

# Amendment 010

Department of the Treasury, Bureau of the Fiscal Service  
Division of Procurement

**DATE:** June 03, 2025

**FROM:** Kaitlyn Eaton, Contract Specialist

**SUBJECT:** **RFQ: 20342325Q00014** – AFRH-Gulfport Generator Replacement

Amendment 010

## The purposes of this amendment are:

1. To answer vendor questions.
2. To provide additional attachments in response to vendor questions.
  - Power Distribution One Line Diagram
  - SGP-1297 Kohler Power Systems
  - Operation Manual PLC-HMI Upgrade
  - Kohler ATS & Switchgear SGP-1297 D
  - Backup Generation System Report
  - Enlarged Generator Pad & Main Elec. Rm
  - Electrical Site Plan - Power
3. To extend the solicitation to June 17, at 10:00am, ET.

Please find vendor submitted questions below with the Government's response to the questions.

1. Please provide shop drawings and submittal data for the existing paralleling switchgear and control systems for our evaluation and determination on what generator manufacturers are equipped to integrate into the existing switchgear.

### The Government Response:

All available existing documentation has been provided in updated attachments.
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2. Will temporary generators be required at any time the existing generators are not operating? If so, please provide minimum capacity requirements for temporary generator(s) to provide required backup to the facility.

**The Government Response:**

A mobile temporary generator is not required. One existing generator is capable of supporting the site load while the other generator is being replaced.

3. **If temporary generator(s) is required, who is responsible for providing the fuel required.**

**The Government Response:**

A mobile temporary generator is not required.

4. **If temporary generator(s) are required, do you have a specific location where they should be placed?**

**The Government Response:**

A mobile temporary generator is not required.

5. **Can the existing fuel in the tanks be used for the temporary generators if required? If so, can you provide an estimate for the quantity of existing fuel?**

**The Government Response:**

A mobile temporary generator is not required. There are two 20,000 gal fuel tanks supporting the existing generators.

6. **Who is responsible for providing the diesel fuel and natural gas required for startup, testing, and commissioning of the new generators through substantial completion and testing?**

**The Government Response:**

There are two existing fuel tanks that hold over 20,000 gallons that may be used as needed for the startup, testing and commissioning. In addition, the contractor may use the campus's natural gas utilities for the same purpose.

7. **Drawing A101 indicates new fence to be installed 2 feet or 3 feet inside edge of existing platform. Please confirm existing handrails at edge of platform are to remain?**

**The Government Response:**

The railing should be removed.

8. **Drawing S201: Details for the installation of the non-conductive fencing system show the fence posts anchored to the side of the existing concrete platform, which is at variance with the dimensioned locations for the fence shown on A101. Please clarify where the non-conductive fencing system will be located, and provide appropriate details for the installation of the fence posts.**

**The Government Response:**

Fencing will be located on the exterior edge of the existing concrete platform. Details for edge mounted fence supports are shown on sheet S201.

9. **Spec Section 32 30 00: There is no wind load rating listed for the installation of the non-conductive fencing system. Please provide any required wind load rating for the completed assembly of the required fencing system.**

**The Government Response:**

Wind design criteria and fence load rating are listed on sheet S001, under the Miscellaneous Spec section, note 8. Required load rating for fence is +83 PSF/-108 PSF.

10. **Drawing P101 does not show any routing of diesel fuel piping. Please provide drawings and/or description of diesel fuel pipe routing and if existing pipe racks may be re-used.**

**The Government Response:**

Existing fuel oil piping system may be reused to extent possible. New piping routing shall follow existing from tanks to new Diesel Generator.

11. **Fuel Oil piping specification is missing from construction documents. Existing fuel oil piping is double wall piping. Please confirm double wall piping requirement for new fuel oil piping and provide specifications for pipe, fittings, and valves.**

**The Government Response:**

Yes, double-wall fuel oil shall be provided for new diesel fuel pipe to match existing. Specifications will be provided for fuel oil piping for further clarification regarding pipe material schedules.

12. **Drawing E001, Electrical Demolition General Notes do not include any information on the required code classification for the existing generators, or any sequence of demolition for each generator.**

- a. **Are the existing generators considered standby or emergency?**
- b. **Are the existing generators redundant?**

- c. Will temporary emergency power be required if one or both generators are removed from service?
- d. Is there any peak demand information that can be provided?
- e. Without the above questions answered, an effective and accurate method of construction, as required in note 32 of the General Notes, cannot be developed.

**The Government Response:**

- a. Existing generators are listed as Standby on the nameplate, but they are being used as Emergency Life Safety generators.
- b. The existing generators are designed as N+1 system, so one generator is enough to support the site load. Only one generator is being removed at a time.
- c. No, the temporary emergency power is not required.
- d. No, one generator is enough to support the site load.
- e. See above responses.

- 13. Drawing E001, Electrical General Notes do not include any information regarding the sequence of operation for the new generators. Electrical Specifications do not include any information regarding modifications to the existing paralleling switchgear, AC breakers, or protective relays. Please provide a scope of work and sequence of operation, along with any required modifications to the switchgear and control systems.**

**The Government Response:**

Drawings and specifications to be updated to include modification work on the existing paralleling switchgear and sequence of operations.

- 14. Drawing E101 shows installation of new load bank under existing platform. Please provide basis of design for this unit. Our measurements from the site visit indicates that the unit may physically fit, but will not have the air discharge clearances as required by the manufacturer for proper operation and dissipation of heat.**

**The Government Response:**

E101 to be updated to include the basis of design of the new load bank.

- 15. Drawing E102 does not show any notes regarding the removal of the existing lightning protection system on the platform, which includes bare aluminum conductor installed around entire perimeter of platform and bonded to the existing handrails. Please clarify the extent to which the existing lightning protection system is to be removed and/or integrated with the new lightning protection system.**

**The Government Response:**

Existing lightning protection system shall be integrated with the new lightning protection system.

- 16. Drawing E102 shows the installation of a new diesel generator EG1 (2.25MW) and new natural gas generator EG2 (2.005MW). The footprints shown for each are very similar. Please provide basis of design for the proposed new generators. We are concerned that the new natural gas generator will not fit within the space available on the existing elevated platform, and are currently awaiting size and weights from manufacturers.**

**The Government Response:**

Drawings to be updated to include generator basis of design information.

- 17. Drawing E103 does not have any keynotes. Please confirm that the scope of work shown on this drawing is limited to the installation of a new propane generator, manual transfer switch, and circuit modifications (as described on the sheets E201 and E202), and that all other information on the sheet is for reference only.**

**The Government Response:**

Confirmed. E103 shows the equipment location for reference.

- 18. There are no specifications for the new propane-fueled generator. Please provide further details on requirements for the generator, including concrete pad, propane fuel storage/piping, enclosure, etc.**

**The Government Response:**

Specification for new propane-fueled generator will be provided. Drawings to be updated to include generator requirements and details.

- 19. Drawing E103: The new manual transfer switch is shown mounted on the wall. At the site visit we noted that there is a wall-mounted fan coil unit in the same location, below where the transfer switch is to be installed. Do we have the discretion to relocate the transfer switch so that its performance is not compromised by the fan coil unit when operating in the heat mode?**

**The Government Response:**

AFRH to determine whether it is acceptable to relocate the wall-mounted fan coil unit. Is there another available space for the new manual transfer switch?

- 20. Drawing E202: Keynote #2 calls for a new medium-voltage cable plus a 600V ground wire to be installed between new generator and existing NGR. The existing NGR is currently connected to the existing generator using a 600V cable in maximum 2-inch conduit routed below the platform. Please verify that the new medium-voltage cable connection is required, since it is undetermined if there is space within the existing NGR for a medium-voltage termination. Furthermore, since there is only one connection point at each end, the 2 cables called for in keynote 2 will operate in parallel, and is a possible violation of the National Electrical Code due to different sizes and insulation types.**

**The Government Response:**

Drawing note 2 will be updated to show two new separate conductors and conduits for neutral and ground.

- 21. Drawings S001, S101, and S201: Drawings are stamped Not for Construction, preliminary pricing only. Please provide drawings which shall be used for final pricing.**

**The Government Response:**

Bid documents should be dated 8/30/24 and stamped on 9/24/24. Contractors should confirm they have correct drawings from AFRH.

- 22. Spec Section 26 05 73.13, 2.1, A: Will ETAP software be accepted as an alternate to SKM software, as long as it meets the specific requirements outlined in this specification section, as well as section 26 05 73.16, Coordination Studies, and section 26 05 73.19, Arc-Flash Hazard Analysis?**

**The Government Response:**

Yes, ETAP is acceptable.

- 23. Spec Section 26 05 73.13, 3.1, A: One-line diagrams provided on drawings E201 and E202 do not contain sufficient data to perform the study. Please provide information on unit substation #2 and plans showing the location of the substation and routing of the medium voltage supply feeder. Or clarify that the contractor will be required to field investigate to obtain the necessary information to complete the study.**

**The Government Response:**

Contractor to field investigate to obtain the necessary information to complete the study.

24. Spec Section 26 05 73.13, 3.1, E and H: These paragraphs are contradictory. To perform the calculations at each equipment shown on the one-line diagrams as described in paragraph H, the short circuit analysis study must be extended to all equipment shown on the one-line and cannot be limited to the 480/277-volt side of the unit substations US1 and US2. Please clarify which paragraph is correct, and whether field investigation will be required to obtain the necessary data, or will the data be provided by owner.

**The Government Response:**

Contractor to field investigate to obtain the necessary information to complete the study.

25. Spec Section 26 05 73.16, 3.3, E: This paragraph limits the extent of the protective device study to the 480/277-volt side of the unit substations US1 and US2. Numerous other paragraphs within this specification section require analysis beyond the limit defined in this paragraph and will require extensive field investigation. Please clarify that the requirements stated in all other paragraphs within this specification section will only apply to equipment and devices within the limits defined in paragraph 3.3, E.

**The Government Response:**

Contractor to field investigate to obtain the necessary information to complete the study.

26. Spec Section 26 05 73.19: The Arc-Flash Hazard Analysis contains no language limiting the extent of the analysis to the 480/277-volt side of the unit substations US1 and US2. To perform the analysis required as currently stated in this section (and only limited by paragraph 3.2, E) will require performing complete short circuit and coordination studies, as correctly stated in paragraph 3.2, B. Given the size of this facility, this is a very large scope of work, and is at variance with the limits identified in sections 26 05 73.13 and 26 05 73.16. Please review and provide a scope of work for the Arc-Flash Hazard Analysis that correlates properly with limits associated with the short circuit and coordination studies described and clarified in sections 26 05 73.13 and 26 05 73.16.

**The Government Response:**

Since there is no existing Arc-Flash Hazard Analysis available for this location, contractor to perform complete short circuit and coordination studies for AFHA.

- 27. Spec Section 26 08 00, 1.2, B: Specification Section 01 91 13 “General Commissioning Requirements”, as referenced, is not included in the solicitation documents. Please provide the section listed above.**

**The Government Response:**

Spec 01 91 13 - General Commissioning Requirements will be provided.

- 28. Spec Section 26 32 13.13, 2.2, C (4): Please clarify whether the new generator shall comply with NFPA 110 Level 1 or Level 2 EPSS requirements. Same question applies to Spec Section 26 32 13.16, 2.2, C (4).**

**The Government Response:**

Level 1

- 29. Spec Section 26 32 13.13, 2.2, N (8): Please clarify whether this facility is required by code and the authorities having jurisdiction to have a type 10 system complying with the requirements of NFPA 110. The 10 second start/transfer is extremely difficult to accomplish for natural gas-fueled generators of this size with synchronization, and will not allow any time delay to avoid nuisance starts. Same question applies to Spec Section 26 32 13.16, 2.2, C (4).**

**The Government Response:**

Type 10. Modern natural gas generators have the quick-start capabilities that can comply with NFPA 110 Type 10 standards.

- 30. Spec Section 26 32 13.13, 2.5, B: Specification 23 11 13 “Facility Fuel-Oil Piping”, as referenced, is not included in the solicitation documents. Please provide this section, and any detailed drawings showing fuel pipe connections, and any additional specifications for the fuel polishing system, new double wall fuel tanks, automatic tank gauging, pumps, leak detection system, and any appurtenances as applicable.**

**The Government Response:**

Reference drawings and specifications are included.



- 31. Spec Section 26 32 13.13, 2.6, I:** This paragraph calls for a new remote annunciator. No information is provided on the drawings. Please provide information on where to install new remote annunciator, and any conduit routing requirements back to the generators. Can any existing conduit be re-used? Same question applies to Spec Section 26 32 13.16, 2.6, I.

**The Government Response:**

Updated drawings to show info. Does the existing generator have remote annunciator? If yes, install the new annunciator at the nearby location.

- 32. Spec Section 26 32 13.13, 2.10, C:** Specification 26 05 48.16 “Seismic Controls for Electrical Systems”, as referenced, is not included in the solicitation documents. Please provide this section, or a clarification that seismic requirements do not apply to this project since it is not located in a significant seismic zone.

**The Government Response:**

Seismic control is not required for this project.

- 33. Spec Section 26 32 13.13, 2.7, A:** This section references a “a shunt trip device in the generator disconnect switch. Please clarify that this is in reference to the AC breaker in the existing paralleling switchgear, and not a separate disconnecting means to be provided integral with the new generator. Same question applies to Spec Section 26 32 13.16, 2.7, A.

**The Government Response:**

This requirement refers to the existing generator paralleling breaker, not a separate disconnecting means.

- 34. Spec Section 26 32 13.13, 3.1, E:** Specification Sections 23 21 13 “Hydronic Piping”, 23 21 16 “Hydronic Piping Specialties”, and 23 07 19 “HVAC Piping Insulation”, as referenced, are not included in the solicitation documents. Please provide the sections listed above.

**The Government Response:**

Reference specifications will be included in the next submission.

- 35. Spec Section 26 32 13.13, 3.4, A thru D: Paragraphs A through D represent 4 options for the personnel or agency required to perform tests and inspections of the generator. Please clarify whether an independent testing agency will be required to perform the tests and inspections of the generator, and who will engage this agency (Paragraph A or B). Please clarify if in lieu of an independent testing agency, should the contractor engage a factory authorized service representative to perform the tests and inspections, or perform the tests and inspections with the assistance of a factory authorized service representative (Paragraph C or D). Same questions applies to Spec Section 26 32 13.16, 3.4, A thru D.**

**The Government Response:**

It shall be contractor's responsibility to engage the testing agency and the manufacture field service to perform startup & assist Cx.

- 36. Specification 22 11 23 Facility Natural Gas Piping makes reference to following specifications which are missing from the construction documents:**

- a. 22 05 48 "Vibration and Seismic Controls for Plumbing Piping and Equipment."
- b. 23 05 53 "Identification for HVAC Piping and Equipment"
- c. 31 20 20 "Earth Moving" for excavating, trenching, and backfilling"

**The Government Response:**

- a. 22 05 48 is provided in bid addendum.
- b. 23 05 53 is provided in bid addendum.
- c. 31 20 20 is not required and reference will be removed from section.

- 37. What is the installed depth of the existing natural gas supply line?**

**The Government Response:**

Depth is unknown from record documents.

- 38. What is the material of construction of the existing underground natural gas supply piping? Will a detail of the natural gas tie-in be provided?**

**The Government Response:**

The pipe is coated steel where it is buried near the point of entry to the building.

- 39. The construction documents reference Division 01 and 02 specifications which appear to be missing: “DIVISION 01 – GENERAL REQUIREMENTS – to be issued by AFRH with solicitation” and “DIVISION 02 – EXISTING CONDITIONS – to be issued by AFRH with solicitation.” Please provide specifications.**

**The Government Response:**

For this construction project on a federal facility, the standard Division 1 is substituted by the Performance Work Statement (PWS) included in the solicitation. For Division 2, all existing construction documents are being provided.

- 40. Will contractors have an opportunity to submit additional RFIs [questions] once revised/additional drawings and specifications are provided?**

**The Government Response:**

If multiple contractors have questions related to the answers or materials supplied, there may be a second round of Q&A.

- 41. Drawing E202 indicates that a new AC breaker, 1200AF/175AT, to be installed in the existing paralleling switchgear. Please provide further details on how this will be accomplished as there does not appear to be a prepared space for the installation of an additional AC breaker.**

**The Government Response:**

To be answered in a later amendment.