG Section 301, and Drawing C001 similarly references MAG Section 301.

Please confirm that the geotechnical requirement for 12 inches of scarification/moisture conditioning/95-percent compaction applies beneath all new asphalt and concrete pavement areas, in addition to the pavement sections shown on the civil drawings.

- **Answer**:

29. **RFI-CIV-013 – SWPPP / NPDES Permitting Authority**
Reference: Drawing C001 – Stormwater Pollution Prevention Plan Notes; Specification 31 10 00 §1.3; Solicitation H.22
The civil drawings require the Contractor to prepare and implement a SWPPP under EPA/NNEPA requirements. The specifications further state that the Contractor may not begin construction without an NPDES permit and state that the Navajo Nation, through Navajo EPA, administers the permitting process.

Please confirm the specific permit or authorization required for construction stormwater discharge on this project and whether an existing project-level permit/application has already been initiated by IHS or the Designer.
Please also confirm which permit fees, filing fees, and associated inspection/reporting costs are to be included by the Contractor.

- **Answer**:

30. **RFI-CIV-014 – Existing Utility Information / Record Drawings**
Reference: Drawing C001 General Notes; Specification 01 73 00 §3.1; SOW §9.1

The Contract Documents require the Contractor to field verify utility elevations, pipe sizes, inverts, and connection conditions, and the specifications expressly state that the existence and location of underground utilities shown as existing are not guaranteed.

Please provide the most current available record drawings, utility maps, and utility-provider information for existing site water, sanitary sewer, storm drainage, electrical, communications, irrigation, and other underground utilities within and adjacent to the civil work limits.
Please identify which existing utility locations, sizes, and elevations shown on the civil drawings were field surveyed versus derived from record information.

- **Answer**:

31. **RFI-CIV-015 – Utility Relocations Shown vs. Unknown Conflicts**
Reference: Drawing C001 – Street Construction Note 14; Specification 01 73 00
Drawing C001 states that all utility facilities in conflict with the project shall be relocated by the Contractor, coordinated with the utility companies, at no extra cost to the Owner.
However, Specification 01 73 00 states that existing underground utility locations are not guaranteed and require verification before sitework.
Please identify all known utility relocations that are included in the Base Bid. For utilities that are not shown or whose actual location differs materially from the Contract Documents, please confirm that relocation of such unforeseen facilities will be addressed in accordance with the applicable differing-site-condition/change provisions rather than being included as an undefined Base Bid obligation.

- **Answer**:

32. **Reference:** J03 Drawings – G000 and Structural Sheets S001 through S601
The issued Phase IV drawing set is identified as “Final Construction Documents”; however, the drawing title blocks include the statements **“ISSUED FOR INTERIM REVIEW”** and **“THIS DOCUMENT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.”** The structural sheets additionally state that unless signed and sealed by a licensed Structural Engineer, the drawings are a preliminary design and shall not be used for construction. This notation appears on foundation plans and other structural sheets.
Please confirm that the J03 drawing set dated August 13, 2024 is the final construction drawing set upon which Offerors are to base their proposals.
If a separately signed/sealed Issue-for-Construction structural set exists, please provide it by amendment.

- **Answer**:

33. **RFI-STR-002 – Geotechnical Report Referenced by Structural Basis of Design**
Reference: J02 BOD – Structural Narrative; J03 S001; ATEK Geotechnical Report No. 240012
The structural Basis of Design states that the foundation design is based upon a **Western Technologies Geotechnical Evaluation, Project No. 2527JW116**.
In contrast, Structural Sheet S001 states that foundation design is based upon the **ATEK Engineering Consultants Geotechnical Exploration, Project No. 240012**, and the specifications likewise direct building subgrade preparation in accordance with the ATEK report.

Please confirm that **ATEK Project No. 240012 is the governing geotechnical report for the structural and foundation design**, and that the Western Technologies report referenced in the BOD is not applicable to this project.

- **Answer**:

34. **RFI-STR-003 – Wind Design Speed Discrepancy**
Reference: J02 BOD – Structural Narrative, Wind Loads; J03 S001 Structural Notes
The structural Basis of Design lists a **basic wind speed of 105 mph**.
Structural Sheet S001 specifies:

- Ultimate Wind Speed, Vult = **115 mph**
- Nominal Design Wind Speed, Vasd = **90 mph**
- Exposure Category C
- Internal Pressure Coefficient GCpi = ±0.18.

Please confirm that the **115 mph ultimate wind speed and associated design criteria shown on S001 govern the project**, including design of roof trusses, truss-to-wall connections, shear walls, hold-downs, exterior attachments, and delegated structural components.

- **Answer**:

35. **RFI-STR-004 – Final Structural Design Codes and Referenced Standards**
Reference: J02 BOD – Structural Narrative; J03 G001/G101 and S001; Solicitation H.49
The BOD indicates compliance with the 2021 IBC but identifies older structural standards including **ACI 318-11 and AISC 360-05**, while the solicitation requires recognized regulatory/code standards to be the latest published edition prior to the solicitation proposal issue date.
Please identify the **specific editions of all structural design standards governing the final design**, including at minimum:

- ASCE 7
- ACI 318
- ACI 301
- AISC 360
- NDS
- SDPWS
- TPI
- PTI requirements.

Please also confirm that the design calculations and structural drawings have been checked for compliance with those governing editions.

- **Answer**:

36. **RFI-STR-005 – Responsibility and Cost for Structural Special Inspections and Testing**
Reference: J03 S002; J04 Section 014000; Section 033000
Structural Sheet S002 states that the **Contractor, acting as the Owner's agent, shall employ one or more special inspectors** and requires a preconstruction meeting with the special inspection agency, Building Official, Architect, Owner, and Structural Engineer.
Section 033000 similarly states that the **General Contractor shall engage a special inspector** and a qualified testing and inspecting agency for concrete testing.
Section 014000, however, distinguishes Contractor-performed inspections, special inspections required by the authority having jurisdiction, and **Owner-performed tests and inspections**, creating some uncertainty regarding which party contracts and pays for each category.
Please confirm that the General Contractor is required to contract and pay for **all structural special inspection and material testing services** indicated on S002 and within the specifications, including earthwork/geotechnical observations, concrete, reinforcing, anchors, post-tensioning, wood/shear-wall inspections, and other structural inspections.
If any testing or special inspections will instead be provided and paid directly by IHS, please identify those services.

- **Answer**:

37. **RFI-STR-006 – Contractor-Provided Geotechnical Engineer / Earthwork Inspection**
Reference: J03 S001; J02 ATEK Geotechnical Report; J04 Section 312300
Structural Sheet S001 requires the Contractor to **employ a registered Geotechnical Engineer** to perform testing and quality-control inspections and states that all earthwork shall be inspected and approved by the Geotechnical Engineer.
The ATEK report also recommends observation of footing excavations, approval of imported fill, monitoring of backfill operations, density testing, and construction testing.
Please confirm whether the Contractor is required to retain ATEK specifically, or whether the Contractor may engage another qualified registered Geotechnical Engineer/testing agency.
Please also confirm whether this Contractor-provided Geotechnical Engineer is responsible for **accepting building pad preparation and footing bearing conditions on behalf of the design team**, or whether ATEK/IHS will separately provide geotechnical construction observation.

- **Answer**:

38. **RFI-STR-007 – Building Pad Preparation Requirements vs. Structural Foundation Design**
Reference: J03 S001/S121/S122; J04 Section 312300; ATEK Geotechnical Report §5
Section 312300 requires building subgrade preparation in accordance with the ATEK geotechnical report, Civil Drawings, and/or Structural Drawings, **"whichever is more stringent,"** including scarification, moisture conditioning, compaction, proofrolling, and requirements for the upper four feet of building fill.
Structural Sheet S001 provides design bearing pressures of **1,250 psf at grade and 2,500 psf at 2'-6" below lowest adjacent finished grade**.

The ATEK report provides an allowable bearing pressure of **2,500 psf at 2.5 feet below finished grade** and recommends specific foundation/subgrade preparation.
Please provide a single definitive requirement for the **building pad preparation limits**, including:

1. Required vertical depth of removal/recompaction or engineered fill beneath the building;
2. Horizontal extent beyond exterior foundation lines;
3. Required compaction criteria;
4. Whether proofrolling is required under the post-tensioned foundation;
5. Elevation from which the required preparation depth is measured.

The phrase “whichever is more stringent” does not establish measurable excavation limits for lump-sum bidding and can result in materially different earthwork quantities between Offerors.

- **Answer**:

39. **RFI-STR-008 – Post-Tensioned Foundation: Contract Design vs. Delegated Design**
Reference: J03 S123/S124 and Foundation Details; J04 Section 033816
Structural Sheets S123 and S124 provide a detailed numbered tendon layout and foundation configuration.
However, Section 033816 requires the Contractor to provide **shop drawings prepared under a qualified Professional Engineer and a delegated-design submittal**, including sealed design calculations for the post-tensioning system.
Please clarify whether the post-tensioned slab shown on S123/S124 is:

1. A complete Engineer-of-Record structural design that the PT supplier is only required to detail and engineer for tendon losses/elongations; or
2. A performance/design-intent layout requiring the Contractor's PT engineer to redesign the foundation system.

If delegated redesign is intended, please provide the required design criteria, permitted deviations from the contract tendon layout, and review/approval responsibilities.

- **Answer**:

40. **RFI-STR-009 – Post-Tensioned Slab Penetration Coordination Prior to PT Shop Drawings**
Reference: J03 S123/S124 and S501-S521; Plumbing/Electrical/Mechanical Drawings; J04 Section 033816
The structural documents contain a closely spaced tendon layout. Structural notes also caution against damaging PT tendons during installation of post-installed anchors.
Please confirm that all **under-slab plumbing, electrical, grounding, sleeves, depressions, embeds, floor drains, cleanouts, equipment penetrations, and other slab penetrations** are required to be coordinated into the PT shop drawings before fabrication and stressing.

Please further confirm whether relocation of penetrations shown on other disciplines that conflict with the final engineered tendon layout may be made through normal coordination without redesign cost to the Contractor.
Unresolved slab penetrations can require tendon rerouting, additional reinforcement, and redesign and present a significant risk after PT fabrication.

- **Answer**:

41. **RFI-STR-010 – Wood Truss Deferred Submittal Design Criteria**
Reference: J03 S002, S151/S152; J04 Section 061753
Sheet S002 identifies **wood trusses as a deferred submittal** and requires deferred submittal documents to be submitted to the Architect/Engineer of Record at least 30 days prior to fabrication and approved prior to installation.
Please confirm that the delegated truss engineer is to design the complete truss system using the structural design criteria on S001, including at minimum:

- Roof live load = 20 psf;
- Superimposed roof dead load = 15 psf;
- Ground and flat-roof snow load = 15 psf;
- 115 mph Vult, Exposure C;
- Net uplift and component-and-cladding pressures;
- Bearing reactions;
- Drag/collector forces;
- Required truss-to-wall connection forces;
- Any mechanical/electrical equipment loads.

Please provide any additional concentrated or suspended loads that are not specifically identified on the structural roof framing plans.
Complete load criteria are required for comparable truss bids and to avoid post-award redesign or reinforcement.

- **Answer**:

42. **RFI-STR-011 – Wood Truss Permanent Bracing Responsibility**
Reference: J03 S151/S152/S551; J04 Section 061753
Please clarify responsibility for the **engineering, furnishing, and installation of permanent truss bracing**.
Confirm whether all permanent lateral bracing required by the truss manufacturer's engineered truss package shall be designed by the delegated truss engineer and included in the Contractor's scope, or whether permanent building bracing is fully defined by the Structural Engineer of Record's drawings.
Please distinguish permanent structural bracing from temporary erection bracing required by the truss installer.

Permanent truss bracing can require significant additional lumber, blocking, connections, labor, and coordination and should not remain undefined at bid.

- **Answer**:

43. **RFI-STR-012 – Coordination of Bearing Walls With Roof Truss Locations**
Reference: J03 S121/S122 and S151/S152; Architectural Floor Plans
The structural foundation plans state that interior corridor bearing walls are to be **2x6 Douglas Fir No. 2 studs at 24 inches on center, with each stud located directly beneath a roof truss**.
Because the roof trusses are a deferred engineered submittal, please confirm that the truss supplier must coordinate truss spacing with the structural wall stud layout shown in the Contract Documents.
Please clarify whether additional studs, squash blocks, headers, bearing reinforcement, or modified truss spacing that results from the delegated truss design is to be included in the base bid, or whether the Contract Documents establish the required reactions and framing necessary for bidding.
The structural wall framing and delegated truss design are interdependent, and unknown concentrated reactions can affect rough carpentry quantities.

- **Answer**:

44. **RFI-STR-013 – Final Slab and Foundation Concrete Strength Requirements**
Reference: J03 S001/S521; J04 Sections 033000 and 033816
Please confirm the required concrete compressive strength, air content, slump, aggregate size, and other mix requirements applicable specifically to:

- Post-tensioned slab;
- Thickened slab/grade beam portions;
- Foundation/stem-wall construction;
- Exterior structural concrete, if applicable.

Please also confirm the **minimum concrete strength required before stressing PT tendons** and whether the Contractor is required to obtain field-cured cylinders or other accelerated strength testing to authorize stressing.
Concrete mix design and PT stressing sequence directly affect concrete procurement, testing frequency, curing duration, and construction schedule.

- **Answer**:

45. **RFI-STR-014 – Synthetic Fiber Reinforcement in Post-Tensioned Slab**
Reference: J03 S001; J04 Sections 033000 and 033816
Structural notes specify **100% virgin polypropylene synthetic fibers at 1.5 lb/cu yd** as secondary concrete reinforcement.
Please confirm whether this fiber reinforcement is required throughout the entire post-tensioned building slab in addition to all PT tendons and conventional reinforcing shown.

Please also confirm that this drawing requirement governs where the Cast-in-Place Concrete and Post-Tensioned Concrete specifications do not clearly identify the same dosage. Confirmation is required so all concrete suppliers and PT subcontractors carry the same material requirement.

- **Answer**:

46. **RFI-STR-017 – Post-Installed Anchors in Post-Tensioned Slab**
Reference: J03 S001/S501-S521; architectural railing/equipment details; MEP equipment anchorage requirements
The structural notes caution that PT tendons are not to be damaged by post-installed anchors. Numerous architectural, mechanical, electrical, plumbing, and miscellaneous items may nevertheless require anchorage to the slab.
Please provide the required procedure for **locating PT tendons prior to drilling or installing post-installed anchors**, and confirm whether GPR/scanning of the PT slab is required.
Please also confirm whether items shown as post-installed may be converted to cast-in-place embeds where coordinated prior to the slab pour.
Reason for RFI: PT slab scanning and specialty anchorage procedures represent a project cost and affect trade coordination.

- **Answer**:

47. **RFI-STR-018 – Governing Structural Documents Where Requirements Conflict**
Reference: Solicitation L.7; J02 BOD; J03 Drawings; J04 Specifications
The solicitation establishes an order of precedence of **solicitation, specifications, then drawings**. However, a number of structural requirements are more specifically defined on the structural drawings than in the specifications, and the BOD contains superseded or conflicting structural information.
Please confirm that, for construction of the structural systems, **J02 is design background only where it conflicts with the final specifications and structural drawings**, and that discrepancies specifically identified through pre-bid RFIs will be resolved by amendment.
Please also confirm that where a technical specification and structural drawing provide different numerical requirements, Offerors are not expected simply to combine both requirements unless specifically directed by amendment.

- **Answer**:

48. **Reason for RFI:** The present documents contain actual conflicts involving geotechnical basis, wind design criteria, code references, and delegated-design requirements. A clear bidding basis is necessary for comparable lump-sum proposals.

- **Answer**:

49. **RFI-ARCH-001 – Construction Document Status / “Not for Construction” Drawing Stamp**
Reference:

- J03 – Phase 4 Drawings, Sheets G000, G001, G101 and architectural sheets
- J01 – Scope of Work §3

- Solicitation Section C / Attachment J03

The solicitation incorporates J03, “iHouse Apt 02 Phase 4 Drawings,” as part of the contract documents, and the drawing sheets are identified as **“PHASE IV (Final CD).”** However, the issued drawing sheets contain the following stamp:
“THIS DOCUMENT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION – ISSUED FOR INTERIM REVIEW.”

Please confirm that the August 13, 2024 Phase IV drawing package issued as Attachment J03 is the intended construction/bid set.
If a subsequently signed, sealed, or “Issued for Construction” drawing package exists, please provide that package by amendment prior to proposal submission.

- **Answer**:

50. **RFI-ARCH-002 – Governing Building Code Editions**
Reference:

- J03 Sheet G001 – Code Data & Standards
- J03 Sheet G101 – Code Sheet
- J02 – Basis of Design, Codes / Architectural Narrative
- J04 – Specifications

The contract documents identify different governing code editions.
The architectural drawings identify, among other requirements:

- 2021 IBC
- 2021 IPC
- 2021 IMC
- 2021 IECC
- 2017 NEC
- 2021 NFPA 101

The Basis of Design states that the project is to conform to the **2021 IBC** in accordance with the 2022 IHS A/E Design Guide, while the electrical narrative references the **2023 NEC**.
The specifications additionally contain code criteria referring to **2018 IBC/IMC/IPC/IFC**, 2009 IECC, and a separate set of codes identified specifically for **Dilkon, Arizona**, which is not the project location.
Please identify the governing code editions and accessibility standards that Offerors are to use for pricing, construction, product compliance, and permitting.
Please also confirm that references to **Dilkon, Arizona** within the specifications are not applicable to this Tonalea project.

- **Answer**:

51. **RFI-ARCH-003 – Window Operating Type and Frame Material**
Reference:

- J02 – Basis of Design, Architectural Narrative
- J03 Sheets A303/A304 – Wall Sections
- J03 Sheet A501 – Exterior & Door Details
- Specification Section 085313 – Vinyl Windows

There are multiple conflicting descriptions of the exterior windows.
The Basis of Design identifies:
"Residential sliding windows."
Architectural wall-section keynotes identify:
"08 52 CASEMENT WINDOW."
Architectural Sheet A501 includes a window detail identifying an **"ALUMINUM FRAME."**
Specification Section 085313 requires **vinyl windows** and specifically states:
Operating Type: Single Hung.
Please confirm the required window:

1. Operating type – sliding, casement, or single-hung;
2. Frame material – vinyl or aluminum;
3. Basis-of-design manufacturer/product, if applicable; and
4. Required performance values for U-factor and SHGC.

Please revise the applicable drawings/specifications so that one consistent window system is identified for bidding.

- **Answer**:

52. **RFI-ARCH-004 – Exterior Door Material and Frame Construction**
Reference:

- J02 – Basis of Design, Architectural Narrative
- Specification Section 081613 – Pre-Hung Fiberglass Doors and Wood Frames
- Specification Section 081499 – Pre-Hung Wood Doors and Frames
- Specification Section 087100 – Door Hardware
- Drawings A601/A602 – Door Schedules

The Basis of Design architectural narrative identifies:
"Hollow Metal Doors & Frames (Exterior Doors)."
However, the Project Manual does not contain a dedicated hollow-metal door and frame specification section. Instead, Division 08 includes:

- Section 081499 – Pre-Hung Wood Doors and Frames
- Section 081613 – Pre-Hung Fiberglass Doors and Wood Frames

Section 081613 specifically describes fiberglass exterior-type doors with wood frames. Please confirm the required construction for exterior apartment and common-area doors, including:

- Door slab material;
- Frame material;
- Factory finish versus field-painted finish;
- Required glazing;
- Applicable warranty; and
- Which specification section governs each exterior opening shown on A601/A602.

If hollow-metal doors and frames are required at any locations, please provide the applicable specification.

- **Answer**:

53. **RFI-ARCH-005 – Countertop Material: Quartz vs. Solid Surface**
Reference:

- J03 Architectural Interior/Casework Details
- Specification Section 123530 – Manufactured Casework
- Specification Section 123661 – Solid Surfacing Countertops

The architectural casework details repeatedly identify **"QUARTZ COUNTERTOP," "QUARTZ BACK SPLASH,"** and "QUARTZ SURFACE." The same drawing details also show certain locations labeled **"SOLID SURFACE."**

The Project Manual contains Section **123661 – Solid Surfacing Countertops**, but the Table of Contents does not identify a separate quartz/engineered-stone countertop specification. Section 123661 describes solid-surface material countertops and accessories.
Please provide a countertop material schedule identifying the required material at each location and confirm whether:

- Apartment kitchen countertops are quartz or solid surface;
- Bathroom/lavatory countertops are quartz or solid surface;
- Backsplashes are to match the countertop material; and
- A quartz/engineered-stone specification is required.

- **Answer**:

54. **RFI-ARCH-006 – Apparent Non-Project Casework Notes / "Art Rooms"**
Reference:

- J03 Architectural Casework Details

Architectural casework details contain the note:
“COUNTERTOPS IN ART ROOMS TO BE STAINLESS STEEL.”
The same sheets contain standard casework details showing quartz and solid-surface countertops.
No “Art Room” appears to be part of the 19-unit apartment space program.
Please confirm that the reference to **Art Rooms and stainless-steel countertops is not applicable to this project** and may be disregarded.

- **Answer**:

55. **RFI-ARCH-007 – Exterior Wall and Roof Insulation Requirements**
Reference:

- J02 – Basis of Design, Building Envelope
- J03 Sheet G101 – Code Sheet
- J03 Sheets A303/A304 – Wall Sections
- Specification Section 072100 – Thermal Insulation

The Basis of Design identifies closed-cell spray foam insulation at approximately **R-6.5 per inch** for both walls and roof and separately states wall and roof U-values.
Architectural wall sections identify:

- Exterior wall: **4-inch minimum closed-cell foamed-in-place insulation, R-24**
- Roof: **9-inch minimum closed-cell foamed-in-place insulation, R-60**

Sheet G101 separately identifies IECC envelope criteria including:

- Wood frame wall: R-20 + 3.8ci or R-13 + 7.5ci
- Roof: R-30ci
- Slab: R-20 for 2 feet

Please confirm the final required insulation thickness, nominal R-value and overall assembly U-factor for:

1. Exterior framed walls;
2. Roof/ceiling assembly;
3. Slab edge/perimeter; and
4. Any continuous insulation required exterior to the wall framing.

Please confirm whether the **4-inch R-24 wall and 9-inch R-60 roof assemblies shown on A303/A304 are the intended bid requirement.**

- **Answer**:

56. **RFI-ARCH-008 – Window Thermal Performance**
Reference:

- J02 – Basis of Design, Building Envelope

- J03 Sheet G101
- Specification Section 085313

The Basis of Design identifies insulated Low-E glazing with:
- U-value: **0.25**
- SHGF/SHGC: **0.23**

Specification Section 085313 establishes:
- U-value ≤ **0.30**
- SHGC ≤ **0.28**

Please confirm whether the more stringent **U-0.25 / SHGC-0.23** values identified in the Basis of Design are mandatory or whether windows complying with Specification Section 085313 at **U-0.30 / SHGC-0.28** are acceptable.
- **Answer**:

57. **RFI-ARCH-009 – Space Program Areas Below Identified Minimum Targets**
Reference:
- J02 – Basis of Design, Space Program
- J03 Architectural Floor Plans

The Basis of Design Space Program identifies the following target ranges and actual areas:

Unit Type	Minimum Target	Actual
1 Bedroom	730 SF	734 SF
1 Bedroom ADA	800 SF	805 SF
2 Bedroom	1,000 SF	**976 SF**
Efficiency	550 SF	**519 SF**

Accordingly, the final design indicates the 2-bedroom units approximately **24 SF below the stated minimum**, and the efficiency units approximately **31 SF below the stated minimum**. Please confirm that the unit areas shown in the issued architectural drawings are approved as designed and that no revisions are anticipated to increase the 2-bedroom or efficiency unit areas to the minimum target areas identified in the BOD.
- **Answer**:

58. **RFI-ARCH-010 – Final Architectural Finish Selections**
Reference:
- J02 – Basis of Design Architectural Narrative
- J03 Sheets A201, A611, A612, I101
- Sections 092423, 096521 and 099100

The Basis of Design establishes certain exterior finishes, including:
- Western One-Kote stucco;

- Stucco color identified as **Buff SW7683**;
- PAC-CLAD standing-seam roofing;
- Roofing color identified as **Forest Green**.

It also states that interior colors are intended to be natural earth tones and that **final interior selections will be made during the submittal process.**
Please confirm that bidders are to include the specified standard finish systems and that final color selections from the specified manufacturers' standard ranges will be made after award without constituting a change in Contract Sum.
Please further confirm whether any **premium, custom, metallic, or special-order colors** are anticipated for roofing, stucco, resilient flooring, casework, solid surfacing, paint, doors, windows, or railings.
Several architectural finishes remain subject to final color selection. Confirmation is needed so all Offerors carry a comparable material allowance and do not price different finish tiers.

- **Answer**:

59. **RFI-ARCH-011 – Window Detail / Gypsum Return / Solid-Surface Sill Coordination Reference:**

- J02 – Architectural Narrative
- J03 Sheet A501
- Specification Sections 085313 and 123661

The Basis of Design identifies **solid-surface window sills**.
Sheet A501 also depicts a **solid-surface window sill**, while Specification Section 085313 requires gypsum-board returns at the interior face of the vinyl window frame.
Please confirm the intended interior window-return assembly, including whether:

- Jambs and heads receive gypsum-board returns;
- Sills receive solid-surface material;
- Solid-surface sill material is governed by Section 123661; and
- Required sill thickness, projection, edge profile, and color are as indicated on the architectural details or are to be selected during submittals.

Clarification is required for complete window, drywall, and solid-surface subcontractor scope coordination.

- **Answer**:

60. **RFI-ARCH-012 – Final Design Package / Outstanding Design Corrections Reference:**

- J02 – Phase IV Design Schedule
- J03 – Drawings dated August 13, 2024

The design schedule included in the Basis of Design shows:

- August 13, 2024 – **Final CD Submission**
- August 14–20, 2024 – **Government Review**
- August 20, 2024 – **Receive Comments**
- August 21–27, 2024 – **Complete Final CD**
- August 27, 2024 – **Final Signed CD Submittal**

However, Attachment J03 issued with the current solicitation is dated **August 13, 2024**, which corresponds to the "Final CD Submission" before the scheduled Government review and subsequent "Final Signed CD Submittal."
Please confirm whether an **August 27, 2024 Final Signed CD package or later corrected design package exists**.
If so, please issue the latest drawings and specifications by amendment prior to proposal submission.
The solicitation appears to incorporate a design package dated before the scheduled final Government review/correction period, while the drawings also retain "Issued for Interim Review / Not for Construction" stamps. Offerors need confirmation that they are pricing the latest approved design documents.

- **Answer**:

61. **RFI-INT-001 – Interior Base Material: Painted Wood Base vs. Rubber Base**
References:

- J02 Basis of Design – Architectural Narrative, Interior Finish Types
- Drawing A611 – Room Schedule / Material Schedule
- Drawing I101 – Interior Paint Plan & Finish Schedule
- Specification Section 064600 – Interior Wood Trim

The Basis of Design identifies the interior wall base as:
"Semi-Gloss Painted wood to match housing trim."
However, the drawing Room Schedule and Interior Finish Schedule identify **RB-1 rubber base by Roppe** in numerous spaces. Drawing A611 also separately lists **WD1 Wood Base (P-3)**, indicating that both wood and rubber base are contemplated.
Please confirm the required base material and locations throughout the project, specifically:

1. Whether painted wood base is required throughout the apartment dwelling units as indicated by the BOD;
2. Whether RB-1 rubber base is intended in the locations identified on A611;
3. The specific rooms/areas requiring WD1 versus RB-1; and
4. Whether the BOD statement regarding painted wood base has been superseded by the drawings.

- **Answer**:

62. **RFI-INT-002 – RB-1 Rubber Base Color, Height, and Profile Not Defined**
References:

- Drawing I101 – Interior Paint Plan & Finish Schedule
- Drawing A611 – Room Schedule / Material Schedule

Drawing I101 identifies:
RB-1 Rubber Base: Roppe / TBD
Drawing A611 identifies RB1 as **Roppe rubber base**, but does not establish a complete product, color, height, profile, or configuration.
Please provide the required:

- Product/series;
- Height;
- Thickness;
- Cove or straight profile;
- Color; and
- Inside/outside corner requirements.

- **Answer**:

63. **RFI-INT-003 – Resilient Flooring Manufacturer/System: Karndean vs. Armstrong BOD**
References:

- Drawing I101 – Interior Paint Plan & Finish Schedule
- Drawing A611 – Room Schedule / Material Schedule
- Specification Section 096521 – Resilient Plank Flooring
- J02 BOD – Product/Cut-Sheet Information

Drawings I101 and A611 identify **Karndean LooseLay** products, including:

- LVT-1: Karndean Cashmere Oak LLP353
- LVT-2: Karndean Arizona LLT200.
  However, the BOD includes product information for **Armstrong Vivero Better with Diamond 10 Technology**, including full-spread adhesive systems.

Specification Section 096521 separately governs resilient plank flooring.
Please confirm the required Basis-of-Design resilient flooring manufacturer and installation system:

1. Karndean LooseLay as shown on the drawings; or
2. Armstrong Vivero/full-spread adhered flooring represented in the BOD.

If Karndean governs, please confirm that the Armstrong product information included in the BOD is obsolete and not applicable to the construction contract.

- **Answer**:

64. **RFI-INT-004 – One Flooring Finish vs. LVT-1 and LVT-2**
References:

- J02 Basis of Design – Value Engineering
- Drawing I101 – Interior Paint Plan & Finish Schedule
- Drawing A611/A612 – Room Schedule and Floor Finish Plan

The BOD states under Value Engineering that:
"All flooring and casework finishes will be the same to simplify maintenance."
The issued drawings, however, establish at least two resilient flooring finishes:

- LVT-1 – Karndean Cashmere Oak LLP353
- LVT-2 – Karndean Arizona LLT200.

Please confirm whether:

1. Both LVT-1 and LVT-2 are required as shown on the drawings; or
2. One common resilient flooring finish is intended in accordance with the BOD Value Engineering decision.

If one finish is intended, please identify the required product/color.

- **Answer**:

65. **RFI-INT-005 – Paint Manufacturer: Dunn-Edwards on Drawings vs. Sherwin-Williams Specification**
References:

- Drawing I101 – Interior Paint Plan & Finish Schedule
- Drawing A611 – Material Schedule
- Specification Section 099100 – Painting

The drawings identify Dunn-Edwards colors, including:

- P-1 – Dunn-Edwards DEW381 Droplets
- P-2 – Dunn-Edwards DEC715 Sandal
- P-3 – Dunn-Edwards DE6096 Homestead
- P-4 – Dunn-Edwards DEW381 Droplets.

Specification Section 099100 establishes **Sherwin-Williams as the Basis of Design** and lists the acceptable manufacturers as:

1. Benjamin Moore;
2. PPG Paints; and

3. Sherwin-Williams.

Dunn-Edwards is not included as an acceptable manufacturer.
The specification further establishes Sherwin-Williams ProMar 200 / Pro Industrial systems for walls, ceilings, wood, and metal.
Please confirm whether:

1. Dunn-Edwards paint is intended and is an approved manufacturer notwithstanding Section 099100; or
2. The Dunn-Edwards designations are **color references only**, with the colors to be matched using one of the manufacturers permitted by Section 099100.

- **Answer**:

66. **RFI-INT-006 – T-1 Porcelain Tile Size Conflict**
References:

- Drawing I101 – Interior Paint Plan & Finish Schedule
- Drawing A611 – Room Schedule / Material Schedule

Drawing I101 identifies T-1 as:
Daltile Noir Linen-Fabrique / Creme Linen P686 – 12 x 24.
The A611 Material Schedule identifies T-1 as:
Daltile Noir Linen-Fabrique / Creme Linen P686 – 6 x 24.
Please confirm the required T-1 tile size.
Please also confirm whether the same T-1 size is intended for both floor and wall applications, or whether the different sizes represent separate floor and wall conditions that should have been assigned separate finish designations.

- **Answer**:

67. **RFI-INT-007 – T-1 Tile Base Size/Configuration**
References:

- Drawing I101 – Interior Paint Plan & Finish Schedule
- Drawing A611 – Room Schedule

A611 identifies T-1 tile base as Daltile Noir Linen-Fabrique Creme Linen P686 **6 x 24**, while I101 identifies T-1 generally as **12 x 24** and contains a detail indicating “T-1 BASE.”
Please confirm whether tile base is to consist of:

1. Full 6-inch-high x 24-inch tile units;
2. Field-cut portions of the scheduled floor/wall tile; or
3. A manufactured bullnose/cove-base accessory.

Please identify the required exposed top-edge treatment where tile base terminates against painted gypsum board.

- **Answer**:

68. **RFI-INT-008 – Tile Grout Colors Listed as TBD**
Reference: Drawing I101 – Interior Paint Plan & Finish Schedule
The Interior Finish Schedule identifies **grout color as "TBD"** for T-1, T-2, T-3 and T-4.
Please provide the required grout color(s), or confirm that grout colors will be selected during the post-award submittal process from the specified manufacturer's standard range without affecting Contract Sum or Contract Time.

- **Answer**:

69. **RFI-INT-009 – Interior Paint Color Strategy: BOD Two Accents vs. Drawing Finish Designations**
References:

- J02 Basis of Design – Architectural Narrative and Value Engineering
- Drawing I101 – Interior Paint Plan & Finish Schedule

The BOD states that interior colors are to be natural earth tones and that accent walls will occur in living and sleeping areas. It further states under Value Engineering that paint was reduced to **one field color and two accents**.
Drawing I101 identifies:

- P-1 Field Paint;
- P-2 Accent Paint;
- P-3 Trim Paint; and
- P-4 Ceiling Paint,

and notes that all walls are P-1 unless otherwise indicated.
Only one finish is specifically designated as "Accent Paint" in the finish schedule.
Please confirm whether a **second accent-wall color** is required in accordance with the BOD. If so, provide the color designation and locations.

- **Answer**:

70. **RFI-INT-010 – Interior Paint Colors Final or Subject to Later Selection**
References:

- J02 Basis of Design – Architectural Narrative
- Drawing I101 – Finish Schedule
- Specification Section 099100 – Painting

The BOD states:
"Interior colors shall be natural earth tones reflecting the Navajo Culture with the use of accent walls in the living and sleeping areas. Final selection shall be made during the submittal process."
Conversely, I101 provides specific Dunn-Edwards color numbers for P-1 through P-4.
Section 099100 also requires verification samples and mockups and states that final approval of colors will be from the mockups.

Please confirm whether the colors identified on I101 represent the required final design colors, subject only to mockup approval, or whether the Government intends to select potentially different colors following award.
If later selections may differ, please confirm that selections will be limited to standard manufacturer colors and will not require specialty/deep-base/premium coatings beyond the specified paint systems.

- **Answer**:

71. **RFI-INT-011 – Flooring Transitions Between LVT, Tile, and Sealed Concrete**
References:

- Drawings A611 and A612 – Room Schedule / Floor Finish Plan
- Specification Sections 093000, 096139 and 096521

The floor finish documents establish multiple adjacent floor systems, including:

- LVT-1;
- LVT-2;
- T-1 porcelain tile;
- T-3 shower tile; and
- SC1 sealed concrete.

Please identify the required transition assemblies at changes between dissimilar flooring materials, including LVT-to-tile, LVT-to-sealed-concrete, and other exposed finish transitions.
Please confirm whether transitions are to be:

- Schluter-type metal profiles;
- Resilient reducer/transition strips;
- Flush transitions without exposed profiles; or
- Another specified system.

- **Answer**:

72. **RFI-INT-012 – Resilient Flooring Installation Method and Slab Moisture Requirements**
References:

- Drawing I101 – Interior Finish Schedule
- Specification Section 096521 – Resilient Plank Flooring
- J02 BOD Flooring Product Data

Drawing I101 calls the Karndean flooring **“LooseLay.”**
The BOD flooring product information instead describes Armstrong Vivero and identifies full-spread adhesive options, including a high-moisture adhesive.

Please confirm the required installation method for LVT-1/LVT-2 and provide the governing concrete slab moisture-testing and maximum allowable moisture/RH criteria for the selected flooring system.
If moisture mitigation is required when the slab exceeds the flooring manufacturer's limits, please clarify whether such mitigation is included in the base contract or will be addressed as a differing condition.

- **Answer**:

73. **RFI-INT-013 – Casework Finish vs. BOD "Single Finish" Requirement**
References:

- J02 Basis of Design – Value Engineering
- Drawing A611 – Material Schedule
- Specification Section 123530 – Manufactured Casework

The BOD Value Engineering narrative states:
"All flooring and casework finishes will be the same to simplify maintenance."
A611 identifies the casework finish as **HPL-1 Wilsonart Pinnacle Walnut 7992-38**, while Specification Section 123530 bases casework quality on products and finishes shown on the Drawings.
Please confirm that HPL-1 Wilsonart Pinnacle Walnut 7992-38 is the single standard casework finish intended throughout all apartment units and common/office areas, except where another finish is specifically identified.

- **Answer**:

74. **RFI-INT-014 – Finish Schedule Completion / Final Finish Schedule**
References:

- Drawing I101 – Interior Paint Plan & Finish Schedule
- Drawing A611 – Room Schedule
- J02 Basis of Design

Several interior finish selections remain incomplete or inconsistent across the documents, including:

- RB-1 identified as Roppe / **TBD**;
- Tile grout colors identified as **TBD**;
- BOD indicating final interior color selection during submittals;
- BOD indicating painted wood base while drawings use both WD1 and RB-1;
- BOD indicating a single flooring finish while drawings identify LVT-1 and LVT-2; and
- Conflicting T-1 tile dimensions between I101 and A611.
  Please provide a coordinated final Interior Finish Schedule establishing the governing

manufacturer/product, color, size, finish, and locations for interior flooring, base, wall tile, paint, casework, countertops, and related finish materials.

- **Answer**:

75. **RFI-M01 – Masonry Veneer Product / Finish Discrepancy**
References:

- BOD – Architectural Narrative, Exterior Finish Types
- BOD – Sustainability / Indoor Air Quality Narrative
- BOD Appendix / Product Information – Echelon Waterford Stone
- Specification Section 04 22 00 – Concrete Unit Masonry, Article 2.4
- Drawings A201, A302, A303 – Keynote 04 01, “Anchored Masonry Veneer”

The Basis of Design identifies the exterior masonry finish as **“CMU Base (Cut Stone Look)”** in the Architectural Narrative. Elsewhere, the BOD describes the exterior finish as **“ground face CMU.”** The BOD also includes product literature for **Echelon Waterford Stone**, a manufactured architectural masonry veneer with approximately 3-1/2-inch-deep units.
The architectural drawings identify the material only as **Keynote 04 01 – Anchored Masonry Veneer** without identifying a manufacturer, product, texture, color, or unit size.
Specification Section 04 22 00, Article 2.4, specifies “Decorative Concrete Masonry Units,” but the Basis-of-Design fields for manufacturer, product series, color, and face texture are blank, while the specified nominal unit size is 8 inches high x 16 inches wide x 8 inches deep.
RFI:
Please confirm the required exterior masonry veneer product and finish.
Specifically, please confirm whether the intended masonry is:

1. Echelon Waterford Stone manufactured masonry veneer as included in the BOD;
2. Ground-face architectural CMU;
3. Another decorative CMU / masonry veneer product; or
4. An approved equivalent meeting a defined performance and aesthetic standard.

Please provide or confirm the required manufacturer/product, nominal unit dimensions, color/blend, face texture, laying pattern, and mortar color so all Offerors can price the same system.

- **Answer**:

76. **RFI-M02 – Section 04 22 00 Incomplete Basis-of-Design Information**
Reference: Specification Section 04 22 00, Article 2.4 – Decorative Concrete Masonry Units
Article 2.4 includes placeholders for:

- Manufacturer
- Product Series

- Color Name and Number
- Face Texture

but these fields are blank. The Section nevertheless establishes an 8-inch-high x 16-inch-wide x 8-inch-deep decorative CMU.
The BOD separately contains Echelon Waterford Stone information, which describes approximately 3-1/2-inch-deep masonry veneer units of multiple heights and lengths rather than conventional 8x8x16 CMU.
RFI:
Please complete Specification Section 04 22 00, Article 2.4, by identifying the intended basis-of-design manufacturer, product series, color, and face texture, or confirm that the Waterford Stone product included in the BOD is intended to fill these requirements.
If Waterford Stone is intended, please confirm that the nominal 8x8x16 unit requirement in Section 04 22 00 does not apply to the exterior veneer.

- **Answer**:

77. **RFI-M03 – Masonry Veneer Anchorage Detail Identifies "Brick Veneer"**
References:

- Structural Drawing S503 – Typical Masonry Veneer Anchorage Detail
- Architectural Drawings A201/A302/A303 – Keynote 04 01
- BOD – Echelon Waterford Stone Product Information

Structural Sheet S503 contains a typical veneer detail identifying:

1. Wood stud wall
2. Wall sheathing
3. **Brick veneer**
4. Dur-O-Wal DA213 veneer anchor plate with two #10 wood screws to stud
5. Dur-O-Wal DA213QT pintle

The detail further directs the Contractor to architectural drawings for air space and weatherproofing behind the veneer.
The architectural drawings, however, identify the exterior material as "anchored masonry veneer," while the BOD appears to indicate an architectural manufactured masonry product rather than brick.
RFI:
Please confirm whether the S503 "Brick Veneer" anchorage detail, including the Dur-O-Wal DA213/DA213QT system, is intended to apply to the specified exterior masonry veneer.
If a different masonry veneer product is intended, please provide the required attachment/anchorage system and maximum horizontal and vertical anchor spacing.

- **Answer**:

78. **RFI-M04 – Masonry Veneer Cavity / Air Space Dimension Not Defined**

References:

- Structural Drawing S503
- Architectural Drawings A302/A303
- Specification Section 04 22 00

S503 states to refer to the architectural drawings for the **air space and weatherproofing behind veneer**.
Architectural wall sections identify Keynote 04 01 “Anchored Masonry Veneer,” wall sheathing, and weather barrier, but the available wall-section notation does not establish a clearly dimensioned masonry cavity or air-space requirement.
RFI:
Please provide the required clear air-space/cavity dimension between the back of the masonry veneer and the exterior weather-resistive barrier/sheathing.
Please also confirm whether mortar collection devices or other cavity drainage accessories are required at the base of the veneer.

- **Answer**:

79. **RFI-M05 – Masonry Veneer Flashing and Weep Requirements Not Clearly Detailed**
References:

- Drawings A302/A303 and S503
- Specification Section 04 22 00
- BOD – Waterford Stone Information

The structural veneer detail references architectural drawings for weatherproofing, but the masonry specification does not clearly establish a complete veneer flashing and drainage assembly in the retrieved masonry requirements. The BOD Waterford Stone information notes that penetrations and openings are to be properly flashed.
RFI:
Please provide or identify the governing detail for masonry veneer flashing and drainage, including requirements at:

- Base of veneer;
- Window and door heads;
- Sills;
- Wall penetrations;
- Changes in support/elevation; and
- Terminations.

Please confirm flashing material, end dams where applicable, weep type, and weep spacing.

- **Answer**:

80. **RFI-M06 – Masonry Veneer Support at Post-Tensioned Foundation / Slab Edge**
References:

- Architectural Wall Sections A302/A303
- Structural Foundation Plans S121/S122 and Foundation Details S521
- Structural Typical Veneer Detail S503

The building uses a post-tensioned slab/foundation system. Architectural wall sections show the anchored masonry veneer terminating at the foundation/slab perimeter, while S503 provides the attachment of the veneer to the wood-framed wall.
The foundation drawings direct architectural dimensions for wall and slab-edge locations.
RFI:
Please confirm the required bearing/support condition for the exterior masonry veneer at the perimeter foundation, including:

- Required masonry ledge width;
- Elevation of top of masonry ledge;
- Required minimum bearing;
- Required offset from wood framing/sheathing;
- Relationship to finished grade and adjacent concrete apron; and
- Whether any isolated or thickened support is required at projecting masonry elements/pilasters.

Please provide a coordinated architectural/structural veneer-at-foundation detail.

- **Answer**:

81. **RFI-M07 – Masonry Control Joint Locations**
Reference: Specification Section 04 22 00, Article 3.7
Section 04 22 00 requires 3/8-inch-wide control joints “as indicated,” with spacing not exceeding 30 feet on center.
Control-joint locations are not clearly identified on the architectural exterior elevations in the masonry keynote information. The exterior elevations show long continuous runs of masonry veneer.
RFI:
Please provide the required masonry control-joint locations on the exterior elevations, including joints adjacent to openings, wall offsets, corners, and changes in wall height as applicable.
Please also confirm whether the Section 04 22 00 maximum 30-foot spacing applies to the exterior anchored masonry veneer product ultimately selected.

- **Answer**:

82. **RFI-M08 – Masonry Joint Reinforcement Applicability to Veneer**
Reference: Specification Section 04 22 00, Article 3.6

Section 04 22 00 requires masonry joint reinforcement at not more than 16 inches on center, at not more than 8 inches on center in parapets, and additional reinforcement above and below wall openings.
The drawings depict the masonry primarily as an **anchored veneer attached to wood framing**, rather than a conventional reinforced CMU structural wall.
RFI:
Please confirm whether the horizontal joint reinforcement requirements of Section 04 22 00, Article 3.6 apply to the exterior anchored masonry veneer.
If they do apply, please provide the required reinforcement type/configuration compatible with the specified veneer and veneer-anchor system.

The specification appears to contain requirements associated with conventional CMU wall construction, while the drawings show an anchored veneer system.

- **Answer**:

83. **RFI-M09 – Mortar Joint Width Conflict with BOD Veneer Product**
References:

- Specification Section 04 22 00, Article 3.5
- BOD – Echelon Waterford Stone Product Information

Section 04 22 00 specifies a **minimum 3/8-inch** head and bed joint.
The Waterford Stone literature included in the BOD indicates that its nominal dimensions are based on a **1/2-inch mortar joint**.
RFI:
If Waterford Stone is the intended exterior masonry veneer, please confirm the required nominal mortar-joint width and joint profile.
Please also identify the required mortar color.

Joint width directly affects modular layout, quantities, appearance, and labor.

- **Answer**:

84. **RFI-M10 – Masonry Pattern / Blend Not Defined**
References:

- BOD – Waterford Stone Product Information
- Specification Section 04 22 00
- Exterior Elevations A201

The BOD Waterford Stone literature provides multiple unit heights and laying-pattern options, including differing percentages of large stones.
Section 04 22 00 generally requires exposed masonry to be laid in running bond unless otherwise indicated.
The exterior elevations identify the veneer but do not clearly establish a specific Waterford Stone laying pattern or blend.

RFI:
Please confirm the required masonry laying pattern and unit-size blend.
If Waterford Stone is intended, please identify the required percentage/mix of the available unit sizes or confirm that the final pattern will be established through the masonry mock-up/submittal.

- **Answer**:

85. **RFI-M11 – Masonry Mock-Up Requirements / Final Selection**
Reference: Specification Section 04 22 00, Article 1.4
Section 04 22 00 requires a masonry mock-up establishing, among other things, masonry appearance, mortar color/blending, relationship of mortar and sealant colors, joint tooling, and cleaning. The approved mock-up is to remain as the standard for judging completed work. Because the actual masonry product, color, texture, pattern, and mortar color are not completely defined elsewhere, substantial aesthetic decisions appear to be deferred to this mock-up process.
RFI:
Please confirm that the mock-up is intended only to verify workmanship and final aesthetic approval of an already specified product, and is **not** intended to determine the fundamental masonry product after award.
Please provide the required masonry product, color/blend, texture, mortar color, and pattern prior to bid so Offerors can price a common basis.

- **Answer**:

86. **RFI-M-001 – HVAC Equipment Specifications Missing from Project Manual**
Priority: HIGH
References:

- J02 Basis of Design – Mechanical / HVAC Narrative
- J03 Drawings – M001, M002, M201, M301
- J04 Specifications – Division 23 Table of Contents

The Basis of Design identifies high-efficiency split-system heat pumps consisting of indoor vertical air-handling units and outdoor condensing units and establishes minimum capacities/efficiencies for the systems. The drawings identify equipment including AHU-1, AHU-2, AHU-3 and corresponding condensing units.
However, Division 23 of the Project Manual contains specifications for motors, supports, identification, TAB, insulation, commissioning, refrigerant piping, ductwork, accessories, power ventilators, and air devices, but **does not include an equipment specification section for the split-system heat pumps, air-handling units, or condensing units.**
Request:
Please provide the applicable HVAC equipment specification(s) for the split-system heat pumps, indoor air-handling units, and outdoor condensing units, including approved manufacturers, construction requirements, controls, accessories, filtration, warranties, sound requirements, low-ambient operation, heating performance, and required efficiency ratings.

Please also confirm whether the equipment schedules on M001/M002 and the Basis of Design constitute the complete procurement requirements for this equipment.

- **Answer**:

87. **RFI-M-002 – HVAC Equipment Efficiency Criteria / Basis of Design Conflict**
Priority: HIGH
References:

- J02 Basis of Design – Mechanical Narrative
- J02 Sustainability / Energy Efficiency Narrative
- J03 G001 / Mechanical Drawings

The mechanical Basis of Design identifies:

- 3-ton system: minimum **19.5 SEER2 / 8.5 HSPF2**
- 2-ton system: minimum **19 SEER2 / 8.5 HSPF2**
- 1-ton system: minimum **16 SEER2 / 9.3 HSPF2**

and states that the systems are intended to be approximately 30 percent more efficient than the 2018 IECC requirement.
Elsewhere, the Basis of Design states that the project is to comply with mandatory provisions of **ASHRAE 90.1-2016 or 2018 IECC**, while the issued drawings identify **2021 IECC** as the applicable energy code.

Request:
Please confirm the governing HVAC energy-efficiency criteria for equipment procurement. Specifically, confirm whether the SEER2/HSPF2 values stated in the Basis of Design are mandatory minimum equipment efficiencies regardless of the equipment shown on the schedules, and identify the governing energy code/standard to be used for compliance.

- **Answer**:

88. **RFI-M-003 – Whole-House Ventilation Strategy: Exhaust-Based vs. AHU Outside-Air Intake**
Priority: HIGH
References:

- J02 Basis of Design – Ventilation and Thermal Comfort
- J03 M301 – HVAC Partial Floor Plans

The Basis of Design states that residential ventilation is to be based on ASHRAE 62.2 and identifies a **100 CFM design target for whole-house ventilation utilizing a Panasonic WhisperGreen total-house exhaust system and control**. It separately identifies 100 CFM bathroom exhaust and 300 CFM kitchen exhaust.
Mechanical Drawing M301 instead directs the TAB contractor to balance the air-handling units to introduce various quantities of outdoor air, including **40, 50, 60, and 165 CFM**, depending on the system/area.

These appear to represent two different ventilation strategies: exhaust-based whole-house ventilation in the BOD versus supply ventilation through the HVAC air-handling units on the drawings.

Request:

Please confirm the intended permanent whole-building/dwelling-unit ventilation strategy.

1. Is each dwelling unit to utilize the Basis-of-Design 100 CFM Panasonic WhisperGreen whole-house exhaust system and control?
2. Is whole-house ventilation instead to be provided by the outside-air connections to the AHUs shown on M301?
3. If both systems are required, please identify the intended sequence of operation and required continuous/intermittent airflow for each system.
4. Please provide the required design ventilation airflow for each apartment type.

- **Answer**:

89. **RFI-M-004 – Outside-Air Quantities on M301**

Priority: HIGH

References:

- J03 M301 – Keyed Notes 4 through 7
- J02 Basis of Design – ASHRAE 62.2 Ventilation Criteria
- Section 230593 – Testing, Adjusting and Balancing

M301 identifies AHU outside-air quantities of **40 CFM, 165 CFM, 60 CFM, and 50 CFM**, but the Basis of Design describes residential ventilation based on ASHRAE 62.2 with a 50-to-80-CFM whole-house requirement and a 100-CFM design target.

Section 230800 further requires TAB to specifically verify minimum outside-air CFM and understand the project's outside-air ventilation criteria.

Request:

Please provide a schedule identifying which outside-air quantity applies to each AHU/apartment type and confirm the design basis for each quantity. Please also clarify the **165 CFM outside-air quantity**, which is substantially greater than the residential whole-house ventilation quantities described in the Basis of Design.

- **Answer**:

90. **RFI-M-005 – Laundry Room Exhaust Requirement**

Priority: MEDIUM-HIGH

References:

- J02 Basis of Design – Mechanical Narrative
- J03 M201/M301

The Basis of Design states:

Ceiling-mounted exhaust fans will be located in each toilet room **and in the laundry**.

The mechanical drawings clearly address clothes-dryer exhaust ductwork and show EF-1 exhaust fans, but the issued information does not clearly establish whether every residential laundry area is also intended to receive a separate ceiling-mounted general exhaust fan independent of the dryer exhaust system.

Request:

Please confirm whether a separate ceiling-mounted exhaust fan is required in each residential laundry area in addition to the clothes-dryer exhaust. If required, please provide the fan designation, airflow, control method, duct size, discharge location, and applicable schedule information.

- **Answer**:

91. **RFI-M-006 – Commissioning Scope Conflict**

Priority: HIGH

References:

- J02 Basis of Design – Commissioning Narrative
- J04 Section 230800 – Commissioning of HVAC Systems
- J01 SOW §10.2

The Basis of Design states that **commissioning was not included in the A/E scope and that IHS may elect to perform commissioning services later under a separate contract.** However, Specification Section 230800 expressly requires the Mechanical and TAB Contractors to participate in commissioning, include commissioning costs in their contract price, prepare startup plans, correct deficiencies, participate in functional testing, perform training, and provide commissioning-related documentation.

The SOW also requires training of Government staff on mechanical equipment.

Request:

Please confirm the commissioning scope included in the construction contract.

Specifically:

1. Is Section 230800 fully applicable to the Contractor?
2. Will IHS/A/E provide the commissioning authority and functional performance test procedures?
3. What HVAC systems/equipment are required to undergo functional performance testing?
4. Should Offerors include all labor, manufacturer participation, TAB coordination, retesting, and training associated with Section 230800 in the base proposal?

- **Answer**:

92. **RFI-M-007 – Commissioning Plan Status / Final Testing Procedures**

Priority: HIGH

References:

- J02 Commissioning Plan
- J04 Section 230800

The BOD identifies a commissioning plan and states that detailed testing requirements and final testing forms would be developed as the project progresses. It identifies air-handling units, exhaust fans, diffusers/grilles, and duct systems among the systems intended for commissioning.
Section 230800 requires the Contractor to comply with both the commissioning specification **and the commissioning plan**.
Request:
Please confirm that the commissioning plan contained in J02 is the commissioning plan applicable to the construction contract. If a revised/final construction-phase commissioning plan or functional-performance-testing forms have been issued, please provide them prior to proposal submission so Offerors can include comparable commissioning costs.

- **Answer**:

93. **RFI-M-008 – TAB Scope vs. Residential Split-System Configuration**
Priority: MEDIUM-HIGH
References:

- J04 Section 230593 – Testing, Adjusting and Balancing for HVAC
- J04 Section 230800
- J03 M201/M301

Section 230593 contains extensive requirements for AHU testing, fan static-pressure measurements, coil measurements, compressor data, outdoor-air quantities, branch balancing, certified reporting, and testing of condensing units.
Section 230800 additionally requires the TAB contractor to prepare a detailed TAB plan six weeks before TAB and participate in commissioning.
Request:
Please confirm that the full requirements of Sections 230593 and 230800 are applicable to **each residential split-system heat pump and associated apartment duct system**, including measurement and documentation of outdoor air, total supply air, individual terminal airflows, coil performance, and condensing-unit operating data.
Please identify any portions of the generic TAB specification that are not applicable to these residential systems.

- **Answer**:

94. **RFI-M-009 – Independent / Certified TAB Contractor Requirements**
Priority: MEDIUM
Reference: Section 230593
Section 230593 requires a certified final TAB report signed and sealed by a certified testing-and-balancing engineer and requires calibrated instrumentation and extensive supporting data.
Request:
Please confirm the required TAB agency qualifications and whether TAB must be performed by an independent third-party TAB contractor certified by AABC, NEBB, or another approved organization. Please also confirm whether the TAB contractor may be affiliated with the mechanical subcontractor.

- **Answer**:

95. **RFI-M-010 – Split-System Refrigerant Type**
Priority: MEDIUM-HIGH
References:

- J04 Section 232300 – Refrigerant Piping
- J03 M001/M301

Section 232300 establishes refrigerant piping test pressures specifically for **R-410A**, including 535-psig testing for heat-pump suction, hot-gas, and liquid lines.
The mechanical drawings direct refrigerant line sizing to be based on the equipment manufacturer's installation instructions.
Because current equipment availability may involve refrigerants other than R-410A, equipment selection directly affects piping, safety, and installation requirements.
Request:
Please confirm whether all split-system heat pumps are required to utilize **R-410A refrigerant**, as implied by Section 232300, or whether equipment using another manufacturer-standard refrigerant is acceptable provided all applicable code, safety, efficiency, and installation requirements are met.
If alternate refrigerants are permitted, please confirm that the associated manufacturer's refrigerant piping/testing requirements supersede the R-410A-specific test pressures stated in Section 232300.

- **Answer**:

96. **RFI-M-011 – Condensate Disposal / Routing**
Priority: MEDIUM
References:

- J03 Mechanical Drawings
- Section 230719 – HVAC Piping Insulation

Section 230719 specifically includes insulation requirements for **indoor and outdoor condensate drain piping**, indicating condensate piping is part of the mechanical installation.
The drawing set identifies condensate piping but the final disposal points and routing should be clearly established for each of the numerous residential AHUs.
Request:
Please confirm the required condensate disposal location for each air-handling unit, including whether condensate is to discharge to the plumbing system, exterior grade, or another designated receptor. Please provide any required trap, vent, cleanout, air-gap, secondary drain, overflow protection, and termination requirements where not specifically shown.

- **Answer**:

97. **RFI-M-012 – Dryer Exhaust Termination / Bird Protection**
Priority: MEDIUM
References:

- J02 Basis of Design – Mechanical Narrative
- J03 M301/M401

The Basis of Design states that dryer exhaust is to terminate at the wall in a manner that prevents birds from nesting. Mechanical Drawing M301 directs dryer exhaust through a dryer outlet box and requires all duct downstream of the appliance connection to be hard duct.
Request:
Please confirm the required exterior dryer exhaust termination assembly, including whether a backdraft damper is required and the specific method of bird protection. Please confirm that **screens are not intended where they would conflict with dryer-manufacturer or code requirements**, and identify the required termination product/detail.

- **Answer**:

98. **RFI-M-013 – Range Hood / Microwave Exhaust Coordination**
Priority: MEDIUM
References:

- J02 Basis of Design – Ventilation Narrative and appliance cut sheets
- J03 M301/M401

The BOD establishes a **300-CFM kitchen ventilation design target** using a two-speed microwave exhaust fan vented to the exterior. The BOD appliance information identifies a GE over-the-range microwave with a two-speed, 300-CFM exhaust fan. M301 directs ductwork down the wall to the microwave/range hood and references an eave-vent installation detail.
Request:
Please confirm that each residential over-the-range microwave is to be configured for **300-CFM ducted exterior exhaust**, not recirculating operation. Please also confirm duct size and configuration, maximum equivalent duct length, exterior termination requirements, and whether the specified/BOD appliance must be used or an approved equal meeting the same exhaust performance is acceptable.

- **Answer**:

99. **RFI-M-014 – HVAC Duct Insulation at Eave / Exterior Terminations**
Priority: MEDIUM
References:

- J03 M301/M401
- Section 230713 – Duct Insulation

M301 shows ducts routed to eave terminations and directs coordination with architectural details. Section 230713 requires insulation on indoor supply, return, and outdoor-air ductwork and also establishes requirements for outdoor concealed and exposed duct systems, including weather-resistant jackets where applicable.
Request:
Please confirm the insulation and exterior-jacketing requirements for all HVAC, ventilation, kitchen-exhaust, and dryer-exhaust ductwork passing through unconditioned attic/eave areas.

Please identify which exhaust ducts, if any, are required to be insulated to prevent condensation.

- **Answer**:

100. **RFI-M-015 – Mechanical Equipment Controls / Thermostats**
Priority: MEDIUM-HIGH
References:

- J02 Basis of Design
- J03 M001/M002
- Section 230800

The project utilizes individual split heat-pump systems, while Section 230800 requires demonstration of local packaged controls, operation in all available modes, setpoints, overrides, and controls training.
A complete standalone HVAC equipment specification defining thermostats and control accessories is not included in Division 23.
Request:
Please provide the control requirements for each split heat-pump system, including thermostat type, programmable scheduling, heating/cooling stages, auxiliary/emergency heat control, fan control, outside-air ventilation control, occupancy/unoccupied operation, temperature limits, and required interfaces, if any.
Please confirm whether controls are entirely standalone residential thermostats or whether connection to any central monitoring/BAS system is required.

- **Answer**:

101. **RFI-M-016 – Mechanical Equipment Electrical Coordination**
Priority: MEDIUM-HIGH
References:

- J03 M001/M002
- J03 Electrical Drawings and Panel Schedules

The mechanical equipment selections establish MCA/MOCP, electric heat, fan motor, and condensing-unit electrical characteristics that must coordinate with the electrical drawings. Because the Project Manual lacks a dedicated split-system equipment specification, bidders have limited criteria for determining whether proposed equipment will match the branch circuits shown.
Request:
Please confirm that the electrical characteristics shown for mechanical equipment on the contract drawings are the maximum allowable values for equipment selection. If approved-equal HVAC equipment requires different MCA, MOCP, conductor sizes, breakers, disconnects, or electric-heat circuits, please confirm whether all associated electrical revisions are to be included by the Contractor at no additional cost.

- **Answer**:

102. **RFI-M-017 – Mechanical Drawings Marked "Not to Be Used for Construction"**
Priority: HIGH
Reference: J03 Drawing Set
The issued Phase IV Final Construction Document drawing set, including the mechanical sheets, contains a title-block statement reading **"THIS DOCUMENT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION"** and "Issued for Interim Review," notwithstanding the sheets also being identified as Phase IV Final CD.
Request:
Please confirm that J03 is the final contract drawing set upon which Offerors are to base their proposals notwithstanding the "Not to Be Used for … Construction" and "Issued for Interim Review" notation. If a signed/sealed or revised Issued-for-Construction drawing set exists, please provide it prior to proposal submission.

- **Answer**:

103. **RFI-E01 – Applicable Electrical Code Edition**
Reference:

- J02 BOD – Electrical Design, General Electrical Design and Installation
- Drawing G001 / G101 – Code Data & Standards
- Solicitation H.49 – Standards of Manufacture

The Basis of Design states that the electrical design shall comply with the 2023 National Electrical Code.
However, the drawing code sheets identify the 2017 National Electrical Code as the applicable NEC.
The solicitation further states that recognized regulatory/code standards shall be the latest published edition prior to the proposal issue date. The applicable NEC edition can affect GFCI/AFCI requirements, service equipment, surge protection, dwelling-unit receptacle requirements, conductor sizing, equipment ratings, and other electrical scope.
Please confirm the governing edition of NFPA 70/NEC for construction of this project and whether the electrical drawings will be revised as necessary to comply with the confirmed edition.

- **Answer**:

104 **RFI-E02 – Primary Distribution Conduit Quantity**
Reference:

- J02 BOD – Incoming Site Utilities Power
- Drawing E101 – Site Plan – Electrical, Keyed Note 3

The BOD states that one 3-inch underground conduit with pull rope will be provided from the pad-mounted switching cubicle to each NTUA pad-mounted transformer.
Drawing E101 Keyed Note 3 instead states:
"Provide (3) 3-inch PVC Schedule 40 underground primary conduits."

Please confirm the required quantity of primary conduits between the NTUA switching cubicle and each transformer and identify whether spare conduits are required.

- **Answer**:

105. **RFI-E03 – Primary Conduit Material / Schedule**
Reference:

- J02 BOD – Incoming Site Utilities Power
- Drawing E101
- Specification Sections 260533 and 260543

The BOD identifies 6-inch Schedule 80 rigid PVC from the riser pole toward the pad-mounted switching cubicle, while Drawing E101 identifies 3-inch Schedule 40 PVC for underground primary conduit. The general raceway specification establishes EPC-40 PVC unless otherwise indicated.
Please confirm the required conduit size, quantity, material, and PVC schedule for each segment of the NTUA primary distribution system, including:

- riser pole to switching cubicle;
- switching cubicle to each apartment transformer; and
- switching cubicle to the RV transformer.
- **Answer**:

106. **RFI-E04 – NTUA Scope vs. Contractor Scope**
Reference:

- J02 BOD – Incoming Site Utilities Power
- Drawing E101 – Site Plan – Electrical

The BOD assigns NTUA responsibility for furnishing/installing the pad-mounted switching cubicle and furnishing/installing/terminating/testing the primary conductors. It also states that transformer ground sleeves are NTUA-furnished and Contractor-installed.
Drawing E101 additionally assigns the Contractor concrete pads, grounding, transformer box-pad installation, conduits, and related site infrastructure.
Please provide a definitive NTUA/Contractor responsibility matrix identifying who is responsible for furnishing and installing each of the following:

- new overhead utility extension;
- new riser pole;
- slack span;
- primary riser conduit;
- underground primary conduit;
- primary conductors;

- switching cubicle;
- switching-cubicle ground sleeve;
- transformer(s);
- transformer box pads/ground sleeves;
- concrete pads;
- grounding electrodes and grounding conductors;
- trenching, bedding, warning tape, backfill, and compaction;
- terminations; and
- testing/energization.
- **Answer**:

107. **RFI-E05 – NTUA Utility Design Approval and Service Availability**
Reference:
- J02 BOD – Incoming Site Utilities Power
- Drawing E101

The electrical design relies upon extension of the existing NTUA overhead distribution system, a new riser pole, switching cubicle, and three pad-mounted transformers.
Please confirm whether NTUA has reviewed and approved the issued electrical service design and whether adequate utility capacity is available for the proposed apartment building and RV service loads. Please provide any current NTUA service drawings, correspondence, design requirements, or approved utility service plan applicable to this project.
- **Answer**:

108. **RFI-E06 – Utility Fees and NTUA Charges**
Reference: J02 BOD – Incoming Site Utilities Power / E101
The documents establish substantial new NTUA electrical infrastructure but do not clearly identify whether utility application fees, transformer charges, system-development charges, line-extension charges, engineering fees, inspections, or energization fees are included in the Contractor's scope.
Please confirm whether all NTUA fees and utility-company charges associated with the new electrical service will be paid by the Government/Owner or are to be included in the Contractor's lump-sum proposal.
- **Answer**:

109. **RFI-E07 – Electrical Service Transformer Sizes and Available Fault Current**
Reference:
- J02 BOD – Incoming Site Utilities Power / Branch Circuit Panelboards

- Drawings E601 through E603
- Specification 262416 – Panelboards

The BOD establishes two separate transformer-fed apartment services and a third transformer for RV service. Apartment panelboards are described as 200A, 120/240V, 1-phase, 3-wire, 10,000 AIC.
Specification 262416, however, requires panelboards to be fully rated for the available short-circuit current at their terminals, rather than establishing 10 kA as universally acceptable.
Please confirm the final transformer kVA ratings, transformer impedances, and available fault current at each service and provide the design short-circuit calculations used to establish the specified equipment AIC ratings.

- **Answer**:

110. **RFI-E08 – Arc-Flash and Selective Coordination Studies**
Reference: J02 BOD – A3 Submittal Checklist
The BOD checklist identifies both of the following as reviewed/included design requirements:

- Arc-flash analysis, with simplified NFPA 70E tables permitted; and
- Electrical power selective coordination study.

The issued bid documents do not clearly establish whether these are completed design documents or studies that the construction Contractor must prepare after award.
Please provide the referenced arc-flash analysis and electrical selective-coordination study, or confirm that preparation of these studies is Contractor scope. If Contractor scope, please identify the required deliverable criteria, responsible design professional, and equipment required to be included.

- **Answer**:

111. **RFI-E09 – Exterior Lighting Control – Photocell vs. Time Clock**
Reference:

- J02 BOD – Site Lighting
- Drawings E121/E401

The BOD states that all site lighting will be photocell-controlled from dusk to dawn.
The electrical drawings identify a digital programmable time clock for exterior lights.
Please confirm the required exterior/site lighting control sequence. Is site lighting to be controlled by photocell only, programmable time clock, astronomical time clock with photocell override, or another control arrangement?

- **Answer**:

112. **RFI-E10 – Emergency Exterior Lighting**
Reference: J02 BOD – Site Lighting
The BOD states that emergency battery packs will be provided within selected wall-mounted exterior lights to provide emergency egress lighting away from the building.

Please identify on the drawings which exterior luminaires are required to contain emergency battery packs and confirm the required emergency operating duration.

- **Answer**:

113. **RFI-E11 – Interior Emergency Lighting Fixtures**
Reference: J02 BOD – Interior Lighting / Drawings E121 and E401
The BOD similarly states that emergency battery packs will be provided within selected interior light fixtures for emergency egress lighting.
Please identify all interior luminaires required to include integral emergency battery backup and confirm required emergency duration and control sequence.

- **Answer**:

114. **RFI-E12 – Apartment Panelboard Spare Spaces**
Reference:

- J02 BOD – Branch Circuit Panelboards
- Drawings E602/E603

The BOD requires each apartment panelboard to have a minimum of six unused breaker spaces in addition to the required branch circuits.
Please confirm that all panelboards shown on E602 and E603 are intended to include at least six actual unused breaker spaces, exclusive of spare breakers or spaces already allocated for future loads. Where the scheduled panel does not provide this capacity, please provide the required panel size.

- **Answer**:

115. **RFI-E13 – Site Lighting Surge Protection**
Reference: Drawing E101 – Lighting Pole Elevated Foundation Notes
Drawing E101 requires each panel serving exterior lighting-pole circuits to have surge protection installed at the panel.
Please identify the required surge protective device type/rating and confirm whether this requirement applies only to panels feeding pole-mounted site lighting or also to panels feeding exterior wall-mounted lighting.

- **Answer**:

116. **RFI-E14 – Telephone/Data Utility Service Source and Provider Interface**
Reference:

- J02 BOD – Incoming Site Utilities Telephone/Data
- Drawing E131
- Specification 271500

The BOD states that an underground 4-inch conduit with copper cabling will be provided to the telephone/data terminal board in the office.

The documents do not clearly establish the existing communications source, point of connection, service-provider scope, or who provides the incoming copper cable.
Please identify the communications service point of connection and clarify Contractor versus service-provider responsibilities for the incoming communications conduit, cable, termination, testing, and activation.

- **Answer**:

117. **RFI-E15 – Communications Cabling Path Above Apartments**
Reference: Drawing E401 / Specification 271500
Drawing E401 requires 1-inch EMT from each telephone/data and CATV outlet to a basket cable tray located in the accessible attic space.
Please identify the complete basket cable tray routing, size, support requirements, and termination point(s), and confirm whether the cable tray is intended to be provided continuously throughout the building.

- **Answer**:

118. **RFI-E16 – Fire Alarm Remote Monitoring Communications**
Reference: Specification 283111 – Digital, Addressable Fire-Alarm System
The fire-alarm specification requires:

- a DACT;
- wiring from FACP/DACT to the telephone board;
- a second communication path;
- a Honeywell dual-path commercial fire-alarm communicator; and
- Contractor-paid central-station monitoring for one year after acceptance.

Please confirm the available communication services at the project site for the required DACT and dual-path communicator, including whether analog telephone service, cellular service, IP service, or other approved communication paths are presently available.

- **Answer**:

119. **RFI-E17 – Fire Alarm Service Organization Within 25 Miles**
Reference: Specification 283111, Paragraph 1.3/1.4
Specification 283111 requires the fire-alarm equipment/service provider to maintain a service organization within 25 miles of the project location and to employ factory-trained and NICET Level III certified technicians.
Given the remote project location, this restriction may materially limit competition or be impossible for otherwise qualified listed manufacturers to satisfy.
Please confirm whether the requirement for a service organization within 25 miles of the project site is mandatory. If so, please identify any known manufacturers/service providers that currently satisfy this requirement in the Tonalea/Inscription House area.

- **Answer**:

120. **RFI-E18 – Fire Alarm Code Edition**
Reference:

- Drawing G001/G101
- Specification 283111
- J02 BOD

The drawing code sheets identify 2021 NFPA 72, while portions of Specification 283111 specifically reference requirements from the 2016 edition of NFPA 72, including fire-alarm transmission requirements.
Please confirm the governing edition of NFPA 72 and instruct Offerors whether references to the 2016 edition in Specification 283111 are to be disregarded where inconsistent with the confirmed governing edition.

- **Answer**:

121. **RFI-E19 – Access Control System – Existing System Information**
Reference: Specification 281300 – Access Control / Drawing E131
Specification 281300 describes the work as an “expansion and extension of the Owner's existing Access Control System.”
Please identify the existing Owner access-control system manufacturer, model/platform, software version, head-end location, available controller capacity, required credentials/licensing, and point of connection for this project.

- **Answer**:

122. **RFI-E20 – Access Control / Fire Alarm Door Interface Scope**
Reference: Specification 281300 and 283111
The access-control specification requires coordination with the fire-alarm contractor regarding devices necessary to release access-controlled doors, while the fire-alarm specification requires the fire-alarm system to interface with access control to unsecure controlled doors.
Please provide a door-by-door access-control sequence/interface schedule identifying which doors are access controlled, the required locking hardware, who furnishes each component, and which contractor is responsible for interface relays, power supplies, wiring, programming, and testing.

- **Answer**:

123. **RFI-E21 – Status of Issued “Final CD” Drawings**
Reference: J03 Drawings – Electrical Sheets E001 through E603
The drawing package is titled “Phase IV (Final CD)”, but the issued drawings also contain the notation “ISSUED FOR INTERIM REVIEW – THIS DOCUMENT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.” This notation appears on the electrical sheets, including E101 and E401.
Please confirm that J03 constitutes the final contract construction drawing set for bidding and construction notwithstanding the “Issued for Interim Review / Not to be Used for Construction” notation, or issue a corrected drawing set removing the interim-review designation.

- **Answer**:

124. **RFI-001 – Domestic Hot-Water Delivery Temperature**
References:

- J03 Drawings – Plumbing water-heater schedule/details, Sheets P001/P601
- J04 Specifications – Section 22 1119, Domestic Water Piping Specialties
- J02 BOD – Plumbing Narrative

The plumbing drawings contain conflicting domestic hot-water temperature requirements. The plumbing schedule states “SET TO 120F HOT WATER DISCHARGE,” while the WH-1 and WH-2 water-heater details indicate the thermostatic mixing valves delivering 110°F water downstream of the heaters. The WH-1 detail also indicates approximately 140°F storage temperature upstream of the mixing valve.

Please confirm the required:

1. Water-heater storage temperature;
2. TMV discharge temperature; and
3. Domestic hot-water distribution temperature to the apartment fixtures.

A 10°F difference in distribution temperature affects TMV selection, recirculation operation, system balancing, startup, and commissioning requirements.

- **Answer**:

125. **RFI-002 – Plumbing Commissioning Scope**
References:

- J02 BOD – Sustainability Goals / Commissioning
- J02 BOD Appendix A4 – Commissioning Plan
- J04 Specifications – Section 22 0800, Commissioning of Plumbing Systems
- Solicitation Section H.12 – Project Schedule

The BOD states that commissioning was not included in the A/E scope and that IHS may elect to perform commissioning services later under a separate contract.
However, Section 22 0800 establishes construction-phase commissioning responsibilities for the mechanical/plumbing contractor, including documentation, participation in functional testing, training plans, system demonstrations, and correction/retesting of deficiencies. The BOD's own Appendix A4 also describes a commissioning process involving the construction team and installing contractors.
Additionally, Solicitation Section H.12 states that the 365-day contract duration includes commissioning and final inspection.
The documents are inconsistent regarding whether commissioning is an Owner-provided separate service or part of the construction contract. Contractor participation can involve significant labor, testing, documentation, controls coordination, and repeat site visits.

Please clarify whether a third-party Commissioning Authority will be retained by IHS and identify the exact commissioning responsibilities that are to be included in the Contractor's base bid under Division 22.

- **Answer**:

126. **RFI-003 – Incorrect Plumbing Sheet References on P201**
References:

- J03 Drawing P201 – First Floor Plan – Plumbing
- J03 Drawing Index

Keyed Note 4 on Sheet P201 states:
“REFER TO M401 AND M402 FOR UNIT PLUMBING DISTRIBUTION.”
However, M401 is an HVAC detail sheet, and the drawing index does not identify an M402 sheet. The apparent intended references are P401 – Partial Floor Plan – Plumbing Sanitary and P402 – Partial Floor Plan – Plumbing Domestic. The plumbing drawing index confirms P401 and P402 as the corresponding plumbing distribution sheets.

Please confirm that Keyed Note 4 on P201 is intended to reference P401 and P402, rather than M401 and M402.

- **Answer**:

127. **RFI-004 – Domestic Water Design Pressure and Pressure-Reducing Valve Requirements**
References:

- J03 Plumbing General Notes
- J04 Section 22 3300 – Electric Domestic Water Heaters
- J03 Civil/Plumbing Domestic Water Service

Plumbing General Note 11 requires pressure reducers where necessary to maintain less than 70 psi at outlets, with minimum pressures of 25 psi for direct-supply flush valves and 8 psi at other outlets.
However, Section 22 3300 contains a pressure-reducing-valve requirement stating a 25-psig maximum outlet pressure unless otherwise indicated. The drawings do not clearly identify a building domestic-water PRV or its required setpoint.
Please confirm:

1. Available static and residual domestic water pressure at the 3-inch building service connection;
2. Whether a building domestic-water PRV is required;
3. Required PRV size and location; and
4. Required downstream design pressure/setpoint.

5. Whether the 25-psig pressure-reducing-valve language in Section 22 3300 applies to this project.

- **Answer**:

128. **RFI-005 – Solar Domestic Hot-Water Scope**
References:

- J02 BOD – Renewable and Clean Energy / Solar Hot Water Heating
- J03 Plumbing Drawings P001/P002/P601
- J04 Section 22 3300 – Electric Domestic Water Heaters

The BOD states that a feasibility study was to be performed regarding a solar domestic-hot-water system capable of providing approximately 30 percent of each unit's hot-water demand. The final plumbing drawings, however, show electric storage water heaters, including WH-1: A.O. Smith ENT-40D, 40-gallon, 6.0 kW and WH-2: A.O. Smith DEL-6S, 6-gallon, 3.0 kW, with no solar domestic-hot-water system shown.
Section 22 3300 nevertheless contains several residual references to “solar, electric, domestic-water heaters,” including thermometer and training requirements.
Please confirm that solar domestic-hot-water equipment and associated piping, controls, collectors, storage, pumps, and accessories are not included in the construction contract, and that the electric water-heater systems shown on the drawings constitute the complete domestic-hot-water scope.

- **Answer**:

129. **RFI-006 – Status of Plumbing Drawings as Construction Documents**
References:

- J03 Drawing Set – Cover and Plumbing Sheets
- Solicitation Section C / Section J

The solicitation expressly incorporates J03 – iHouse Apt 02 Phase 4 Drawings as a contract technical attachment. However, the issued drawing sheets are labeled “PHASE IV (Final CD)” while simultaneously bearing the notation:
“THIS DOCUMENT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION” and “ISSUED FOR INTERIM REVIEW.”
Please confirm that the J03 drawing package dated August 13, 2024 is the intended final construction/bid drawing set for Solicitation 75H70126R00026, notwithstanding the interim-review/not-for-construction notation, or provide the current construction-issued drawing set.

RFI-007 – Plumbing Distribution Drawing Reference to “Each Residence” vs. Common Building Service
References:

- J02 BOD – Plumbing Narrative
- J03 P201/C301

The BOD states that civil drawings will show domestic-water pipe and equipment “past five feet outside of each residence.” The issued drawings instead depict the 19 apartments as a single building supplied by a common 3-inch building domestic-water service distributed internally, rather than nineteen individual exterior residence services. Sheet P201 shows a common 3-inch CW main and building distribution.
Please confirm that the phrase “five feet outside of each residence” in the BOD is not intended to require separate exterior domestic-water services to individual apartments and that the common building domestic-water distribution shown on P201/P402 is the intended design.

- **Answer**:

130. On page 013100-8 it says that “installation of owners furniture, fixtures, and equipment” , can you explain what all fixtures and equipment there will be? Will there be a list and specs given?

- **Answer**: Unit appliances shall be provided as noted in the revised schedule shown on drawing A411r1.

131. On page A101 in the RV area it says that 2 spaces are for future but on C101 shows they are being built. Can you clarify?

- **Answer**: All spaces as shown on Civil drawings shall be provided. Disreard RV spaces as shown on sheet A101,

132. There is no window schedule, are all windows horizonal sliders? Even in ADA?

- **Answer**: All windows for the residential units shall be Type A, hoeizotal sliders. The office shall be Type C & D, standard aluminum storefront.

133. Regarding the wage scale: It only shows a limited number of positions, can a full list be distributed to ensure proper quoting? Do we follow Executive Order 13706 or 13658?

- **Answer**: SF1444 will need to be completed by contractor for addition of proposed labor categoires for submittal to Department of Labor. Both EO's are applicable in regards to sick leave and minimum wage.

134. It is assumed that Navajo Nation tax 6% is the only tax that should be included in the bid. Does the IHS require any other taxes?

- **Answer**: Yes, the 6% Navajo Nation tax is required. The contractor is responsible for including all other applicable taxes, fees, and related costs in its firm-fixed-price proposal. The contractor is to verify all required taxes, to include the Navajo Nation rate.

135. Planset: Sheets A211-A411-A421: B and D cabinet elevations are missing from the A411 and A421…… Please verify

- **Answer**: Use the coordinate system (A1, A2, B1, C1, etc) to identify elevations and plans.

136. I am struggling to locate a window schedule and other needed info to quote through Building Connect. I have located Section 122113 with description of the requested blinds.

If it is permissible, please provide information needed to locate the needed info to satisfactorily provide a quote

- **Answer**:

137. The geotechnical report included within the solicitation documents is prominently identified and watermarked as “DRAFT Geotechnical Exploration Report.” The report contains recommendations affecting site preparation, earthwork, foundations, pavement subgrade, utility trench backfill, compaction, and other construction requirements.
Please confirm whether ATEK Project No. 240012, dated June 5, 2024, is intended to be relied upon by Offerors for preparation of their proposals and will become a Contract Document upon award. If a final signed/sealed geotechnical report has been issued, please provide the final report by amendment. If no final report is available, please confirm that the recommendations contained in the Draft report are to be used for bidding and construction unless subsequently revised by the Government.

- **Answer**:

138. The Structural Narrative states that the foundation design is based upon a Geotechnical Evaluation Report by Western Technologies, Project No. 2527JW116. However, the geotechnical report included in Appendix A2 of the solicitation is ATEK Engineering Consultants Project No. 240012.
Please identify the geotechnical report that governs the final structural and foundation design. If the Western Technologies report was used for the structural design, please provide that report. If ATEK Project No. 240012 supersedes the Western Technologies report, please confirm that the structural foundation design has been reviewed and coordinated with the ATEK recommendations.

- **Answer**:

139. Reference: ATEK Geotechnical Report §5 – Engineering Analyses and Recommendations / Earthwork; §4.4.3 – Expansive Soils
The geotechnical report identifies expansive-susceptible soils within the upper approximately five feet and provides earthwork recommendations for structural areas.
Please confirm the required vertical depth and horizontal limits of overexcavation beneath the proposed building, including the required extension beyond exterior footing/foundation lines. Please also confirm whether the required excavation depth is measured from existing grade, finished subgrade, bottom of slab, or bottom of footing.

- **Answer**:

140. Reference: ATEK Geotechnical Report §5.1.6 – Engineered Fill
Please confirm whether soils excavated from the required building-pad overexcavation may be processed, moisture-conditioned, and reused as engineered fill beneath the building, provided they meet the geotechnical requirements.
Please identify any soils that are specifically prohibited from reuse beneath structural areas and confirm the required testing/approval procedure for reuse of native material.

- **Answer**:

141. Reference: ATEK Geotechnical Report §5.1.6 – Engineered Fill
Please confirm the required material properties for imported engineered fill beneath the building, pavements, exterior slabs, and other structural improvements, including gradation, maximum particle size, plasticity, expansion characteristics, and any other acceptance criteria.
Also confirm whether proposed import sources/materials require approval by the Government's Geotechnical Engineer prior to placement.
The geotechnical report recommends that imported material be approved by the Geotechnical Engineer prior to placement.

- **Answer**:

142. Reference: ATEK Geotechnical Report – Recommended Additional Services
The report recommends construction-phase observation and testing by the Geotechnical Engineer's representative, including observation of site preparation, approval of imported fill, monitoring of backfill, field density testing, and observation of footing excavations prior to reinforcing and concrete placement.
Please confirm whether the Government will retain and pay the Geotechnical Engineer/materials testing agency for these services, or whether the Contractor is required to include these services in its proposal.
If Contractor-provided, please provide the required scope and frequency of testing.

- **Answer**:

143. Reference: ATEK Geotechnical Report §5.3.1 – Shallow Spread Footings; Structural Drawings S121–S124 and S521
The geotechnical report provides recommendations for shallow spread footings, while the structural documents indicate a post-tensioned slab/foundation system.
Please confirm that the foundation system shown on the structural Contract Drawings represents the final engineered foundation design and takes precedence over conceptual or generalized foundation recommendations contained in the geotechnical report.
Also confirm that no Contractor redesign of the foundation system is required.

- **Answer**:

144. Reference: ATEK Geotechnical Report – Earthwork / Expansive Soils
Please clarify the contractual treatment of unsuitable, loose, expansive, or otherwise unacceptable soils encountered below the specified/design overexcavation limits.
Please confirm whether additional excavation and replacement directed by the Geotechnical Engineer beyond the established Contract Document limits will be treated as a differing site condition/change to the Contract rather than included in the Contractor's lump-sum base proposal.

- **Answer**:

145. Reference: ATEK Geotechnical Report §5.2.1 – Trench Backfill

The geotechnical report permits site soils having particle sizes less than 3 inches for trench backfill and requires 90% ASTM D698 compaction in nonstructural areas and 95% in structural areas, while also noting that governing agency requirements may be more stringent.
Please identify the governing trench backfill and compaction requirements for each utility system, including water, fire water, sanitary sewer, electrical, and communications, and confirm whether NTUA or other utility-provider standards supersede the geotechnical recommendations.

- **Answer**:

146. Reference: ATEK Geotechnical Report §5.2.1 – Trench Backfill
Please define the limits considered "structural areas" for purposes of the geotechnical compaction requirements.
Please confirm whether structural areas include the building footprint, foundation influence zones, sidewalks, concrete flatwork, paved parking areas, access roads, utility crossings beneath pavement, and other improvements.

- **Answer**:

147. Reference: ATEK Geotechnical Report – Percolation Testing
The geotechnical report directs that retention basin excavation be performed using lightweight equipment, that traffic not be permitted within the completed basin, and that any compacted basin floor be scarified a minimum of 8 inches and left uncompacted.
Please confirm that these requirements apply to the final retention facilities shown on the Civil Drawings and identify any required post-excavation infiltration/percolation verification testing.

- **Answer**:

148. The geotechnical report states that it may be used only by the Client for the stated purposes and that other parties wishing to use the report are to notify ATEK.
Because the report has been furnished by the Government to Offerors as part of the solicitation documents, please confirm that Offerors and the successful Contractor are authorized to rely upon the report and its subsurface information for bidding and construction purposes.

- **Answer**:

149. Do you have a finish for the stucco called out?

- **Answer**:

150. A512 (B4) show a detail for wood base. Room schedule calls out for rubber base. Please verify what is expected.

- **Answer**:

151. A512 (B5) show wood casing, door schedule calls out for hollow metal frames, these would typically not receive a wood casing application. Please verify what is expected.

- **Answer**:

152. There are several places where insulation is listed however, they all reference something different. Please clarify what areas receive spray foam vs. insulation.

- **Answer**:

153. C302 is missing elevations and the SE retention is cut off and does not accurately match C302 and C201. Please provide missing information.
- **Answer**:

154. Can you provide the CAD files for this project? This will make the estimating for earthwork significantly more accurate and easier.
- **Answer**:

155. I have a question regarding notes in the civil plan.
On page # C101 Keynote #2 refers to heavy asphalt concrete, there is a detail for "standard" asphalt concrete but not for "heavy". Please provide the detail for this spec.

On page C302 keynote #1 refers to asphalt concrete pavement which is 3" over 6" AB which is the same road that calls for heavy concrete on page C101 keynote #2. Please clarify which keynote is to be used for the road extension.
- **Answer**:

156. Electrical can be romex? Or MC? Or EMT?
- **Answer**:

157. What are INV panels? Electrical sub to include?
- **Answer**:

158. What are RVP panels? Electrical sub to include?
- **Answer**:

159. **Utility Service**
- Where will the utility service originate?
- Approximately how far will the utility service need to be extended to reach the new service location?
- **Answer**:

160. **Light Poles**
- Are there specifications, details, or approved manufacturers for the light poles?
- **Answer**:

161. **Subpanel Locations**
- Can the proposed locations for all subpanels be identified on the plans?
- **Answer**:

162. **Solar System**

- The one-line diagram indicates three (3) 15 kW inverters and a panel-level inverter. Is there a specified manufacturer or model required?
- Will the owner provide the inverters, or are they to be included in the electrical contractor's scope?
- The plans also indicate a solar parking canopy. Are there specifications or an approved manufacturer/model for the solar modules?
- Who is responsible for furnishing and installing the solar parking canopy structure?
- What material is the canopy structure intended to be constructed from (steel, aluminum, etc.)?
- Are structural drawings or specifications available for the proposed solar parking canopy?

- **Answer**:

163. **One-Line Diagram vs. Panel Schedule**
- The one-line diagram indicates that Panel RVP is fed from SESA; however, this does not appear to match the panel schedule. Please clarify the intended electrical configuration and source serving Panel RVP.

- **Answer**:

164. **RV Panel (RVP) / Transformer**
- The plans indicate an unmetered transformer serving Panel RVP. Please clarify the intended source for this transformer. Is the transformer to be fed from the project's SES, or directly from an existing/new utility power pole?
- Panel RVP is currently identified in the panel schedule as a recessed, indoor-rated panelboard. Please clarify the intended physical location of Panel RVP.
- Please confirm whether Panel RVP is intended to be recessed or surface-mounted and whether an indoor- or outdoor-rated enclosure is required based on the intended location.
- If the transformer and/or Panel RVP are to be utility-fed, please clarify the division of responsibility between the utility and electrical contractor, including any required metering, service equipment, conduit, and conductors.

- **Answer**:

165. **Lighting Fixtures**
- There is a significant cost difference between the specified lighting fixtures and comparable fixtures available from other manufacturers.
- Will equivalent fixtures from alternate manufacturers be considered, provided they meet or exceed the required performance, photometric, electrical, and applicable listing requirements?

- **Answer**:

166. **Panel Interrupting Rating**
- The panel schedules specify **22 kAIC main lug only (MLO) panelboards**. However, we have been unable to locate a manufacturer offering the specified MLO panelboards with

a 22 kAIC rating. The MLO panelboards we have identified are available with a maximum rating of **12 kAIC**.

- Please clarify whether the specified 22 kAIC rating is required or if a 12 kAIC MLO panelboard is acceptable.
- If the 22 kAIC rating is required, please provide an approved manufacturer and catalog number or clarify the intended equipment and required configuration.

- **Answer**:

167. Car chargers: Page E101 note 12 talks about EV chargers, are there any specs for that? the panel schedule does not show what panel will feed them.

- **Answer**:

168. Snow/ice melt system. Are there any plans showing where they will be located and how many?

- **Answer**:

169. Fire Alarm Control Panel: The plans indicate an FAAP (Fire Alarm Annunciator Panel); however, the location of the main FACP is unclear. Please confirm the location and required model/type of the FACP and clarify whether the device labeled FAAP is intended to be a remote annunciator or the main fire alarm control panel.

- **Answer**:

170. Manual Pull Stations: No manual fire alarm pull stations are shown on the fire alarm plans. Please confirm whether manual pull stations are intentionally omitted from the system or if pull stations are required at building exits.

- **Answer**:

171. Duct smokes: are any duct smokes required in this fire alarm system.

- **Answer**:

172. Access Control / Door Hardware Scope: The drawings indicate electronic door strikes and door contact switches are to be provided by the Door Hardware Contractor, and also state that associated cabling, terminations, and testing are provided by the Door Hardware Contractor. Please confirm whether the Low Voltage Contractor has any access-control scope beyond providing the indicated 1” conduits with pull wires from the door frames to the basket cable tray. Specifically, please clarify responsibility for access-control panels/controllers, power supplies, card readers, door strikes/locks, door contacts, cabling, programming, terminations, and system testing.

- **Answer**:

173. **RFI No. 001 – Appliance Color/Specifications**
Question:
Are there further specifications for the appliances referenced within Sheet A211, etc. preferred color + manufacturer?

References: Sheet A211 –Interior Elevations

- **Answer**:

174. **RFI No. 002 – Range Specifications**
Question:
Are the ranges to be coil-top or smooth-top?
References: Sheet A211 - Interior Elevations, Keynote 11 37

- **Answer**:

175. **RFI No. 003 – Laundry Specifications**
Question:
Is the contractor to provide washers/dryers for the RV Laundry Room?

- **Answer**:

176. May the QCM assume the responsibilities of the SSHO on this project? May the QCM assume the responsibilities of the Superintendent on this project? May the SSHO assume the responsibilities of the Superintendent on this project?

- **Answer**: It is the Contractor's decision how to organize the team. Remember that the offer must be deemed technically acceptable, so choose your team accordingly.

177. Please confirm that there are no page limitations applicable to the Factor 1 Technical Approach narrative, experience submissions or summary construction schedule other than the specific limitation stated for explanations of adverse past performance.

- **Answer**: Confirmed.

178. Can conduit be surfaced mounted?

- **Answer**:

179. Will conduit need to be red or will conduit need to be painted to match existing and red banded?

- **Answer**:

180. Can existing conduit be reused?

- **Answer**:

181. Will the building be occupied during fire sprinkler installation?

- **Answer**:

182. Will off-hour work be required?

- **Answer**: This will be a firm-fixed-priced contract, so no additional costs will be allowed without a modification.

183. For the RFP what is the order of precedence, code or scope of work? In the event of conflict between scope of work and code what will be preferred?

- **Answer**: Refer to RFP page 27, H.43. Order of Precedence - Requirements, Specifications, Drawings.

184. Please confirm if this project is based on calendar days or business days?
- **Answer**: Calendar.

185. Please identify the locations of two existing fire hydrants that can be used to perform a flow test. If available, please provide the hydrant locations on a site map or aerial/satellite image.
- **Answer**:

186. Based on the current site conditions, are there any existing fire hydrants at or near the clinic available for use? The civil drawings appear to show two new fire hydrants; however, these do not appear to be installed. If existing hydrants are available, please provide their locations and, if possible, photographs identifying them.
- **Answer**:

187. It is anticipated that approximately 3,000 cubic yards of excess soil will be generated during construction. Please confirm whether the excess soil may be stockpiled on the project site or if it is required to be exported and disposed of off-site.
- **Answer**:

188. Please confirm the anticipated construction start date and overall project schedule. Is construction currently anticipated to begin during Summer 2027?
- **Answer**:

189. Would the Government consider the use of an Exterior Insulation and Finish System (EIFS) as an acceptable alternative to the exterior finish system currently specified in the contract documents?
- **Answer**:

190. Please clarify the cabinetry requirements for the apartment units/rooms and Back-of-House (BOH) areas. Are the apartment unit cabinets intended to be pre-fabricated cabinetry, with custom millwork limited to the BOH areas, or is custom cabinetry required throughout?
- **Answer**:

191. Please identify the locations of the existing fire hydrants available to serve the project site, including any hydrants located at or near the adjacent clinic. If available, please provide a site or utility map identifying the existing hydrant locations. The civil drawings indicate two new fire hydrants; however, these appear to be proposed as part of the new construction.
- **Answer**:

192. Please confirm whether a current fire hydrant flow test has been performed for the project. If so, please provide the available flow-test data, including static pressure, residual pressure,

and flow rate. If a flow test has not been performed, please advise which existing hydrants should be utilized to perform the required flow test for fire protection system design.

- **Answer**:

193. Please identify the Authority Having Jurisdiction (AHJ) for building, fire, electrical, plumbing, mechanical and civil inspections and permitting. Please also identify all Navajo Nation/IHS/NTUA permits, reviews, inspections and approvals that the Contractor will be responsible for obtaining and paying for.

- **Answer**:

194. Please provide, if available, a current permit/agency review status for the project and identify any design reviews, permits or approvals already obtained by IHS or the A/E. Please identify any known outstanding comments or conditions that may affect construction pricing or schedule.

- **Answer**:

195. Please clarify responsibility and scope limits between the Contractor and Navajo Tribal Utility Authority (NTUA) for the electrical utility work, including furnishing and installation of the switching cubicle, ground sleeves, transformers, primary conductors, transformer pads, grounding, conduit/duct bank, trenching, backfill, testing, meter equipment and final energization.

- **Answer**:

196. Please provide the anticipated NTUA lead times for transformers, switching equipment, meters, primary conductor installation and permanent electrical service energization. Please confirm whether delays associated with NTUA-furnished equipment or NTUA scheduling that are beyond the Contractor's control will be considered excusable delay.

- **Answer**:

197. Please confirm whether the required 10-foot NTUA easement for the underground primary distribution has already been established. If not, identify which party is responsible for obtaining and recording the easement and whether this activity is anticipated to affect the Contractor's schedule.

- **Answer**:

198. The SOW requires two days' advance notice for utility interruptions, while portions of the technical specifications require seven days' advance notice. Please confirm the controlling notification period for planned utility interruptions.

- **Answer**:

199. Please provide the limits of the Contractor's available staging, laydown, office and material-storage areas. If an onsite construction trailer is permitted, please identify the approved general location and available utility connections, if any.

- **Answer**:

200. Please clarify whether temporary electrical power is available at the project site. If available, identify the connection location and any metering or reimbursement requirements. What is the cost to run power to the job-site? Otherwise, please confirm that temporary power generation is entirely Contractor-provided.

- **Answer**:

201. Please identify the Authority Having Jurisdiction (AHJ) for building, fire, electrical, plumbing, mechanical and civil inspections and permitting. Please also identify all Navajo Nation/IHS/NTUA permits, reviews, inspections and approvals that the Contractor will be responsible for obtaining and paying for.

- **Answer**:

202. Specification Section 283111 requires the fire alarm equipment/service provider to maintain a service organization within 25 miles of the project. Given the remote project location, please confirm that this requirement remains applicable. If no qualified provider exists within 25 miles, will IHS consider a qualified provider located outside the stated radius?

- **Answer**:

203. The Room Finish Schedule indicates SC-1 flooring in the Mechanical Rooms; however, Sheet A-612 depicts an LVT-1 flooring pattern in these rooms. Please clarify which flooring finish, SC-1 or LVT-1, is required for the Mechanical Rooms.

- **Answer**:

204. Sheet A-212 indicates 12-inch x 24-inch tile; however, the finish schedule indicates 6-inch x 24-inch tile. Please clarify the required tile size and confirm which requirement governs.

- **Answer**:

205. Please clarify the requirements for DILEX indicated in the contract documents, including where it is required to be installed.

- **Answer**:

206. Please clarify the extent and locations of the T-4 backsplash indicated in the contract documents and confirm where T-4 is required to be installed.

- **Answer**:

207. The significance of the “future sidewalk” shown on some of the civil drawings is unclear. Please confirm the intended scope for the future sidewalk, including whether it is to be constructed under this contract or excluded from the contract.

- **Answer**:

208. Who is responsible for providing furniture and installing furniture?

- Answer:

209. We also have an additional question regarding the parking/solar. There is nothing in the plans that show that structure, what is the expectations for that?

Also, for the electric charging station there is no indication what panel the power comes from, please advise.

- Answer:

210. Please confirm what gauge metal is needed for the metal roof 26 gauge or 24 gauge?

- Answer:

211. Please confirm if any insulation board is being required directly underneath the roof metal. And if so how much or what R value.

- Answer:

212. Will there be availability for housing on site via camp trailers for construction crew?

- Answer:

213. Electrical Metering – Sheet E601
The one-line diagram indicates “NEMA 3R meter enclosure and meter base per NTUA standards.” Please provide the applicable NTUA standard or drawing number for this installation. If available, please also provide the approved manufacturer and part numbers for the meter enclosure and meter base.

- Answer:

214. Inverter Keyed Note – Sheet E601
Keyed Note No. 1 is referenced at the inverter, but the corresponding note text does not appear on Sheet E601. Please provide the missing note and clarify the intended scope.

- Answer:

215. Toilet and Bathroom Accessories
Section 10 28 13 identifies acceptable manufacturers and Type 304 stainless steel but does not provide specific product models, series, or finishes. Please confirm the required manufacturer, product series, models, and finish for the toilet and bathroom accessories, or confirm that products meeting the specification from any listed manufacturer are acceptable.

- Answer:

216. Wire Shelving
Please confirm whether wire shelving is required as part of the contractor’s scope. If required, please provide the locations, quantities, type, finish, and preferred manufacturer or basis-of-design product.

- Answer:

217. Mailboxes
Please confirm whether the contractor is required to furnish and install a mailbox system. If so, please provide the required locations, quantities, configuration, finish, and basis-of-design product.

- Answer:

218. Metal Lockers

Specification Section 10 51 13 includes requirements for metal lockers; however, the drawings do not clearly identify their locations or quantities. Please confirm whether lockers are required for this project. If so, please provide their locations, quantities, sizes, configurations, and finishes.

- Answer:

219. Cabinet Materials and Finishes

The cabinet requirements appear inconsistent among the Contract Documents:

Sheet I-101 specifies HPL-1, Wilsonart Pinnacle Walnut 7992-38.

Sheet A511 and Specification Section 12 35 30 indicate wood-veneer fronts with stained hardwood end panels.

BOD Appendix A6 identifies Advanta Siena cabinetry with a Slate painted finish.

Please confirm which requirement governs and identify the required cabinet construction, material, and finish for the cabinet boxes, face frames, doors, drawer fronts, and exposed end panels.

- Answer:

220. Telecommunications Head-End Equipment

Please identify the head-end location where the CAT6 and RG6 cabling is to terminate. Please also confirm the telecommunications equipment required at this location, including whether the contractor should provide a wall-mounted cabinet or a two-post 19-inch equipment rack. Please provide the required rack or cabinet size, termination equipment, patch panels, cable management, grounding, and any other required accessories. Also confirm whether this equipment is contractor-furnished or owner/service-provider-furnished.

- Answer: