



DEPARTMENT OF THE AIR FORCE
AIR FORCE TEST CENTER – AFTC/PZ
EGLIN AFB, FLORIDA

NWF Air Force Multiple Award Construction Contract (MACC)

19 May 2026

MEMORANDUM FOR CIVIL ENGINEER

FROM: AFTC/PZIOC
308 W. D AVENUE
STE 130, B260
EGLIN AFB, FL 32542

SUBJECT: REQUEST FOR INFORMATION QUESTIONS FROM SITE VISIT

RE: FTFA23VH68 BUIDING 1197 Steam Plant FA2823-26-R-0015

- Please confirm if a single, duly qualified individual may "triple hat" and serve as the project superintendent, QC manager, and SSHO.
 - RESPONSE: “Triple hat” is not acceptable. “Double hat” can be considered.
- Do the existing boilers contain asbestos? If existing boilers contain asbestos, please confirm if contractors are required to abate, or if contractors can dispose of the boilers as a single unit.
 - RESPONSE: The Government cannot confirm the presence or absence of asbestos. The contractor is responsible for testing. If asbestos is found, the contractor shall notify Contracting Officer immediately. Abatement is required prior to disposal and the contractor will be reimbursed through contract modification. Disposal of an untested boiler as a "single unit" is prohibited.
- Please confirm the configuration of the boilers. Is one boiler redundant? Or are both in use at all times?
 - RESPONSE: One boiler is in operation. The other one is redundant.
- For temporary boilers, please confirm if one boiler will be acceptable, or if a redundant temporary boiler is required.
 - RESPONSE: A single temporary boiler with a capacity of 6,500 MBH is acceptable, provided the contractor submits engineering calculations proving this capacity can support the facility's peak demand during the construction period and assumes all operational risk.
- Where should contractors place and tie in the temporary boiler(s)?
 - RESPONSE: Temporary mobile boilers shall be located in a designated staging area immediately outside the steam plant. The primary tie-in point shall be the newly designed connection valves on the exterior overhead distribution piping in the building area.

- Please confirm that heat load calculations are not part of the requirement for design submittals, since boilers are being replaced in kind.
 - RESPONSE: A heat load calculation is required to be submitted for design submittal.
- Can the government provide as-builts for this building?
 - RESPONSE: Yes, the government can provide as-builts for this building. But the available as-built is very limited.
- During the site visit, contractors were required to read a paper stating that no spark creating devices are permitted within the construction area. Please confirm if field welding
 - RESPONSE: Yes, field welding is permitted. The contractor must obtain an AF Form 592 (USAF Hot Work Permit) from the Base Fire Department daily and comply with AFMAN 91-203 safety standards.
- The past performance section of the TOPR states that relevancy is consistent of project \$2M and greater. Since the project is listed in the \$1M-\$5M range, can projects of \$1M and greater be consisted acceptable for past performance?
 - RESPONSE: NO. The past performance relevancy threshold remains at \$2M and greater as stated in the TORP. Projects valued at less than \$2M will not be considered "Relevant."
- On pages 3 & 4 of the Statement of Work, there is a statement of "the project scope will require complete design documents which will address as a minimum the following:" and proceeds with a list of equipment. Will that entire list of equipment be required to be replaced, or will some equipment be able to be reused?
 - RESPONSE: No, not all equipment listed in the design requirements on pages 3 and 4 of the SOW must be replaced. The contractor's design must address the entire system to ensure proper integration, but the physical replacement scope is limited to only the items specified for replacement in the SOW and as clarified in these RFI responses.
- Will the new system require to be commissioned?
 - RESPONSE: YES. Full system commissioning is required for the new boiler plant, distribution piping, and associated controls to ensure compliance with design intent, safety codes, and energy efficiency mandates.
- Will the new system require to be TAB'd?
 - RESPONSE: YES. A full system TAB is required for both the hydronic (water) and steam distribution systems associated with the new boiler plant installation.
- Will existing air handling unit heating the building be replaced? During initial site visit it appeared to be connected to the steam piping.
 - RESPONSE: No, there is no AHU in this building. The system consists of a chiller and boiler. The chiller shall remain in service and be reconnected to the new steam distribution system.
- Please confirm that this project does not require any hazardous material testing or removal such as asbestos, lead paint or mold.
 - RESPONSE: The premise of this question is NOT confirmed. Due to the age of the existing boilers, the presence of Asbestos-Containing Materials (ACM), Lead-Based Paint (LBP), or other hazardous materials cannot be ruled out.

The Contractor shall include in their bid the cost to provide a pre-demolition hazardous material survey conducted by a certified Industrial Hygienist (IH).

If hazardous materials are identified during the testing phase, the actual abatement and disposal will be handled as a formal contract modification. If suspect materials are discovered during demolition that were not previously tested, the contractor must immediately stop work in that area and notify the Contracting Officer

- Is sanitary pipe to be replaced all the way to the nearby manhole?
 - RESPONSE: As part of the project, the waste now being discharged to the side of the building shall be discharged to sanitary sewer. It is the contractor's choice to either modify the sewer system to include all the waste from the building and discharge to the sanitary system or run a new line capturing the waste discharged to the side of the building to the manhole.
- As-builts show existing sanitary piping leaving the building runs underneath the new chillers. Will it be acceptable to leave this portion of piping to remain and run a new line to the manhole to cover the rest of the system?
 - RESPONSE: Yes, this is acceptable.
- Is replacement of steam and condensate piping limited to within the building?
 - RESPONSE: The replacement of steam and condensate piping is not limited to the building interior. The project scope includes the full replacement of all interior plant piping and all exterior overhead distribution piping in the building area.
- If exterior overhead piping is to be replaced, will lightning protection be required?
 - RESPONSE: The replacement of all exterior overhead steam and condensate piping associated with the boiler plant is now included in the project scope. Consequently, lightning protection and grounding for the new exterior piping infrastructure are required
- SOW indicates specifications are to be submitted at the 35%. Typically specifications begin being submitted at 65% when the design is more fleshed out. Please confirm if specifications may be omitted from the 35% submittal.
 - RESPONSE: Please provide a list of specification sections in the 35% submittal
- Please indicate desired # of training hours and # of personnel to be trained.
 - RESPONSE: The contractor shall follow the manufacturer's recommendation to provide the training including the training hours. The number of personnel to be trained is in the range of 5 -15.
- Is the roof currently under warranty? (Year/Manufacturer/Warranty Provider)
 - RESPONSE: No, it is not.
- Does the building have an existing carbon monoxide sensor that is connected to the fire alarm system?
 - RESPONSE: The existence and configuration of a Carbon Monoxide (CO) sensor connected to the facility's Fire Alarm system is currently under investigation.

Field Verification: The contractor shall perform a site survey of the boiler room and the main Fire Alarm Control Panel (FACP) during the pre-construction phase to identify any existing CO sensors, smoke detectors, or heat detectors.

If an existing CO sensor is present, the contractor must coordinate with the base Fire Department and Fire Alarm shop to ensure it is protected or properly bypassed during construction to prevent nuisance alarms.

Regardless of whether an existing sensor exists, the new boiler installation must include new CO sensing and fire alarm interlocks as required by the latest UFC 3-600-01 (Fire Protection Engineering for Facilities) and local safety codes

- Please clarify whether the project intent is to provide a new centralized MCC complete with starters/controls, or to provide local disconnects/starters/controls at each individual piece of equipment in lieu of a new MCC.
 - RESPONSE: The project intent is to reuse and retrofit the existing centralized Motor Control Center (MCC). The contractor shall utilize vacated spaces within the existing MCC for new boiler-related motor loads and provide new local control panels/disconnects at the equipment as required by code.
- Please clarify whether the project intent is to replace the entire existing switchboard or only modify/upgrade electrical connections, breakers, feeders, or sections required for the new boiler equipment.
 - RESPONSE: The project intent is to retain and modify the existing switchboard. Replacement of the entire switchboard is not required. The contractor is only responsible for the modifications, new breakers, and feeders necessary to support the new boiler plant equipment.
- Please clarify whether replacement of the existing switchboard is required if the new boiler equipment does not increase the overall connected electrical load compared to the existing boilers. If the replacement boiler equipment results in no net increase in power demand, please confirm whether the existing switchboard may remain in service and only required connections/modifications be provided.
 - RESPONSE: Replacement of the existing switchboard is not required. The existing switchboard shall remain in service, and the contractor is responsible only for the new connections, modifications, and overcurrent protection required for the new boiler equipment.
- If the existing switchboard is to be replaced, please clarify whether the existing service feeders are also required to be replaced. Please also confirm whether existing conduit and/or existing conductors may be reused, or if feeders are to be replaced in their entirety.
 - RESPONSE: The existing main switchboard is not being replaced. However, branch circuit conductors serving the boilers shall be replaced.
- Please clarify whether isolation transformer requirements apply only to new VFD/equipment provided under this project or also to existing VFD-fed equipment remaining in service and re-fed from the replacement switchboard.
 - RESPONSE: Isolation transformer or harmonic mitigation requirements apply ONLY to new VFDs and electrical equipment provided under this project scope. No retrofitting of existing equipment is required.

- Existing boiler emergency stop mushroom push buttons are located at the rear entrance of the building. Please confirm whether new emergency stop push buttons are required at the same existing location only, or if additional emergency stop push buttons shall also be provided at the north end entrances to improve accessibility from egress paths.
 - RESPONSE: YES. Additional emergency stop push buttons are required at the north end entrances. E-Stop buttons must be provided at all primary egress/exit paths from the boiler room.
- Please confirm the size/rating of the existing utility transformer serving the building. If the existing switchboard is required to be replaced, please also confirm whether the existing utility transformer is to remain, be upsized, or be replaced as part of the project scope.
 - RESPONSE: The existing utility transformer serving the facility is rated at 1500 kVA, 480/277V, 3-Phase, 4-Wire. As clarified in previous RFI responses, the existing main switchboard is NOT scheduled for replacement under this project scope. Therefore, the existing utility transformer is to remain in service as-is. Upsizing or replacing the utility transformer is not part of this project.
- If the MCC is to be replaced, please clarify whether existing feeders and branch circuits serving existing equipment may remain/reconnect to the new MCC, or if all associated conductors and conduit are required to be replaced as part of the project.
 - RESPONSE: The existing Motor Control Center (MCC) is NOT scheduled for replacement. New boiler equipment shall utilize the MCC spaces vacated by the demolition of the old boilers. Conductor replacement is required only for the new boiler-related circuits.
- Please confirm whether existing breakers may be reused where compatible and in good condition, or if all breakers within the replacement switchboard and/or MCC are required to be new.?
 - RESPONSE: Neither the main switchboard nor the Motor Control Center (MCC) is being replaced. Existing circuit breakers in the switchboard may be reused if compatible, but the motor control components (starters/overloads) for the new boilers must be new.
- Please clarify the required level of temporary electrical service during switchboard/MCC replacement and whether temporary generators, temporary feeders, or phased cutovers are required to maintain operation of existing chillers, cooling towers, pumps, or other critical systems during construction.?
 - RESPONSE: No large-scale temporary electrical service (generators/feeders) is required for existing chillers, as the main switchboard and MCC are not being replaced. Electrical work shall be performed via coordinated, short-duration outages.
- Please provide clarification regarding which existing electrical equipment is intended to remain in service versus be replaced, including but not limited to existing feeders, disconnects, starters, VFDs, panels, control wiring, and auxiliary equipment associated with the existing steam plant systems.
 - RESPONSE: The electrical scope of this project is limited strictly to the replacement of the boilers and their dedicated, equipment-specific branch circuits. All facility-level electrical distribution equipment (Main Switchboards, MCCs, and facility feeders) shall remain in service.

- Please provide available fault current information at the service entrance and clarify whether utility coordination or utility-side upgrades are anticipated as part of the switchboard replacement scope.

- RESPONSE: Available fault currents at the primary bushings of the transformer are tabulated below.

PC62574	
Underground	
ABC Phase	
maxFLLL	2588.7 A
maxFLLLG	2588.7 A
maxFLL	2241.8 A
maxFLLG	2419.1 A
maxFLG	2019.4 A
minFlt	426.6 A

The existing transformer is rated at 1,500kVA, VOLTS: 277/480, 3-Phase, 4-Wire. The main switchboard is not being replaced, and no utility-side upgrades are anticipated.

- Please clarify which systems/equipment are intended to be shut down by the boiler emergency stop push buttons, including whether the E-stop sequence shall shut down boilers only or also associated pumps, fuel systems, MCC sections, and related auxiliary equipment.
 - RESPONSE: The Boiler Emergency Stop (E-Stop) buttons shall secure all fuel, combustion air, and burner operations for the boilers. It shall NOT shut down boiler feed water pumps, circulating pumps, or entire MCC sections.
- Will the existing air handling unit heating the building be replaced? During the initial site visit it appeared to be connected to the steam piping.
 - RESPONSE: No, there is no AHU in this building. The system consists of a chiller and boiler. The chiller shall remain in service and be reconnected to the new steam distribution system.
- As-builts show existing sanitary piping leaving the building runs underneath the new chillers. Will it be acceptable to leave this portion of piping to remain and run a new line to the manhole to cover the rest of the system?
 - RESPONSE: Yes, it is acceptable.
- Is replacement of steam and condensate piping limited to within the building?
 - RESPONSE: The replacement of steam and condensate piping is not limited to the building interior. The project scope includes the full replacement of all interior plant piping and all exterior overhead distribution piping in the building area.
- SOW indicates specifications are to be submitted at the 35% stage. Typically specifications begin being submitted at 65% when the design is more developed. Please confirm if specifications may be omitted from the 35% submittal.
 - RESPONSE: Please provide a list of specification sections in the 35% submittal.
- Please indicate desired number of training hours and number of personnel to be trained.
 - RESPONSE: Please follow manufacturer's recommendation for the number of training hours and government will provide a conference room to host this training. The number of personnel to be trained varies between 5 – 15.

- During site visit only one boiler was operational. Will it be acceptable to provide one temporary boiler with 6500 MBH?
 - RESPONSE: Yes, a single temporary boiler with a capacity of 6,500 MBH is acceptable, provided the contractor submits engineering calculations proving this capacity can support the facility's peak demand during the construction period and assumes all operational risk.
- Does the building have an existing carbon monoxide sensor that is connected to the fire alarm system?
 - RESPONSE: The existence and configuration of a Carbon Monoxide (CO) sensor connected to the facility's Fire Alarm system is currently under investigation.

Field Verification: The contractor shall perform a site survey of the boiler room and the main Fire Alarm Control Panel (FACP) during the pre-construction phase to identify any existing CO sensors, smoke detectors, or heat detectors.

If an existing CO sensor is present, the contractor must coordinate with the base Fire Department and Fire Alarm shop to ensure it is protected or properly bypassed during construction to prevent nuisance alarms.

Regardless of whether an existing sensor exists, the new boiler installation must include new CO sensing and fire alarm interlocks as required by the latest UFC 3-600-01 (Fire Protection Engineering for Facilities) and local safety codes

- Please clarify whether the project intent is to provide a new centralized MCC complete with starters/controls, or to provide local disconnects/starers/controls at each individual piece of equipment in lieu of a new MCC.
 - RESPONSE: The project intent is to reuse and retrofit the existing centralized Motor Control Center (MCC). The contractor shall utilize vacated spaces within the existing MCC for new boiler-related motor loads and provide new local control panels/disconnects at the equipment as required by code.
- Please clarify whether the project intent is to replace the entire existing switchboard or only modify/upgrade electrical connections, breakers, feeders, or sections required for the new boiler equipment.
 - RESPONSE: The project intent is to retain and modify the existing switchboard. Replacement of the entire switchboard is not required. The contractor is only responsible for the modifications, new breakers, and feeders necessary to support the new boiler plant equipment.
- Please clarify whether replacement of the existing switchboard is required if the new boiler equipment does not increase the overall connected electrical load compared to the existing boilers. If the replacement boiler equipment results in no net increase in power demand, please confirm whether the existing switchboard may remain in service and only required connections/modifications be provided.
 - RESPONSE: The existing switchboard and its service remain in place. The contractor shall make proper connections to connect the new boilers to the existing switchboard.
- If the existing switchboard is to be replaced, please clarify whether the existing service feeders are also required to be replaced. Please also confirm whether existing conduit

and/or existing conductors may be reused, or if feeders are to be replaced in their entirety.

- **RESPONSE:** The existing main switchboard is not being replaced. However, branch circuit conductors serving the boilers shall be replaced.
- If boiler pumps are to utilize VFDs, please confirm whether isolation transformers are required ahead of the VFDs and clarify whether they are to be provided by the electrical contractor or as part of the equipment package.
 - **RESPONSE:** Isolation transformers are required ahead of all boiler pump VFDs to mitigate harmonic distortion and protect motor windings. They are to be provided and installed by the Electrical Contractor, coordinated with the mechanical equipment characteristics. If the boiler manufacturer's equipment package includes VFDs with built-in 18-pulse clean power drives or active front-end (AFE) filters that meet IEEE 519 compliance without an external transformer, the external isolation transformer requirement may be waived.
- If the existing switchboard is to be replaced and existing chiller/cooling tower equipment utilizing VFDs is to remain, please confirm whether isolation transformers are required for existing VFD-fed equipment circuits reconnected to the new switchboard.
 - **RESPONSE:** The existing switchboard and its service remain in place. The contractor shall reconnect the equipment in its original configuration. If the existing VFD circuits do not currently utilize isolation transformers or line reactors, the contractor is not required to provide new ones. The contractor is only responsible for the new wiring, conduit modifications, and overcurrent protection required to safely reconnect the existing loads to the switchboard.
- Please clarify whether isolation transformer requirements apply only to new VFD/equipment provided under this project or also to existing VFD-fed equipment remaining in service and re-fed from the replacement switchboard.
 - **RESPONSE:** As clarified in previous responses, the existing main switchboard is NOT scheduled for replacement. Any requirements for isolation transformers or harmonic mitigation apply EXCLUSIVELY to the new VFDs and equipment installed as part of this project. Existing VFD-fed equipment (such as existing chillers or cooling towers) remaining in service shall retain their current configuration. The contractor is not required to retrofit or provide new isolation transformers for any existing equipment.
- Existing boiler emergency stop mushroom push buttons are located at the rear entrance of the building. Please confirm whether new emergency stop push buttons are required at the same existing location only, or if additional emergency stop push buttons shall also be provided at the north end entrances to improve accessibility from egress paths.
 - **RESPONSE:** YES. Additional emergency stop push buttons are required at the north end entrances. E-Stop buttons must be provided at all primary egress/exit paths from the boiler room.
- Please confirm the size/rating of the existing utility transformer serving the building. If the existing switchboard is required to be replaced, please also confirm whether the existing utility transformer is to remain, be upsized, or be replaced as part of the project scope.
 - **RESPONSE:** The existing utility transformer serving the facility is rated at 1,500 kVA, 480/277V, 3-Phase, 4-Wire. As clarified in previous RFI responses, the

existing main switchboard is NOT scheduled for replacement under this project scope. Therefore, the existing utility transformer is to remain in service as-is. Upsizing or replacing the utility transformer is not part of this project.

- If the MCC is to be replaced, please clarify whether existing feeders and branch circuits serving existing equipment may remain/reconnect to the new MCC, or if all associated conductors and conduit are required to be replaced as part of the project.
 - RESPONSE: The existing Motor Control Center (MCC) is NOT scheduled for replacement. New boiler equipment shall utilize the MCC spaces vacated by the demolition of the old boilers. Conductor replacement is required only for the new boiler-related circuits.
- Please confirm whether existing breakers may be reused where compatible and in good condition, or if all breakers within the replacement switchboard and/or MCC are required to be new.
 - RESPONSE: Neither the main switchboard nor the Motor Control Center (MCC) is being replaced. Existing circuit breakers in the switchboard may be reused if compatible, but the motor control components (starters/overloads) for the new boilers must be new.
- Please clarify the required level of temporary electrical service during switchboard/MCC replacement and whether temporary generators, temporary feeders, or phased cutovers are required to maintain operation of existing chillers, cooling towers, pumps, or other critical systems during construction.
 - RESPONSE: No large-scale temporary electrical service (generators/feeders) is required for existing chillers, as the main switchboard and MCC are not being replaced. Electrical work shall be performed via coordinated, short-duration outages.
- Please provide clarification regarding which existing electrical equipment is intended to remain in service versus be replaced, including but not limited to existing feeders, disconnects, starters, VFDs, panels, control wiring, and auxiliary equipment associated with the existing steam plant systems.
 - RESPONSE: The electrical scope of this project is limited strictly to the replacement of the boilers and their dedicated, equipment-specific branch circuits. All facility-level electrical distribution equipment (Main Switchboards, MCCs, and facility feeders) shall remain in service.
- Please clarify which systems/equipment are intended to be shut down by the boiler emergency stop push buttons, including whether the E-stop sequence shall shut down boilers only or also associated pumps, fuel systems, MCC sections, and related auxiliary equipment.
 - RESPONSE The Boiler Emergency Stop (E-Stop) buttons shall secure all fuel, combustion air, and burner operations for the boilers. It shall NOT shut down boiler feed water pumps, circulating pumps, or entire MCC sections.
- Please confirm that this project does not require any hazardous material testing or removal such as asbestos, lead paint or mold.
 - RESPONSE: The premise of this question is NOT confirmed. Due to the age of the existing boilers, the presence of Asbestos-Containing Materials (ACM), Lead-Based Paint (LBP), or other hazardous materials cannot be ruled out.

The Contractor shall include in their bid the cost to provide a pre-demolition hazardous material survey conducted by a certified Industrial Hygienist (IH).

If hazardous materials are identified during the testing phase, the actual abatement and disposal will be handled as a formal contract modification. If suspect materials are discovered during demolition that were not previously tested, the contractor must immediately stop work in that area and notify the Contracting Officer

- If exterior overhead piping is to be replaced, will lightning protection be required?
 - RESPONSE: The replacement of all exterior overhead steam and condensate piping associated with the boiler plant is now included in the project scope. Consequently, lightning protection and grounding for the new exterior piping infrastructure are required.
- During site visit only one boiler was operational. Will it be acceptable to provide one temporary boiler with 6500 MBH?
 - RESPONSE: Yes, a single temporary boiler with a capacity of 6,500 MBH is acceptable, provided the contractor guarantees it can maintain the critical facility heating load throughout the duration of construction.
- Does the building have an existing carbon monoxide sensor that is connected to the fire alarm system?
 - RESPONSE: The existence and configuration of a Carbon Monoxide (CO) sensor connected to the facility's Fire Alarm system is currently under investigation.

Field Verification: The contractor shall perform a site survey of the boiler room and the main Fire Alarm Control Panel (FACP) during the pre-construction phase to identify any existing CO sensors, smoke detectors, or heat detectors.

If an existing CO sensor is present, the contractor must coordinate with the base Fire Department and Fire Alarm shop to ensure it is protected or properly bypassed during construction to prevent nuisance alarms.

Regardless of whether an existing sensor exists, the new boiler installation must include new CO sensing and fire alarm interlocks as required by the latest UFC 3-600-01 (Fire Protection Engineering for Facilities) and local safety codes.

- If boiler pumps are to utilize VFDs, please confirm whether isolation transformers are required ahead of the VFDs and clarify whether they are to be provided by the electrical contractor or as part of the equipment package.
 - RESPONSE: Isolation transformers are required ahead of all boiler pump VFDs to mitigate harmonic distortion and protect motor windings. They are to be provided and installed by the Electrical Contractor, coordinated with the mechanical equipment characteristics. If the boiler manufacturer's equipment package includes VFDs with built-in 18-pulse clean power drives or active front-end (AFE) filters that meet IEEE 519 compliance without an external transformer, the external isolation transformer requirement may be waived.

- If the existing switchboard is to be replaced and existing chiller/cooling tower equipment utilizing VFDs is to remain, please confirm whether isolation transformers are required for existing VFD-fed equipment circuits reconnected to the new switchboard.
 - RESPONSE: The existing switchboard and its service remain in place. The contractor shall reconnect the equipment in its original configuration. If the existing VFD circuits do not currently utilize isolation transformers or line reactors, the contractor is not required to provide new ones. The contractor is only responsible for the new wiring, conduit modifications, and overcurrent protection required to safely reconnect the existing loads to the switchboard.
- If the MCC is to be replaced, please clarify whether existing feeders and branch circuits serving existing equipment may remain/reconnect to the new MCC, or if all associated conductors and conduit are required to be replaced as part of the project.
 - RESPONSE: The existing Motor Control Center (MCC) is NOT scheduled for replacement. New boiler equipment shall utilize the MCC spaces vacated by the demolition of the old boilers. Conductor replacement is required only for the new boiler-related circuits.
- Please provide clarification regarding which existing electrical equipment is intended to remain in service versus be replaced, including but not limited to existing feeders, disconnects, starters, VFDs, panels, control wiring, and auxiliary equipment associated with the existing steam plant systems.
 - RESPONSE: The electrical scope of this project is limited strictly to the replacement of the boilers and their dedicated, equipment-specific branch circuits. All facility-level electrical distribution equipment (Main Switchboards, MCCs, and facility feeders) shall remain in service.
- Please clarify which systems/equipment are intended to be shut down by the boiler emergency stop push buttons, including whether the E-stop sequence shall shut down boilers only or also associated pumps, fuel systems, MCC sections, and related auxiliary equipment.
 - RESPONSE: The Boiler Emergency Stop (E-Stop) buttons shall secure all fuel, combustion air, and burner operations for the boilers. It shall NOT shut down boiler feed water pumps, circulating pumps, or entire MCC sections.
- Please provide available fault current information at the service entrance and clarify whether utility coordination or utility-side upgrades are anticipated as part of the switchboard replacement scope.
 - RESPONSE: Available fault currents at the primary bushings of the transformer are tabulated below.

PC62574	
Underground	
ABC Phase	
maxFLLL	2588.7 A
maxFLLLG	2588.7 A
maxFLL	2241.8 A
maxFLLG	2419.1 A
maxFLG	2019.4 A
minFlt	426.6 A

The existing transformer is rated at 1,500kVA, 277/480V, 3-Phase, 4-Wire. The main switchboard is not being replaced, and no utility-side upgrades are anticipated.

- Please provide clarification regarding which existing electrical equipment is intended to remain in service versus be replaced, including but not limited to existing feeders, disconnects, starters, VFDs, panels, control wiring, and auxiliary equipment associated with the existing steam plant systems.
 - RESPONSE: The electrical scope of this project is limited strictly to the replacement of the boilers and their dedicated, equipment-specific branch circuits. All facility-level electrical distribution equipment (Main Switchboards, MCCs, and facility feeders) shall remain in service.
- Please clarify whether replacement of the existing switchboard is required if the new boiler equipment does not increase the overall connected electrical load compared to the existing boilers. If the replacement boiler equipment results in no net increase in power demand, please confirm whether the existing switchboard may remain in service and only required connections/modifications be provided.
 - RESPONSE: Replacement of the existing switchboard is not required. The existing switchboard shall remain in service, and the contractor is responsible only for the new connections, modifications, and overcurrent protection required for the new boiler equipment.
- If the existing switchboard is to be replaced, please clarify whether the existing service feeders are also required to be replaced. Please also confirm whether existing conduit and/or existing conductors may be reused, or if feeders are to be replaced in their entirety.
 - RESPONSE: The existing main switchboard is not being replaced. However, branch circuit conductors serving the boilers shall be replaced.
- If boiler pumps are to utilize VFDs, please confirm whether isolation transformers are required ahead of the VFDs and clarify whether they are to be provided by the electrical contractor or as part of the equipment package.
 - RESPONSE: Isolation transformers are required ahead of all boiler pump VFDs to mitigate harmonic distortion and protect motor windings. They are to be provided and installed by the Electrical Contractor, coordinated with the mechanical equipment characteristics. If the boiler manufacturer's equipment package includes VFDs with built-in 18-pulse clean power drives or active front-end (AFE) filters that meet IEEE 519 compliance without an external transformer, the external isolation transformer requirement may be waived.
- If the existing switchboard is to be replaced and existing chiller/cooling tower equipment utilizing VFDs is to remain, please confirm whether isolation transformers are required for existing VFD-fed equipment circuits reconnected to the new switchboard.
 - RESPONSE: The existing switchboard and its service remain in place. The contractor shall reconnect the equipment in its original configuration. If the existing VFD circuits do not currently utilize isolation transformers or line reactors, the contractor is not required to provide new ones. The contractor is only responsible for the new wiring, conduit modifications, and overcurrent protection required to

safely reconnect the existing loads to the switchboard.

- Please clarify whether isolation transformer requirements apply only to new VFD/equipment provided under this project or also to existing VFD-fed equipment remaining in service and re-fed from the replacement switchboard.
 - RESPONSE: Isolation transformer or harmonic mitigation requirements apply ONLY to new VFDs and electrical equipment provided under this project scope. No retrofitting of existing equipment is required.
- Please confirm the size/rating of the existing utility transformer serving the building. If the existing switchboard is required to be replaced, please also confirm whether the existing utility transformer is to remain, be upsized, or be replaced as part of the project scope.
 - RESPONSE: The existing utility transformer serving the facility is rated at 1,500 kVA, 480/277V, 3-Phase, 4-Wire. As clarified in previous RFI responses, the existing main switchboard is NOT scheduled for replacement under this project scope. Therefore, the existing utility transformer is to remain in service as-is. Upsizing or replacing the utility transformer is not part of this project.
The project intent is to reuse and retrofit the existing centralized Motor Control Center (MCC). The contractor shall utilize vacated spaces within the existing MCC for new boiler-related motor loads and provide new local control panels/disconnects at the equipment as required by code.
- There are no front-end specs for QC, Safety, Submittals, Schedule etc. Please clarify
 - RESPONSE: The project utilizes a Design-Build approach. The contractor's Designer of Record shall generate and submit the Division 01 General Requirements (including QC, Safety, Submittals, and Scheduling) using the latest Unified Facilities Guide Specifications (UFGS) during the design phase.
- Can this project be supervised by a Triple-Hat?
 - RESPONSE: No, "triple hat" is not acceptable. "Double hat" can be considered.
- Please clarify whether the anticipated PoP is 380 days or 180 days?
 - RESPONSE: The anticipated PoP is 380 days.
- Please provide official site visit sign-in sheet.
 - RESPONSE: Contracting needs to respond.
- Please confirm the extent of the renovation for the steam plant. Will distribution piping be replaced throughout the plant building to the point of site connection?
 - RESPONSE: The scope of work includes the comprehensive replacement of all steam and condensate distribution piping from the new boilers, throughout the interior of the plant building, and extending to include all exterior overhead distribution piping in the building area.
- Please provide existing drawings of the plant and control configuration.
 - RESPONSE: Please find the attached.
- Please confirm what facilities the plant is serving.
 - RESPONSE: This plant is serving the following facilities 1262, 1292, 1293, 1294, 1206, 1200, 1245, 1247, 1221, 1227, 1233.
- What is the gas pressure at the plant?

- RESPONSE: The plant uses natural gas. Natural gas is supplied by Okaloosa Gas. The exact delivery pressure at the plant is currently being verified. For bidding and design purposes, the contractor shall assume the standard commercial delivery pressure.
- Are the boilers dual fuel? If so, does the storage system need to be replaced, if so how much?
 - RESPONSE: The plant uses natural gas. No storage is required.
- Provide any and all emission control requirements.
 - RESPONSE: The new boilers must comply with the Florida Department of Environmental Protection (FDEP) standards. The burners must be designed to meet a maximum NOx limit of 30 ppm (parts per million) when firing on natural gas and comply with FDEP air permitting requirements.
- SOW calls for the replacement of the existing underfloor drain system, confirm the extent of the slab requiring replacement.
 - RESPONSE: The extent of the slab requiring replacement is limited to the trenching footprint necessary to remove the existing underfloor drain system and install the new piping, cleanouts, and floor sinks, plus any areas structurally damaged during boiler removal.

1. Demolition Boundary:

The contractor shall saw-cut the existing slab a minimum of 6 inches wider than the required trench width on all sides. Over-breakage or spalling beyond the saw-cut lines must be squared off and replaced at the contractor's expense.

2. Concrete Replacement Specifications:

Thickness: Minimum of six (6) inches, or matching the existing slab thickness (whichever is greater).

Strength: 4,000 PSI compressive strength at 28 days.

Reinforcement: The new slab section must be doweled into the existing adjacent slab using #4 rebar dowels drilled and epoxied at 18-inch centers to prevent settling. Wire mesh or rebar matting shall be installed in the new pour per structural standards.

3. Sloping and Finish:

The new slab patches must be poured and finished to maintain a positive slope (minimum 1/8" per foot) toward the new floor drains to prevent pooling water. The finish shall be a light broom or non-slip trowel finish matching the existing floor.

- Will the new system require to be commissioned?
 - RESPONSE: YES. Full system commissioning is required for the new boiler plant, distribution piping, and associated controls to ensure compliance with design intent, safety codes, and energy efficiency mandates.
- Will the new system require to be TAB'd?
 - RESPONSE: YES. A full system TAB is required for both the hydronic (water) and steam distribution systems associated with the new boiler plant installation.
- Will existing air handling unit heating the building be replaced? During initial site visit it appeared to be connected to the steam piping.

- RESPONSE: No, there is no AHU in this building. The system consists of a chiller and boiler. The chiller shall remain in service and be reconnected to the new steam distribution system.
- Please confirm that this project does not require any hazardous material testing or removal such as asbestos, lead paint or mold.
 - RESPONSE: The premise of this question is NOT confirmed. Due to the age of the existing boilers, the presence of Asbestos-Containing Materials (ACM), Lead-Based Paint (LBP), or other hazardous materials cannot be ruled out.

The Contractor shall include in their bid the cost to provide a pre-demolition hazardous material survey conducted by a certified Industrial Hygienist (IH).

If hazardous materials are identified during the testing phase, the actual abatement and disposal will be handled as a formal contract modification. If suspect materials are discovered during demolition that were not previously tested, the contractor must immediately stop work in that area and notify the Contracting Officer

- Is sanitary pipe to be replaced all the way to the nearby manhole?
 - RESPONSE: As part of the project, the waste now being discharged to the side of the building shall be discharged to sanitary sewer. It is the contractor's choice to either modify the sewer system to include all the waste from the building and discharge to the sanitary system or run a new line capturing the waste discharged to the side of the building to the manhole.
- As-builts show existing sanitary piping leaving the building runs underneath the new chillers. Will it be acceptable to leave this portion of piping to remain and run a new line to the manhole to cover the rest of the system?
 - RESPONSE: Yes, this is acceptable.
- Is replacement of steam and condensate piping limited to within the building?
 - RESPONSE: The replacement of steam and condensate piping is not limited to the building interior. The project scope includes the full replacement of all interior plant piping and all exterior overhead distribution piping in the building area.
- If exterior overhead piping is to be replaced, will lightning protection be required?
 - RESPONSE: The replacement of all exterior overhead steam and condensate piping associated with the boiler plant is now included in the project scope. Consequently, lightning protection and grounding for the new exterior piping infrastructure are required.
- SOW indicates specifications are to be submitted at the 35%. Typically specifications begin being submitted at 65% when the design is more fleshed out. Please confirm if specifications may be omitted from the 35% submittal.
 - RESPONSE: No, specifications required in the 35% submittal includes list of sections.
- Please indicate desired # of training hours and # of personnel to be trained.
 - RESPONSE: The contractor shall follow the manufacturer's recommendation to provide the training including the training hours. The number of personnel to be trained is in the range of 5 -15.
- Is the roof currently under warranty?

- RESPONSE: No, it is not.
- If the roof is under warranty please indicate manufacturer/warranty provider.
 - RESPONSE:
- Please provide any available as-built drawings.
 - RESPONSE: Please find the attached available As-Built.
- During site visit only one boiler was operational. Will it be acceptable to provide one temporary boiler with 6500 MBH?
 - RESPONSE: Yes, a single temporary boiler with a capacity of 6,500 MBH is acceptable, provided the contractor submits engineering calculations proving this capacity can support the facility's peak demand during the construction period and assumes all operational risk.
- Does the building have an existing carbon monoxide sensor that is connected to the fire alarm system?
 - RESPONSE: The existence and configuration of a Carbon Monoxide (CO) sensor connected to the facility's Fire Alarm system is currently under investigation.

Field Verification: The contractor shall perform a site survey of the boiler room and the main Fire Alarm Control Panel (FACP) during the pre-construction phase to identify any existing CO sensors, smoke detectors, or heat detectors.

If an existing CO sensor is present, the contractor must coordinate with the base Fire Department and Fire Alarm shop to ensure it is protected or properly bypassed during construction to prevent nuisance alarms.

Regardless of whether an existing sensor exists, the new boiler installation must include new CO sensing and fire alarm interlocks as required by the latest UFC 3-600-01 (Fire Protection Engineering for Facilities) and local safety codes

- Please clarify whether the project intent is to provide a new centralized MCC complete with starters/controls, or to provide local disconnects/starters/controls at each individual piece of equipment in lieu of a new MCC.
 - RESPONSE: The project utilizes the existing centralized Motor Control Center (MCC) for primary power distribution. The contractor shall not provide a new MCC but must provide new, dedicated controls and safety disconnects locally at each of the two (2) new boilers and their associated pumps.
- Please clarify whether the project intent is to replace the entire existing switchboard or only modify/upgrade electrical connections, breakers, feeders, or sections required for the new boiler equipment.
 - RESPONSE: The project intent is to retain and modify the existing switchboard. Replacement of the entire switchboard is not required. The contractor is only responsible for the modifications, new breakers, and feeders necessary to support the new boiler plant equipment.
- Please clarify whether replacement of the existing switchboard is required if the new boiler equipment does not increase the overall connected electrical load compared to the existing boilers. If the replacement boiler equipment results in no net increase in power demand, please confirm whether the existing switchboard may remain in service and only required connections/modifications be provided.

- RESPONSE: Replacement of the existing switchboard is not required. The existing switchboard shall remain in service, and the contractor is responsible only for the new connections, modifications, and overcurrent protection required for the new boiler equipment.
- If the existing switchboard is to be replaced, please clarify whether the existing service feeders are also required to be replaced. Please also confirm whether existing conduit and/or existing conductors may be reused, or if feeders are to be replaced in their entirety.
 - RESPONSE: The existing main switchboard is not being replaced. However, branch circuit conductors serving the boilers shall be replaced.
- If boiler pumps are to utilize VFDs, please confirm whether isolation transformers are required ahead of the VFDs and clarify whether they are to be provided by the electrical contractor or as part of the equipment package.
 - RESPONSE: Isolation transformers are required ahead of all boiler pump VFDs to mitigate harmonic distortion and protect motor windings. They are to be provided and installed by the Electrical Contractor, coordinated with the mechanical equipment characteristics. If the boiler manufacturer's equipment package includes VFDs with built-in 18-pulse clean power drives or active front-end (AFE) filters that meet IEEE 519 compliance without an external transformer, the external isolation transformer requirement may be waived.
- If the existing switchboard is to be replaced and existing chiller/cooling tower equipment utilizing VFDs is to remain, please confirm whether isolation transformers are required for existing VFD-fed equipment circuits reconnected to the new switchboard.
 - RESPONSE: The existing switchboard and its service remain in place. The contractor shall reconnect the equipment in its original configuration. If the existing VFD circuits do not currently utilize isolation transformers or line reactors, the contractor is not required to provide new ones. The contractor is only responsible for the new wiring, conduit modifications, and overcurrent protection required to safely reconnect the existing loads to the switchboard.
- Please clarify whether isolation transformer requirements apply only to new VFD/equipment provided under this project or also to existing VFD-fed equipment remaining in service and re-fed from the replacement switchboard.
 - RESPONSE: Isolation transformer or harmonic mitigation requirements apply ONLY to new VFDs and electrical equipment provided under this project scope. No retrofitting of existing equipment is required.
- Existing boiler emergency stop mushroom push buttons are located at the rear entrance of the building. Please confirm whether new emergency stop push buttons are required at the same existing location only, or if additional emergency stop push buttons shall also be provided at the north end entrances to improve accessibility from egress paths.
 - RESPONSE: YES. Additional emergency stop push buttons are required at the north end entrances. E-Stop buttons must be provided at all primary egress/exit paths from the boiler room.
- Please confirm the size/rating of the existing utility transformer serving the building. If the existing switchboard is required to be replaced, please also confirm whether the existing utility transformer is to remain, be upsized, or be replaced as part of the project scope.

- RESPONSE: The existing utility transformer serving the facility is rated at 1500 kVA, 480/277V, 3-Phase, 4-Wire. As clarified in previous RFI responses, the existing main switchboard is NOT scheduled for replacement under this project scope. Therefore, the existing utility transformer is to remain in service as-is. Upsizing or replacing the utility transformer is not part of this project.
- If the MCC is to be replaced, please clarify whether existing feeders and branch circuits serving existing equipment may remain/reconnect to the new MCC, or if all associated conductors and conduit are required to be replaced as part of the project.
 - RESPONSE: The existing Motor Control Center (MCC) is NOT scheduled for replacement. New boiler equipment shall utilize the MCC spaces vacated by the demolition of the old boilers. Conductor replacement is required only for the new boiler-related circuits.
- Please confirm whether existing breakers may be reused where compatible and in good condition, or if all breakers within the replacement switchboard and/or MCC are required to be new.
 - RESPONSE: Neither the main switchboard nor the Motor Control Center (MCC) is being replaced. Existing circuit breakers in the switchboard may be reused if compatible, but the motor control components (starters/overloads) for the new boilers must be new.
- Please clarify the required level of temporary electrical service during switchboard/MCC replacement and whether temporary generators, temporary feeders, or phased cutovers are required to maintain operation of existing chillers, cooling towers, pumps, or other critical systems during construction.
 - RESPONSE: No large-scale temporary electrical service (generators/feeders) is required for existing chillers, as the main switchboard and MCC are not being replaced. Electrical work shall be performed via coordinated, short-duration outages.
- Please provide clarification regarding which existing electrical equipment is intended to remain in service versus be replaced, including but not limited to existing feeders, disconnects, starters, VFDs, panels, control wiring, and auxiliary equipment associated with the existing steam plant systems.
 - RESPONSE: The electrical scope of this project is limited strictly to the replacement of the boilers and their dedicated, equipment-specific branch circuits. All facility-level electrical distribution equipment (Main Switchboards, MCCs, and facility feeders) shall remain in service.
- Please provide available fault current information at the service entrance and clarify whether utility coordination or utility-side upgrades are anticipated as part of the switchboard replacement scope.
 - RESPONSE: Available fault currents at the primary bushings of the transformer are tabulated below.

PC62574	
Underground	
ABC Phase	
maxFLLL	2588.7 A
maxFLLLG	2588.7 A
maxFLL	2241.8 A
maxFLLG	2419.1 A
maxFLG	2019.4 A
minFlt	426.6 A

The existing transformer is rated at 1,500kVA, 277/480V, 3-Phase, 4-Wire. The main switchboard is not being replaced, and no utility-side upgrades are anticipated

- Please clarify which systems/equipment are intended to be shut down by the boiler emergency stop push buttons, including whether the E-stop sequence shall shut down boilers only or also associated pumps, fuel systems, MCC sections, and related auxiliary equipment.
 - RESPONSE: The Boiler Emergency Stop (E-Stop) buttons shall secure all fuel, combustion air, and burner operations for the boilers. It shall NOT shut down boiler feed water pumps, circulating pumps, or entire MCC sections.

MATTHEW NOLAN
Contracting Specialist