

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT				1. CONTRACT ID CODE	PAGE OF PAGES 1 14
2. AMENDMENT/MODIFICATION NO. 0001		3. EFFECTIVE DATE See Block 16C		4. REQUISITION/PURCHASE REQ. NO. D-6-D9-23-DE-L01 000	
5. PROJECT NO. (If applicable)		6. ISSUED BY CODE 14914			
7. ADMINISTERED BY (If other than Item 6) See Item 6		CODE			
8. NAME AND ADDRESS OF CONTRACTOR (No. Street, county, State and ZIP: Code) Vendor ID: To All Offerors		(x) 9A. AMENDMENT OF SOLICITATION NO. TIRSE-15-R-00002			
		X 9B. DATED (SEE ITEM 11) 04/29/2016			
		10A. MODIFICATION OF CONTRACT/ORDER NO.			
		10B. DATED (SEE ITEM 13)			
CODE		FACILITY CODE			

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers is extended, is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:

(a) By completing Items 8 and 15, and returning 1 copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATA SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and data specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required)

13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

(x)	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
	D. OTHER Specify type of modification and authority)

E. IMPORTANT: Contractor is not, is required to sign this document and return 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

(See SF30 Continuation Sheet)

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Camille D. Pettway, Contracting Officer	
15B. CONTRACTOR/OFFEROR <i>(Signature of person authorized to sign)</i>	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA BY <i>(Signature of Contracting Officer)</i>	16C. DATE SIGNED 05/03/2016

SF30 CONTINUATION SHEET

Amendment No. 0001 to Solicitation TIRSE-15-R-00002 is issued to:

- 1) Revise/correct paragraphs C.3.4.6, C.3.4.7, C.3.4.8, C.3.5.4, C3.5.5, C.3.8.1.1, C.3.8.1.2, L.6 and L.8;
- 2) Add a second site visit and revise, L.10. SITE VIST/PRE- PROPOSAL CONFERENCE
- 3) Answer questions;
- 4) Add the adjectival rating definition "Good" and correct the phone #/fax # in Attachment 2, Past Performance Questionnaire, (provided as a separate document);
- 5) Revise TE-10, (provided as a separate document); and
- 6) Extend the proposal due date to 05/19/2016, 12:00PM (EASTERN STANDARD TIME[EST]).

1. Revise/Correct Paragraphs:

From:

C.3.4.6 CERTIFICATION INSPECTION AND TESTING

Certification testing of fired and unfired pressure vessels, high voltage switch gear, boilers, grounding systems, fire detection and suppression systems, fire extinguishers, backflow preventers and weight handling equipment shall be conducted such that all equipment certification is always current. All certification testing shall be accomplished by an independent testing firm not affiliated with the Contractor at no additional cost to the Government.

To:

C.3.4.6 EQUIPMENT CERTIFICATIONS

This list will only include equipment that requires an actual certification (either in the form of a paper certificate or tag placed on the equipment) by a third party (OSHA, State, County, Water Authority, etc.) to be obtained that is in addition to the normal PM (Guide Card Checklist) being completed by the contractor or subcontractor.

Equipment that requires a third party certification to be obtained is listed below:

1. *Fired Pressure Vessels*
2. *Unfired Pressure Vessels in excess of 60 psi and 15 gallons*
3. *Backflow Preventers*
4. *Weight Handling Equipment (Cranes, Hoists, Elevators, Escalators, etc)*
5. *Underground Storage Tanks*

A separate Certification task shall be entered into the CMMS for each piece of equipment that requires certification. This shall be in addition to the PM task that is entered into the CMMS for the equipment. The contractor must arrange for the certification with the organization that requires it or arrange for the certification to be performed by a third party (a company that is approved to do the certification) if so required. If the equipment fails certification the contractor is required to repair the equipment up to the \$3,000.00, threshold at no additional cost to the government. If the repair costs exceed the \$3,000.00, threshold, then an IDIQ repair shall be ordered by the government and the contractor will pay the first \$3,000.00, of the repair. Additional recertification costs after equipment repairs shall be the contractors' responsibility. See TE-12 for additional information on equipment certifications.

From:

C.3.4.7 CERTIFICATION TEST SCHEDULES

The Contractor shall schedule certification testing so that all certifications remain current at all times. The Contractor shall identify all certifications to be accomplished as part of the Annual PM schedule which shall be submitted to the COR for approval during the initial 30 calendar days of the phase-in period. The COR will review and accept or reject the submitted plan within 30 days. Once approved, the Contractor shall input the certification schedule into the CMMS for implementation. The Contractor shall provide a report each month on all certifications completed during the month as part of the contract Monthly Progress Report identified in TE-6.

To:

C.3.4.7 CERTIFICATION SCHEDULES

The Contractor shall schedule equipment certifications with the appropriate party so that all certifications remain current at all times. The Contractor shall identify any equipment requiring certification that is not listed above in Section 3.4.6 and on TE-12 and bring it to the attention of the COR during the initial 30 calendar days of the phase-in period. The COR will review and accept or reject the new requirement within 30 days. Once approved, the Contractor shall input the new certification as a PM task into the CMMS. Failure to perform certifications timely could lead to a deduction being taken on the monthly QASP. Any fines resulting in certifications not being kept current will be borne by the contractor.

From:

C.3.4.8 INFRARED TESTING

The Contractor shall identify all infrared testing to be accomplished as part of the Annual PM schedule which shall be submitted to the COR for approval during the initial 30 calendar days of the phase-in period. The Contractor shall perform a thermo-graphic (infrared) scan (within the first week of the month it is due in) IAW the approved schedule and provide a written report that includes all the equipment it is required to be performed on (as identified in TE-5 and TE-10). The report shall be provided both electronically and in hard copy formats, containing an analysis of any problem areas and recommended corrections/repairs needed. The report shall be provided to the COR within 15 calendar days of the infrared scans being completed at the site. The Contractor shall provide a report each month of all infrared testing completed during the previous month as part of the contract Monthly Progress Report identified in TE-6. All infrared testing shall be accomplished by an independent testing firm not affiliated with the Contractor at no additional cost to the Government.

To:

C.3.4.8 INFRARED TESTING (SCANNING)

The Contractor shall enter an Infrared Scanning Task into the CMMS and schedule it at least one month before the annual power outage for the facility (this will allow for any necessary repairs to be performed during the power outage). Annual facility power outages are subject to change so the scanning schedule may need to be adjusted as well. The schedule for performing the infrared scanning should be coordinated with the COR on an annual basis. All the equipment requiring a thermographic (infrared) scan is identified in TE-10 along with the required frequency. Scans should take place when the equipment is at or near peak load capacity. All the equipment

requiring a scan during the year shall be completed at the same time. A complete report that includes all scans (photo of each piece of equipment) taken and an analysis of any problem areas and recommended corrections/repairs needed shall be submitted to the COR within 15 calendar days of the scans being completed at the site. All infrared testing shall be accomplished by an independent testing firm not affiliated with the Contractor at no additional cost to the Government. The contractor is required to make all the recommended corrections/repairs up to the \$3,000.00, threshold at no additional cost to the government (each required correction/repair should have a separate repair ticket opened in the CMMS). If any individual correction/repair cost exceeds the \$3,000.00, threshold, then an IDIQ repair shall be ordered by the government and the contractor will be responsible for the first \$3,000.00, of the cost. Upon completion of all repairs a second scan shall be completed under the same load conditions to ensure the repair eradicated the initial problem. If the problem still persists the contractor shall schedule another outage through the COR to make repairs under the same circumstances as described above. All subsequent scans of repaired problems will be performed at no additional cost to the government. All infrared scanning test results shall be recorded in the CMMS with an electronic copy of the entire report uploaded to the original Infrared Scanning Task and any repairs shall have the before and after scan uploaded into the CMMS showing that the problem was corrected. Failure to coordinate and perform the scans timely could lead to a deduction being taken on the monthly QASP.

From:

C.3.5.4 ELECTRICIANS

The Contractor shall provide at a minimum one full-time on-site electrician. The electrician shall be available on-site from 7:30am to 4:00pm, Monday-Friday and at any other times required to effectively accomplish all contract work. Electricians shall have a current journeyman commercial/industrial license issued by a State or other aSAMeditated board. Electricians performing Contractor work shall have at least four (4) years' experience at the journeyman level experience obtained within the past seven (7) years in the field of inspection, testing, troubleshooting, repairing, operating and performing preventive maintenance on complex electrical power distribution systems. All certification testing of electrical power distribution equipment shall be performed by journeyman electricians who are aSAMeditated by the National Electrical Testing Association (NETA) or equivalent. All certification testing of switchgear and breakers shall be performed by an independent bonded testing firm specializing in this type of work.

To:

C.3.5.4 ELECTRICIANS

The Contractor shall provide at a minimum one full-time on-site electrician. The electrician shall be available on-site from 7:30am to 4:00pm, Monday-Friday and at any other times required to effectively accomplish all contract work. Electricians shall have a current journeyman commercial/industrial license issued by the State and/or other accredited board of Kentucky. Electricians performing Contractor work shall have at least four (4) years' experience at the journeyman level experience obtained within the past seven (7) years in the field of inspection, testing, troubleshooting, repairing, operating and performing preventive maintenance on complex electrical power distribution systems. All certification testing of electrical power distribution equipment shall be performed by journeyman electricians who are accredited by the National Electrical Testing Association (NETA) or equivalent. All certification testing of switchgear and breakers shall be performed by an independent bonded testing firm specializing in this type of work.

From:

C.3.5.5 HEATING VENTILATION AIR CONDITION (HVAC) MECHANIC

HVAC mechanics performing Contractor work shall have at least four (4) years of journeyman level experience obtained within the past seven (7) years in a trade or occupation in maintenance, repair and operation of buildings such as: air conditioning equipment mechanic, refrigeration equipment mechanic, Operating Engineer, HVAC control systems mechanic, etc.. These qualification standards apply to both initial and replacement HVAC mechanics. Personnel engaged in the maintenance, servicing, and repair of refrigerant-containing equipment/systems shall be trained and certified as a Universal Technician (See 40 CFR 82.) by an Environmental Protection Agency (EPA)-approved source in the proper handling, recovery, and recycling of CFC refrigerants. HVAC Mechanics shall have a current journeyman commercial/industrial license issued by a State or other aSAMedited board.

To:***C.3.5.5 HEATING VENTILATION AIR CONDITION (HVAC) MECHANIC***

HVAC mechanics performing Contractor work shall have at least four (4) years of journeyman level experience obtained within the past seven (7) years in a trade or occupation in maintenance, repair and operation of buildings such as: air conditioning equipment mechanic, refrigeration equipment mechanic, Operating Engineer, HVAC control systems mechanic, etc.. These qualification standards apply to both initial and replacement HVAC mechanics. Personnel engaged in the maintenance, servicing, and repair of refrigerant-containing equipment/systems shall be trained and certified as a Universal Technician (See 40 CFR 82.) by an Environmental Protection Agency (EPA)-approved source in the proper handling, recovery, and recycling of CFC refrigerants. HVAC Mechanics shall have a current journeyman commercial/industrial license issued by the state and/or other accredited board of Kentucky.

From:**C.3.8.1.1 FULL TIME AND FREQUENT ON-SITE ACESS**

All “full time” Contractor personnel and subcontract personnel, who frequently require access into the facility, may be issued “staff-like access” by the Government for “unesCOREd access” into the facility. The Government will provide all forms, take fingerprints and process the Security investigations. All Contractor personnel (including subcontract personnel), shall submit the required documentation to the appropriate party to acquire and maintain staff like access and shall take any required training to maintain the staff like access. Subcontract personnel requiring access for extended periods (more than 30 days) and/or more than one time per year, shall be required to obtain “staff-like access” as determined by the COR. When the Security investigation is completed and no derogatory or adverse information is cited, the IRS Security office will provide “staff-like access” and allow the individual “un-esCOREd access” to the facility. If the interim and/or permanent Security investigation of a Contractor employee identifies derogatory or adverse information resulting in a decision to not grant “staff-like access”, that person shall not be allowed access to IRS facilities. When access by a Contractor or Sub-Contractor person is scheduled or predicted, the Contractor shall submit documentation for the Security investigation a minimum of 21 calendar days in advance of the anticipated employee reporting date to allow the issuance of “staff-like access”. During the period following submission of the Security investigation documentation and the individuals’ suitability determination, such Contractor personnel shall be signed in and esCOREd during their stay in the facility by Contractor personnel with approved “staff-like access”.

To:

C.3.8.1.1 FULL TIME AND FREQUENT ON-SITE ACCESS

All “full time” Contractor personnel and subcontract personnel, who frequently require access into the facility, may be issued “staff-like access” by the Government for “unescorted access” into the facility. The Government will provide all forms, take fingerprints and process the Security investigations. All Contractor personnel (including subcontract personnel), shall submit the required documentation to the appropriate party to acquire and maintain staff like access and shall take any required training to maintain the staff like access. Subcontract personnel requiring access for extended periods (more than 30 days) and/or more than one time per year, shall be required to obtain “staff-like access” as determined by the COR. When the Security investigation is completed and no derogatory or adverse information is cited, the IRS Security office will provide “staff-like access” and allow the individual “un-escorted access” to the facility. If the interim and/or permanent Security investigation of a Contractor employee identifies derogatory or adverse information resulting in a decision to not grant “staff-like access”, that person shall not be allowed access to IRS facilities. When access by a Contractor or Sub-Contractor person is scheduled or predicted, the Contractor shall submit documentation for the Security investigation a minimum of 21 calendar days in advance of the anticipated employee reporting date to allow the issuance of “staff-like access”. During the period following submission of the Security investigation documentation and the individuals’ suitability determination, such Contractor personnel shall be signed in and escorted during their stay in the facility by Contractor personnel with approved “staff-like access”.

From:**C.3.8.1.2 INFREQUENT AND INTERMITTENT ACCESS**

All Contractor personnel or sub-Contractors that require access for a one-time event such as a specialty repair or company staff visit shall be authorized by the COR, signed in by the Contractor personnel with IRS “staff-like access” and they shall be esCORed throughout their stay in the facility by Contractor personnel with approved “staff-like access”. The Contractor is encouraged to limit the number of personnel requiring esCORed.

To:**C.3.8.1.2 INFREQUENT AND INTERMITTENT ACCESS**

All Contractor personnel or sub-Contractors that require access for a one-time event such as a specialty repair or company staff visit shall be authorized by the COR, signed in by the Contractor personnel with IRS “staff-like access” and they shall be escorted throughout their stay in the facility by Contractor personnel with approved “staff-like access”. The Contractor is encouraged to limit the number of personnel requiring escorts.

From:**L.6. FAR 52.237-1 SITE VISIT (Apr 1984)**

Offerors are urged and expected to inspect the site where services are to be performed and to satisfy themselves regarding all general and local conditions that may affect the cost of contract performance, to the extent that the information is reasonably obtainable. In no event shall failure to inspect the site constitute grounds for a claim after contract award. (See paragraph L.9) (End of provision)

To:**L.6. FAR 52.237-1 Site Visit (Apr 1984)**

Offerors are urged and expected to inspect the site where services are to be performed and to satisfy themselves regarding all general and local conditions that may affect the cost of contract performance, to the extent that the information is reasonably obtainable. In no event shall failure to inspect the site constitute grounds for a claim after contract award. (See paragraph L.10) (End of provision)

From:

L.8. IR1052-96-061 DISCUSSIONS AND CORRESPONDENCE

All communications concerning the solicitation, including any of a technical nature, must be made in writing and emailed to the Contracting Officer. In order to ensure a timely response, questions should be received by the Contracting Officer at least 10 business days before the due date for receipt of proposals. After this date, the Government will make every effort, but cannot guarantee that questions submitted will be answered before the RFP closing date.

[End of Provision]

To:

L.8. IR1052-96-061 DISCUSSIONS AND CORRESPONDENCE

All communications concerning the solicitation, including any of a technical nature, must be made in writing and emailed to the Contracting Officer. As result of this amendment, and in order to ensure a timely response, questions shall be received by the Contracting Officer no later than May 09, 2016, 12:00PM (EST); any questions submitted thereafter will not be answered. [End of Provision]

2. L.10.SITE VISIT/PRE- PROPOSAL CONFERENCE

A second site visit/pre-proposal conference will be held on site at IRS Cincinnati Service Center and Child Care Center located at 201 West Rivercenter Blvd., Covington, KY 41011, during which time offerors will be given the opportunity to attend a guided tour of the facility. SITE VISIT/PRE-PROPOSAL CONFERENCE: May 06, 2016, 10:00 AM (EST)

REGISTRATION IS REQUIRED: In order to be permitted into the facility, interested parties shall register by **May 05, 2016, 12:00PM, (EST)** with the Contracting Officer, **Camille D. Pettway**. Registration should be made via email to: camille.pettway@irs.gov, with email subject line reading "SOLICITATION TIRSE-15-R-00002, SITE VISIT/PRE-PROPOSAL CONFERENCE". The CO will acknowledge individual receipt of offerors' requests. Registration request must provide the contractor's name and the names of conference attendees. Acceptable identification (with photo) will be required to enter the facility. If a late registration is received after **May 05, 2016, 12:00PM (EST)**, the offeror will be denied entrance into facility.

NOTICE OF CHANGE: Any change to the conference schedule, as well as other changes to the solicitation, will be posted on the FBO website and IRS procurement website as an amendment to the solicitation. **Offerors are responsible for monitoring the FBO website and IRS Procurement website for solicitation amendments throughout the solicitation process.**

3. Questions and Answers

Q.1. Can you please advise under which contract that the O&M services for the IRS Cincinnati Service Center and Child Care Center are being performed? Can you please advise who the current contractor is and the value of the current contract?

A.1 TIRMS-11-D-00002

***INTEGRATED PROTECTION SERVICES, INC.
5303 LESTER RD
CINCINNATI, OH 45213***

Total Current Contract Value \$5,533,901.06

Q.2. I am aware of the Top Secret clearance for individuals. Does the “contractor” need to have the same clearance?

A.2. IRS Cincinnati does not require a Top Secret background check for O&M services.

Q.3. How is these services currently being performed? Under contract? In-house?
If these requirements are currently being performed under a contract,

A3. Under Contract

- a. Who is the Contractor? ***See A.1***
- b. What is the contract number? ***See A.1***
- c. When does the contract expire? ***07/12/2016***
- d. What is the current contract value? ***See A.1***

Q.4. Who is the current contractor providing the O&M and related Services at the IRS Center, Covington, Kentucky? Also, what is the current annual contract amount?

***A.4 See A.1 - current contractor
See A.1- total contract value***

Q.5. XXXX is interested in pursuing the subject solicitation and would like to know if you require the offeror to hold facility clearance?

A.5. Yes, the day to day workers will be subject to an IRS sponsored Low level background check. Those that will be required to have access to the IRS computers will be subject to a Moderate level background check.

Q.6. Will the government please provide the Past Performance Questionnaire in Word?

A.6. See Attachment 2, Past Performance Questionnaire, in Word Format.

Q.7. Section L.11.4.2.8 The requirements state that for the relevant projects selected we must list each building separately for 1. Size of Building, 2. Computer Room Size, 3. Building Operating Hours, 4. Number of building Occupants, 5. Age of Building.... Our selected projects are located on Military bases with 10 separate buildings and 85 separate buildings respectively of varying sizes and functions. Listing every building would take up a large amount of page count. Will the government remove the requirement to list each building separately and allow us to provide more general answers to these questions?

A.7. Per the Solicitation, the offeror should provide/include details only on two buildings that are relevant. The government does not need information on buildings that are not relevant to this solicitation. If the military base has a central plant list the largest relevant sized building and the equipment that your company maintains at the central plant. The government desires information to discern that your company has worked on comparable buildings and equipment to the one in this solicitation.

Q.8 With regard to the 24/7/365 requirement, our understanding is the contract must provide onsite coverage 24/7/365 including all nights, weekends and holidays, and including emergencies? Is our understanding correct?

A.8. That is correct

Q.9. With regard to the TE-5 page 14 High Voltage Maintenance Testing requirement, must the contractor provide this service every three (3) years beginning in 2018?

A.9. That is correct.

Q.10. With regard to the Electrician and HVAC requirement on Page C-29, we understand that onsite Journeyman electrician(s) and HVAC mechanic(s) must be licensed by the State of Kentucky. Is our understanding correct?

A.10. That is correct.

Q.11. With regard to the TE-5 Page 44 Eddy Current Testing requirements on Page C-26 L.3.4.10.2, we understand that all evaporator and condenser tubes in chillers over 100 tons must be Eddy Current tested every three (3) years beginning in 2018. Is our understanding correct?

A.11. That is correct.

Q.12. With regard to the repair requirements on Page C-54 C.4.1.1, we understand that the \$3,000 repair deductible applies to each incident (service call) and not each piece of equipment. Is our understanding correct?

A.12. Each individual service call is subjected to the \$3,000.00, threshold. Regardless of what needs to be repaired (equipment or system) associated to that service call the first \$3,000.00, is the entire

contractor's responsibility.

Q.13. With regard to the repair requirements on Page C-54 C.4.1.1, we understand that the \$3,000 repair deductible applies to building components such as the roof, exterior brick, soffits, fascia, etc. Is our understanding correct?

A.13. Correct, the \$3,000.00, threshold applies to all systems listed on the TE-2 and all equipment on the TE-5 that may require repair.

Q14. Reference: Price schedule Line Item 0003 Additional Services, Labor Category (Applicable to Davis Bacon Act: 23A Engineer (Normal), 23B Engineer (Overtime)).

- a. The applicable Davis Bacon WD lists 5 different Engineer positions.
 - i. Power Equipment Operator (Drill)
 - ii. Power Equipment Operator (Loader)
 - iii. Power Equipment Operator (Crane)
 - iv. Power Equipment Operator (Forklift)
 - v. Power Equipment Operator Oiler)

Question: Would the government please identify which Engineer listed in the Davis Bacon Wage Determination they wish us to price?

A.14. The offeror will identify the required engineer in accordance with the Solicitation.

Q.15. Please provide a listing of attendees at the site visit.

A.15. We cannot provide that information.

Q.16. C.3.1.6. Please provide the square footage of the parking lots and linear footage of the walkways.

A.16. Parking lot=446,250 Sq. Ft. Walk ways 8,500 LF

Q.17. C.3.1.6.b(2). Since the facility is operating 24/7 with different building populations and different parking requirements among the day shift and the 2nd and 3rd shifts, is there any protocol or priorities for snow removal for the various parking lots? For instance, in reference to the diagram on page 4 of 6 of TE1, should the daytime focus be on parking lots A, B, and G with the shift parking focus on the smaller lots?

A.17. When snow removal becomes necessary the first efforts will be the Handicap and Reasonable accommodation parking spot located closest to the main entryways. The areas of focus will be A,B, Dock Area, D, E and G lots.

Q18. C.3.2. Please provide the recirculation rates of the condenser, chilled water, and boiler loops.

A.18. Since both loops are Primary\Secondary system on the chilled water systems max GPM on loop A is approx. 1200 GPM Chilled water and Condensing water. Central Plant loop is approx. 600 GPM. Boiler system at 100% is 1375 GPM.

Q.19. C.3.2.1.b. Please identify any of the installed water treatment equipment that is government-owned and will remain for use by the contractor.

A.19. Typically water treatment system equipment is supplied by the water treatment chemical company and it is not Government owned.

Q.20 . C.3.3.2.1 Will the Government provide radios for all the contractor employees and if so, will they perform in all areas of the building?

A.20. Yes, however, the Contractor is responsible for replacement batteries and any repairs to Government furnished radios.

Q.21. C.3.3.3.5 Utility Service Call: Is there a limit to the number of Utility Service Calls the contractor is responsible for under the fixed price portion of the contract? What was the number of Utility Service Calls per year over the last 3 years?

A.21. There is no limit to the number of Utility Service Calls that the contractor is responsible for under the fixed price portion of the contract. The 2014 and 2015 service call(s) data was provided with the Solicitation. This information was provided to give a general idea as to how many calls per type can be expected.

Q.22.C.3.3.5 States that the IRS may not have adequate space to warehouse the contractor's equipment and materials. Is this the case with the current contractor? If so, where does the contractor store his assets?

A.22. Currently there is sufficient space for the existing contractor equipment and materials.

Q.23 C.3.4.7. TE-12 appears to require 1/3 of the E-28s to be certified per year. Is this a correct interpretation of 1/3 Years?

A.23. No, 1/3 is the frequency(s); it is to be certified every three years.

Q.24.C.3.4.7. Does the requirement for certification (either 1/3 per year or once every 3 years) eliminate the requirement for annual PM? Under the new GSA PM Guidance (2012 version) the old E-28 Guide has been replaced by ELEC-MCC 02-01Y and which require an annual PM as well as every 3 years. Does the certification requirement eliminate the annual PM requirement?

A.24. This is for infrared testing of the Motor starters and the annual PM still applies.

Q.25.C.3.4.8 TE-10 establishes the frequency for IR and requires IR for the E-28s every 3 years. However, the 2012 GSA PM Guide (ELEC-MCC 02-01Y) requires IR annually. Does TE-10 relieve the contractor from the requirement of the GSA PM Guides for IR for the E-28s? If so, does this apply to all similar requirements for IR as an annual requirement other than the annual IRs specified in TE-10?

A.25. Yes, adhere to the frequencies as outlined in TE-10. We are not using GSA PM Guide cards. (Refer to TE-4)

Q.26. C.3.4.8. If annual IR is required for items not listed in TE-10 or at frequencies not listed in TE-10, which must be performed by an independent IR specialty company, may such IRs be performed by qualified contractor personnel?

A. 26. IR scanning is only required for equipment listed on TE-10 at the listed frequencies and must be performed by a qualified independent company. If any other equipment is identified to require IR scanning the IRS will do a modification to add that equipment to TE-10. A revised TE-10 has been issued.

Q.27.C.3.4.8 please clarify if the Government wants the annual Infrared testing broken down to monthly testing of a percentage of equipment until all equipment has been tested by the end of the year, or if Infrared testing of all equipment should be done at one time, once a year?

A.27. See revised C.3.4.8 for clarifications.

Q.28. C.3.4.8 please clarify if the Government wants the annual Infrared testing broken down to monthly testing of a percentage of equipment until all equipment has been tested by the end of the year, or if Infrared testing of all equipment should be done at one time, once a year?

A.28 Duplicate question see A.27

Q.29. D.3.4.9. The requirement for weekly visits by the manufacturer's trained technicians to maintain the Metasys BAS would appear to be excessive and restrict the contractor's strategy on maintaining the BAS and associated points. Please allow the contractor to present an appropriate frequency of visits by the manufacturer's representative in the technical proposal.

A.29. The contract requirements remain the same.

Q.30. C.39.2.2 Will the Government allow the contract an extension for testing equipment that cannot be shut down and tested for pre-existing deficiencies during the initial pre-existing deficiency inspection Phase-in period?

A.30. Only for equipment/systems that the government does not allow to be shut down for testing during the timeframe allotted by the PWS.

Q.31. C.4.1.1 Can the contractor add a mark-up for G&A and Profit to Reimbursable repair cost?

A.31. Yes

Q.32 C.4.1.4 Section B, Price Schedule does not appear to have the labor categories appropriate for snow removal. Please clarify.

A.32. The offeror should include the applicable labor category/rate if it is determined the labor category is required.

Q.33. C.4.1.4. The procedures described are appropriate for snow hauling by on-site project staff. What

will be the basis for reimbursement if hauling is handled under subcontract?

A.33. Per 3.1.6 If snow accumulation exceeds the capability to pile the snow on the IRS premises as determined by the COR, hauling of snow to an offsite location may be authorized as an Additional Service, see Paragraph C.4.

Q.34. L.11.4.2.3 Tab 3. Requiring offerors to provide a BOP addressing the requirements listed in this paragraph significantly penalizes any offeror but the incumbent. The BOP requires intimate knowledge of the building's systems and equipment that only the incumbent contractor knows. Please consider removing this requirement or changing it to a generalized discussion of BOPs.

A.34. The Offeror is only to provide a sample BOP that addresses the understanding of operating a facility with similar equipment and requirements. The IRS does not need a site specific BOP in the proposal, only one that addresses the understanding of a complete BOP and the evaluation criteria identified in the BOP section.

Q.35. TE-5 Equipment List)

- a. Several items are listed as "Out of Services". Is the contractor required to maintain these items?
- b. Is cleaning required for the T-3 fuel tank? If so, when was the last cleaning service?
- c. Please provide the age of the UPS battery strings.

A.35.

- a. Several items are listed as "Out of Services". Is the contractor required to maintain these items?

No

- b. Is cleaning required for the T-3 fuel tank? If so, when was the last cleaning service?

No, Normal maintenance and corrosion controls only

- c. Please provide the age of the UPS battery strings.

The battery(s) were replaced 8/2013.

Q.36. Question: Page C-6, Required Check Frequencies: Minimum: Item 3. MONTHLY. Reference a load test on the generator. Is there enough building load to use to perform this test, or does the government have a Load bank or is the contractor required to have a load bank on site to perform this test?

A.36. There is sufficient building load for testing and there is no load bank.

Q.37. Question:

What is the significant difference in this SOW vs. the incumbent SOW currently being performed?

A.37. Submit proposals based on the posted Solicitation (PWS).

Q.38. Who is the Incumbent contractor?
What is the current value annually for the contract?
Were all Options exercised?

A.38. Who is the Incumbent contractor? *See A.1*
What is the current value annually for the contract? *See A.1 total contract value*
Were all Options Exercised? *Yes*