

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT				1. CONTRACT ID CODE	PAGE OF PAGES 1 2
2. AMENDMENT/MODIFICATION NO. 0003	3. EFFECTIVE DATE 06/24/2013	4. REQUISITION/PURCHASE REQ. NO. D-3-D9-13-DE-L15 000	5. PROJECT NO. (If applicable)		
6. ISSUED BY CODE 14914 IRS/ Field Proc Bus Oper Br (OS:A:P:B:S) 2888 Woodcock Blvd, Ste 300 Atlanta, GA 30341 LINDA B BENDER 404-338-9210		7. ADMINISTERED BY (If other than Item 6) CODE See Item 6			
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-13-R-00004
				X	9B. DATED (SEE ITEM 11) 06/07/2013
					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 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)	
15B. CONTRACTOR/OFFEROR	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA	16C. DATE SIGNED
_____ (Signature of person authorized to sign)		BY _____ (Signature of Contracting Officer)	

SF30 CONTINUATION SHEET

Amendment No. 0003 to Solicitation No. TIRSE-13-R-00004 is issued to (a) incorporate changes to Section C, Paragraphs C.3.4.6 and C.3.4.8; (b) incorporate changes to Exhibit TE-5, Equipment Inventory; (c) provide a revised copy of documented questions from the public pertaining to the solicitation, along with the government's corresponding answers; (d) provide a list of operational deficiencies; and (e) provide filter inventory and alarm inspection reports.

The solicitation is amended as follows:

- (a) Changes to **infrared thermography** testing qualification requirements contained in Section C, Paragraphs C.3.4.6 and C.3.4.8, are hereby incorporated, as outlined in Attachment 1. Additionally, changes previously incorporated by Amendment 0001 to Paragraphs C.3.4.9, C.3.5.7, and L.9.4.2.5 are included in Attachment 1.
- (b) Changes to the equipment inventory are hereby incorporated, as outlined in Attachment 2.
- (c) An updated list of Questions & Answers (Revision 1), is provided herein as Attachment 3.
- (d) The Operational Deficiency List referenced by the government during the Pre-Proposal/Site Visit, is provided herein for information only as Attachment 4; the list is not all inclusive.
- (e) The following reports are provided herein for information only; reports may not be all inclusive.
 - * Filter inventory (Attachment 5)
 - * Fire alarm inspection report (Attachment 6)

Attachments

ATTACHMENT 1

**Changes to Section C and Section L of the solicitation are shown below:
(Note: Text strikethrough and text highlight are used to identify changes.)**

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 preventors 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, with exception of backflow preventers **and infrared thermography**. Backflow preventers **and infrared thermography** may be inspected and tested by certified Contractor employees.

***** END C.3.4.6 CHANGES *****

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 in accordance with the approved schedule and provide a written report of all the equipment as identified in Technical Exhibits TE-5 and TE-10. The Contractor is responsible for scheduling IR Testing whereby there are no interruptions to normal occupant work activities. After normal hours and weekend testing as necessary is included in the fixed price portion of the Contract. Necessary electrical shutdowns will be identified and included in the Annual PM schedule that is submitted within the 30 day phase in period. Electrical shutdowns will typically occur on holiday weekends. 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 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 Technical Exhibit 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.~~ **All infrared testing shall be accomplished by Certified Infrared Thermographers and must be Level 3 Certified in accordance with ANSI/NETA 2010 Standard for Certification of Electrical Testing Technicians.**

***** END C.3.4.8 CHANGES *****

C.3.4.9 Control Systems

All control systems shall be maintained as installed, with the goal of maintaining comfortable space temperatures and efficient equipment operation.. The Contractor is responsible for all system hardware and software including, but not limited to, the following systems; **elevator controls**, Fire Alarm, and Building Automation System (BAS)/HVAC controls. The Contractor is responsible for keeping software functioning and for reloading software in computers or controllers as necessary. The Contractor is responsible for making set point adjustments as necessary and appropriate. The Contractor is not responsible for writing or modifying control programs, other than reloading programs and making operator-level changes such as set point adjustments. The Contractor is not responsible for upgrading software. However, the

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Government may issue an Addition Services order under the terms outlined in Paragraph C.4 below for the Contractor to upgrade any software or hardware required to ensure continuity of operations.....

***** END C.3.4.9 CHANGES *****

C.3.5.7 Specialized Equipment Maintenance

The Contractor shall utilize the manufacturer, manufacturer certified service firm or representatives/specialists who are factory-trained certified technicians to accomplish all scheduled and unscheduled preventive maintenance and repair services on the systems noted below. If the Contractor chooses not to use the manufacturer or manufacturer certified service firms to perform the work, the Contractor shall provide to the COR, at the start of the Phase-In Period, certification(s) by the manufacturer, on manufacturer's letterhead, signed by the appropriate company official, stating that specific (listed by name), Contractor employee(s) have been trained and certified by the manufacturer to maintain, service, and/or repair the equipment for which they will work on and all employee certifications shall be current. Systems requiring specialized maintenance are as follows:

- a. Fire Alarm/Protection and Sprinkler Systems
- b. Emergency diesel engine driven generators (annual PM and repairs)
- c. UPS and RUPS Systems including (includes paralleling switch-gear ONLY)
- d. Building Automation System (i.e. Johnson Controls Metasys DDC)
- e. High/Low Voltage Switchgear
- f. Pressure Vessels
- g. Backflow Preventors
- h. Specialized HVAC electronic control equipment (i.e.: DDC controls for Trane, York, Carrier, Liebert or other proprietary electronic control systems)

***** END C.3.5.7 CHANGES *****

L.9.4.2.5 Tab 5 - Preventive Maintenance (PM) Plan

Offerors shall clearly describe their approach for meeting the requirements of the PWS (re: Paragraph C.3.4).

Specifically address the following as a minimum:

- a. How the PM schedule will be updated and generated;
- b. How PM task orders will be assigned;
- c. What PM standards and procedures will be used for equipment maintenance;
- d. ~~What equipment the contractor will need to develop a PM Guide card for~~ -RESERVED
- e. How PM will be closed-out and equipment records will be updated in CMMS;
- f. How COR will be notified when it is necessary to defer PM;
- g. How deferred PM will be re-scheduled and documented when deferred and completed;
- h. How equipment history database will be established and maintained;
- i. Approach for "Certification and Testing" requirement (See Section C, Paragraph 3.4.6) including names of individuals or firms that will perform the certification and testing and the certification and testing schedule;
- j. How PM Program will be integrated into the QC Program;
- k. How equipment will be tagged with updated equipment ID numbers; and

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1. List of critical spare parts for equipment PM and repairs activities that will be maintained on-site.

***** END L.9.4.2.5 CHANGES *****

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Exhibit TE-5, Equipment Inventory changes are outlined below:

The following two items are DELETED from the inventory

E-46-001-ATL	GA1016	In service	M7030	E-46	Battery, Uninterruptible Power System	Q-2	Uninterruptible Power Supply (1000 KVA UPS-Paralleled-Power Systems & Controls)
E-46-002-ATL	GA1016	In service	M7047	E-46	Battery, Uninterruptible Power System	Q-2	Uninterruptible Power Supply (1000 KVA UPS-Paralleled-Power Systems & Controls)

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QUESTIONS AND ANSWERS, Revision 1, Dated 6/24/2013

	QUESTIONS	ANSWERS
A	<p>RE: section C.3.2 Water Treatment:</p> <ol style="list-style-type: none"> 1. C.3.2.1.b: Does the current water treatment equipment including controllers, feed pumps, chemical containment become property of the Government and thus will be made for use by the awarded contractor or is this sole property of the incumbent contractor/subcontractor. 2. C.3.2.1.b: Has any of the water treatment chemical feed equipment been deemed not acceptable and slated for replacement? If yes, please provide details. 3. C.3.2.1.b: Does title of replacement water treatment equipment including controllers, feed pumps, chemical containment remain with the awarded contractor or convey to the Government? 4. C.3.2.1.b: Will government provide bypass feeders for chemical treatment for closed loops where not presently installed? 5. C.3.2.1.b: States "acceptable corrosion rates are established in the GSA" standards. GSA specs require corrosion coupon racks for open water loop systems with quarterly testing for mild steel and copper. As such, do corrosion coupon racks need to be installed in any cooling tower feed locations where they are currently present and quarterly testing performed? 	<ol style="list-style-type: none"> 1. No, this equipment belongs to the current Contractor. 2. The successful offeror is required to provide all water treatment chemical feed equipment. The existing equipment is acceptable. 3 & 4. The existing water treatment equipment remains the property of the outgoing Contractor. The successful offeror may attempt to purchase said equipment if desired. That is a matter between Contractors. 5. Coupon racks exist. The existing water treatment equipment remains the property of the outgoing Contractor. The successful offeror may attempt to purchase said equipment if desired. That is a matter between Contractors. 6. Coupon racks exist. The existing water treatment equipment remains the

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	<p>6. C.3.2.1.b: Do title of corrosion coupon racks convey to government? GSA specs state “coupon racks will be the property of the Government upon installation.”</p> <p>7. C.3.2.1.a.5: During the site visit we did not see any decorative fountains. Are any present on the IRS facility or any planned to be installed? If yes, please describe and provide water volume estimate for water treatment purposes. Also, identify if the decorative fountain(s) would require annual Legionella testing [which would be highly recommended].</p> <p>8. C.3.2.2 Independent Testing: Does the qualified water treatment contractor/subcontractor need to meet all local, state of Georgia, and federal regulations and licenses?</p> <p>9. C.3.2.5: Are there drinking water fountains, potable water sinks, etc. that require annual Legionella testing? If yes, please specify the number of potable sources requiring annual testing.</p> <p>10. C.3.1.14 Water Conservation: As most city/counties offer a sewer rebate on evaporated water from cooling towers; will the Government entertain a proposal for make-up and bleed water meters to calculate and apply for the sewer rebate savings?</p>	<p>property of the outgoing Contractor. The successful offeror may attempt to purchase said equipment if desired. That is a matter between Contractors.</p> <p>7. Due to current budget constraints all plans for decorative fountains have been cancelled.</p> <p>8. Yes.</p> <p>9. The standard went out for the Third Public Review on 24 Feb, 2013 and has not been adopted as of this writing. Note: Legionella testing may be ordered on as as-needed basis as a separate task order under solicitation terms and conditions applicable to “Additional Services”..</p> <p>10. The IRS has evaluated this proposal and found it does not meet our 5 year payback requirement for all Water and Energy Conservation Capital Expenditures.</p>
B	<p>Does the IRS provide any means to lift tools, materials or equipment to the rooftop other than the stairs in the maintenance office?</p>	<p>No. However, we are installing a 4’ x 4’ roof hatch above the warehouse area under the “low” roof. The contractor must supply his own lifting equipment. This does not solve the issue of lifting heavy components to the</p>

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		<p>'high' roof where 3 YORK AHU's are located.</p>
C	<p>Is this place of performance is on Federal Property?</p>	<p>Yes, the facility is located on government-owned property</p>
D	<p>1. Will the Government provide Offerers with as built drawings for specialized equipment maintenance as mentioned in C.3.5.7 as the incumbent's length of service allows them an advantage over the offerers?</p>	<p>1. Section C, Paragraph C.3.5.7 lists the following specialized equipment:</p> <ul style="list-style-type: none"> a. Fire Alarm/Protection and Sprinkler Systems b. Emergency diesel engine driven generators (annual PM and repairs) c. UPS and RUPS Systems including paralleling switch-gear* d. Building Automation System (i.e. Johnson Controls Metasys DDC) e. High/Low Voltage Switchgear f. Pressure Vessels g. Backflow Preventors h. Specialized HVAC electronic control equipment (i.e.: DDC controls for Trane, York, Carrier, Liebert or other proprietary electronic control systems) <p>* NOTICE OF CHANGE TO SOLICITATION. Paragraph C.3.5.7., sub-item c , is changed to read as follows: UPS and RUPS Systems (paralleling switch-gear ONLY)</p> <p>Explanation: The O&M Contractor is not responsible for any maintenance or repair for any UPS or RUPS systems. However, the Contractor is required to maintain and repair the UPS paralleling switchgear, as outlined in Exhibit TE-2, Building Equipment and Systems, sub-item "k", which states, <i>"The central UPS unit is excluded from the Contract. The electrical distribution equipment supplying electricity to and from the UPS is included in the contract."</i></p> <p><u>Contractors will be given the opportunity to view the drawings on site Thursday, June 13, 2013, between 1:00pm-3:00pm. Refer to Solicitation Amendment No. 0001 for information pertaining to the Drawing Review Site Visit .</u></p>

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<p>2. Will the Government provide the offerers a building site plan appropriately labeled showing all facility areas requiring and not requiring offerers services?</p> <p>3. In May 2011 the Government approved a JOFOC which stated in part 1) that the facility was undergoing extensive electrical renovations. Will the government provide offerers with information regarding said renovations?</p> <p>4. In March 2009 the Government approved a JOFOC which stated in part 15) (e) that an HVAC renovation was to be started in April 2009 and continue through July 2009. Will the Government provide offerers with equipment information of said renovations?</p> <p>5. In March 2013 GSA posted a Sources Sought Synopsis (GS-049-13-0000) for design-build services for modernization and campus renovations of the facility. Will the Government provide offerers with the planned renovations mentioned within the synopsis?</p> <p>6. In the left column (IRS PM Check) of Technical Exhibit 10,</p>	<p>2. Currently, and for the foreseeable future, all building areas are included in the solicitation. We do not know what, if any, areas will remain unoccupied as we continue to migrate leased space into the 4800 Building. However, IRS expects additional people will move into the 4800 Building throughout the Contract period and all extensions.</p> <p>3. Yes. We have replaced, or are replacing, all the under-floor electrical 'trolley bus' with code compliant overhead wiring. This includes all new 480 volt service from the existing 480 volt feeder breakers (located in the power house) to these areas. While this does not replace all 120 volt electrical distribution, it does make the 120 distribution in these areas fully code compliant. We can define these areas for any Offeror who wants to participate in the drawing review site visit. . <u>Refer to Solicitation Amendment No. 0001 for information pertaining to the Drawing Review Site Visit .</u></p> <p>4. Yes. We replaced four small AHU's with one large multi-zone AHU serving the administration office area. This is reflected in the equipment inventory – A-11-13-ATL is the new multi-zone AHU.</p> <p>5. GSA is performing additional interior renovations as mentioned during Site Visit. We can define these areas and renovations for any Offeror who wants to participate in the drawing review site visit.</p>
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<p>Infrared Testing Requirements, there are references of E-28 through E-58. Are said references directly related to “equipment” in column H of Technical Exhibit 5? If so, several of the references listed on TE-10 are not listed on TE-5. Will the Government provide offerors with additional information in order to provide the Government with a fair and accurate proposal?</p> <p>7. In column E of TE-5 several pieces of equipment are marked as “salvaged” and “in storage”. Is salvaged equipment in use and will stored equipment put into future use?</p> <p>8. C.3.9.5.1.1 Inventory of Refrigerants states that the contractor shall use the RCM, EPA compliant software program. Is this software furnished by the Government and currently in use?</p> <p>9. C.3.4.7 Certification Test Schedules states that all certifications required less frequently than annually shall be scheduled and performed initially during the first performance year of the contract. In light of the current sequestration budget cuts would the Government consider waiving this requirement until the actual date that said certifications are due?</p>	<p>6. TE-5 supersedes TE-10. If the equipment or system is not listed in TE-5 then it has been removed or abandoned in place.</p> <p>7. “Salvaged” is defined as abandoned in place or removed. This equipment will never be reactivated or reused. “In storage” refers to equipment that is not currently in use but may be required at any time. However, the Contractor may cease performing PM on equipment placed “In Storage” until such time as the equipment may be required. No parts or components may be ‘cannibalized’ from “In Storage” equipment. Should repairs be needed to put the equipment back into service, the \$3,000 Contract Threshold does apply.</p> <p>8. No. However, the IRS will review any proposed software for compliance with our Refrigerant Compliance Manager’s requirements. Basically, prospective offerors must prove they have a suitable method in place to track all refrigerant usage, losses, stored refrigerants, etc. We have to track every pound of every type of refrigerant used or kept onsite.</p> <p>9. No.</p>
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	<p>10. In L.9.4.2.2 (b) the term “Existing Condition Inspection” is referenced. Would it be correct for the offerer to assume that the word “condition” is in fact “deficiency” as referenced in C.3.10.2 “Existing Deficiencies Inspection”?</p> <p>11. Will the Government provide the Contractor with all currently available technical manuals and building operations plan as mentioned in C.5.1.3 at the beginning of the Phase In period?</p> <p>12. Does the contract include cleaning (offices, floors, windows, sidewalks)?</p> <p>13. Does the contract include lawn maintenance?</p> <p>14. Is the contractor expected to provide services 24/7 365 days per year?</p>	<p>10. Yes.</p> <p>11. Yes.</p> <p>12. No.</p> <p>13. No.</p> <p>14. Yes.</p>
<p>E</p>	<p>1. What is the total estimated value or estimated range for this procurement?</p> <p>2. The Technical Volume is a 150 page limit. Does that include charts and figures?</p> <p>3. In your “Glossary of Terminology” how often does Periodic Inspection “Planned sampling” usually</p>	<p>1. The estimated value is not provided for service contracts. Any estimated value range for construction orders (requested after contract award) will be provided at the time an individual price proposal is requested pursuant to the terms applicable to “Additional Services”</p> <p>2. Refer to Section L, Paragraph L.9.4.2 for specific technical proposal limitations.</p> <p>3. Planned Sampling is a type of performance inspection. Inspection</p>

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<p>take place?</p> <p>4. FAR clause 52.228-1, 20% is the guaranteed overall amount of work for any Subcontractor that is teaming with the prime, correct?</p> <p>5. On page H-11, SBU may be categorized for Returns and Return information. What is the definition of "26 ? 6103 of the IRC"?</p>	<p>schedules are not provided to the Contractor until just prior to the inspection and then only if technical assistance is needed.</p> <p>4. FAR 52.228-1, Bid Guarantee, pertains to bid guarantees, and is applicable to Additional Services contract terms and conditions ONLY. Bid Guarantees ARE NOT REQUIRED for proposals submitted in response to the solicitation.</p> <p>5. See definitions from IRC 26 USC 6103 below:</p> <p style="text-align: center;">INTERNAL REVENUE CODE</p> <p style="text-align: center;">26 U.S.C. § 6103</p> <p>§ Section 6103. - Confidentiality and disclosure of returns and return information</p> <p>(a) General rule Returns and return information shall be confidential, and except as authorized by this title -</p> <p>(1) no officer or employee of the United States, ... shall disclose any return or return information obtained by him in any manner in connection with his service as such an officer or an employee or otherwise or under the provisions of this section. For purposes of this subsection, the term "officer or employee" includes a former officer or employee.</p> <p>(b) Definitions For purposes of this section -</p> <p>(1) Return The term "return" means any tax or information return, declaration of estimated tax, or claim for refund required by, or provided for or permitted under, the provisions of this title which is filed with the Secretary by, on behalf of, or with respect to any person, and any amendment or supplement thereto, including supporting schedules, attachments, or lists which are supplemental to, or part of, the return so filed.</p>
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	<p>6. In reference to L.9.2 – Volume I, is the Contractor required to provide a company business plan?</p> <p>7. In reference to L.9.3.1 – Volume II Price, (4), can you please explain or clarify what <u>“Coefficient” to be applied to applicable RS Means bare material costs</u>”?</p>	<p>(2) Return information The term "return information" means - (A) a taxpayer's identity, the nature, source, or amount of his income, payments, receipts, deductions, exemptions, credits, assets, liabilities, net worth, tax liability, tax withheld, deficiencies, over assessments, or tax payments, whether the taxpayer's return was, is being, or will be examined or subject to other investigation or processing, or any other data, received by, recorded by, prepared by, furnished to, or collected by the Secretary with respect to a return or with respect to the determination of the existence, or possible existence, of liability (or the amount thereof) of any person under this title for any tax, penalty, interest, fine, forfeiture, or other imposition, or offense,</p> <p>6. Only the information specified in the solicitation is required.</p> <p>7. L.9.3.2.(4) – The proposed coefficient is a percentage of R.S. Means published cost that will be added or subtracted (or remain neutral if “0” is proposed). To understand the application of the proposed coefficient, refer to the terms found in C.4.3, “Cost Proposals”, and specifically, C.4.3.2 (c), which states, <i>“Material “bare” costs based on R.S. Means will be adjusted by the Contractor’s applicable Coefficient Rate identified in the Price Schedule, Section B.”</i></p>
<p>F</p>	<p>1. During the pre-proposal conference and site visit you stated that you may be altering the inventory that will be included in this procurement. Could you please advise us of any changes to the inventory that will affect the pricing?</p> <p>2. CLIN X0002 - Do the labor category prices apply to In-</p>	<p>1. Any changes to inventory or other terms will be specified herein and through any subsequent amendment(s) to the solicitation. For example: there are no requirements for the O&M Contractor to maintain any RUPS or UPS equipment other than the associated switchgear (refer to answer D.1. above) Changes or deletions will be itemized.</p> <p>2. Pursuant to FAR 52.232-7, Payments under Time-and-Materials and Labor-</p>

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<p>house staff only or are they to include subcontracted services?</p> <p>3. On what date will the Government cease to accept questions related to this procurement?</p> <p>4. Section L.9.1.c, Proposal Preparation Instructions – General Instructions. Would the Government like for the Business, Price, and Technical Proposals each to be placed in separate boxes or envelopes and then each of those boxes/envelopes be placed inside one larger box for delivery to the IRS?</p> <p>5. Section L.9.2 Volume I - Business Proposal, item a(2) requests that contractors provide information about their proposed Project Manager including the “<i>Project Manager’s name, address, and phone number</i>” (Section G, paragraph G.1.3). If it is our intention and desire to retain as many of the incumbent personnel on this contract as possible (including management), it would be impossible to obtain this information until after the</p>	<p>Hour Contracts (Aug 2012), The Government will pay the Contractor as follows upon the submission of vouchers approved by the Contracting Officer or the authorized representative:(a) <i>Hourly rate.</i> (1) <i>Hourly rate</i> means the rate(s) prescribed in the contract for payment for labor that meets the labor category qualifications of a labor category specified in the contract that are—(i) Performed by the Contractor; (ii) Performed by the Subcontractors; or (iii) Transferred between divisions, subsidiaries, or affiliated of the Contractor under a common control.</p> <p>3. Refer to Section L, Paragraph L.6, DISCUSSIONS AND CORRESPONDENCE, which states, “... <i>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.</i>”</p> <p>4. It is not required to place the volumes in a separate box or envelope before placing inside a larger box for delivery.</p> <p>5. The solicitation requirement remains unchanged.</p>
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<p>contract is awarded. Could this requirement be postponed until after contract award?</p> <p>6. Section L.9.2 Volume I - Business Proposal, item a(3) asks that contractors complete Section K, Representations and Certifications. FedBizOps states that contractors must be registered in the System for Award Management (SAM) database to be eligible for contract award. Since the same information is contained in SAM that is in the Representations and Certifications, does the Government require that both be completed or is Sam registration sufficient?</p> <p>7. Section L.9.4.2.2. a (2), Tab 2 - Staffing Plan and Phase-In Plan. If it is our intention and desire to retain as many of the incumbent personnel on this contract as possible (including management) as described in FAR 52.222-17, “Non-displacement of Qualified Workers” would the Government consider omitting the requirement for resumes for our proposed Project Manager and Supervisor(s) as long as we provide resumes and credentials for our Regional and/or corporate personnel who will oversee the contract?</p> <p>8. Section L.9.4.2.2. a (4), Tab 2 - Staffing Plan and Phase-In Plan. This section states <i>“Include a table of personnel sources, noting the percentage of the total workforce to be recruited from the following (i) the Offeror’s own resources, (ii) incumbent contractor personnel, and (iii) outside recruitment.”</i> Since we</p>	<p>6. Section K must be completed and returned with the proposal. Refer to Paragraph K.2, 52.204-8 ANNUAL REPRESENTATIONS AND CERTIFICATIONS (DEC 2012), which allows the offeror to cross reference its individual representations and certifications already completed in ORCA.</p> <p>7. The solicitation requirement remains unchanged. The government requires identification of proposed key personnel, and reasonable assurance that such personnel are either already employed by the contractor, or committed to future employment by the contractor. It is customary to contact the incumbent contractor to coordinate meeting(s), outside of working hours, with employee(s) to discuss employment opportunities. The site phone number is 770-455-2681</p> <p>8. The solicitation requirement remains unchanged.</p>
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<p>assume FAR 52.222-17, “Non-displacement of Qualified Workers” is in force for this procurement and therefore all incumbent personnel have the right of first refusal at the IRS facility, would the Government consider deleting this particular requirement?</p> <p>9. Section L.9.4.2.3 Tab 3 - Building Operations Plan. Is the “sample” Building Operating Plan supposed to reflect information from the IRS facility? A comprehensive Building Operating Plan requires knowledge of the facilities and equipment and information from both the incumbent contractor and the IRS building staff in order to be reflective of the building contents. It seems that this requirement would be difficult to fulfill for anyone but the incumbent contractor.</p> <p>10. Section L.9.4.2.4.e and f, Tab 4 - Service Call Plan, asks contractors to describe “<i>what materials and equipment are required to support service call work under \$3,000.</i>” You also ask “<i>what service call materials will be stocked on-site?</i>” It seems that this question is redundant. Could you explain the difference in what you’re looking for in these 2 items?</p> <p>11. Section L.9.4.2.5.d, Tab 5 - Preventive Maintenance (PM) Plan, asks contractors to define “<i>What equipment the contractor will need to develop a PM Guide card for.</i>” It seems that this would be impossible to determine for anyone except the incumbent. Can this requirement be reconsidered?</p>	<p>9. The plan is to be based on the instructions provided in L.9.4.2.3, and is considered to be a “sample” Plan. Refer to the sample BOP documents provided with Amendment No. 0001 to TIRSE-13-R-00004, which may be helpful.</p> <p>10. Concerning L.9.4.2.4 e & f . The Contractor should answer both, as requested. Evaluation will consider the Contractor’s approach and apparent understanding for response and performance of Service Calls. Note: While many items are commercially available locally, IRS doesn’t anticipate that the Contractor will make a special trip every time a part is needed; for instance, wax ring(s) to repair a leaky toilet may be a normally stocked item on site rather than making runs to the parts store each time a leaky toilet is encountered.</p> <p>11. Given the IRS has already provided and is using a web based CMMS, there should be a guide card for all existing equipment. Therefore, sub-item d is</p>
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<p>12. Section L.9.4.2.8.a (3) Tab 8 – Relevant Work Experience, asks contractors to “<i>Provide a list of all active or completed contracts during the last three years. This list shall only include the offeror's contracts or subcontracts greater than \$650,000 annually.</i>” Would the Government consider placing a maximum on the number of contracts that should be described?</p> <p>13. What are the make, model, size, & serial number of the boilers?</p>	<p>eliminated from consideration.*</p> <p>* <u>NOTICE OF CHANGE TO SOLICITATION.</u> Paragraph L.9.4.2.5.is changed to delete sub-item d in its entirety. Note: Sub-item d will be identified as “Reserved” in order to maintain the original sub-item numbering sequence.</p> <p>12. Yes. This experience request pertains only to Service Contracts for Facility Operations and Repair Contracts. The maximum number of contracts to be considered is limited to 52. $\\$34,000,000/650,000 = 52$.</p> <p>13. Boiler #1: Orr-Sembower - 1968 199 hp Model #: CFP-6015-W Serial #: 68C6015001</p> <p>Burner #1: Turbo-Ring Model #: FL14-G-30-4 Firing Range (GAS/OIL) MBH: 5486 (min) to 8313(max)</p> <p>Boiler #2: Weil-Mclain 94 boiler 6,680,000 MBTU/HR</p>
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	<p>14. What is the manufacturer of the BAS system at the facility? Is the system operational? Who provides the software updates?</p> <p>15. What is the model and serial number of the York and Trane chillers?</p> <p>16. What is the number of times that the snow removal has necessitated removing the snow and taking off site over the last 5 years?</p> <p>17. What is the quantity, type, & MERV rating of all the F-32 filters?</p> <p>18. Can you provide the last Fire Sprinkler and Fire Alarm Inspection reports?</p>	<p>Model #: 2492 Series 3 Serial #: CP3791385</p> <p>Burner #2: Model #: WFL 12.4-GO-50-RM794OL-E2.30-F7.2-UL-1RI-GSD-1</p> <p>14. The primary system is a JCI Metasys.. About half of it is on a LonWorks architecture and the other half is standard BacNET architecture. The remaining BAS issues are outlined in the List of Operational Deficiencies.</p> <p>15. York Chiller: M#: YKEREPO6-CMG S#:SRTM187180 Carrier Chiller: M#: CVHIF485 S#:199MO494IM</p> <p>16. Snow removal was required only one time in the past five years. However, we are required to create and maintain a plan to remove snow and ice promptly should we have another event.</p> <p>17. The IRS does not have an air filter inventory. We require the use of MERV 8 filtration or better. This requirement does not apply to the roll filter media on the four old Trane AHU's.</p> <p>18. Yes (refer to Amendment 0003 for copies of reports)</p>
<p>G</p>	<p>1. As mentioned during the site visit, half of the building has been renovated and the other half is to be completed or in progress upon contract award. Question: As part of the renovation process are the asbestos containing floor tiles</p>	<p>1. No VAT is being abated as part of the renovations with very minor exceptions. In the renovation areas the carpet is being laid over the ACM VAT.</p>

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	<p>being removed/remediated?</p> <p>2. What is the total square footage of the roof and what is the age of the roof membrane?</p> <p>3. Is there any warranty remaining on the roof?</p> <p>4. Who is responsible for mowing, trimming and weed control and other landscaping at the facility?</p> <p>5. What is the Building Automation System brand? i.e Honeywell, Siemens...</p> <p>6. C.3.4.9 states the contractor is responsible for “elevator controls” please identify the number, location and manufacturer of the elevators in the facility</p> <p>7. During the site visit we were told the contractor was not responsible for the UPS however in the PWS it states that we are responsible for the maintenance of the UPS and RUPS. Please clarify the contractors’ responsibility for the UPS Maintenance.</p>	<p>2. The building roof is approximately 340,000 square feet. The single ply TPM roof was installed in 2001 with a 10 year warranty. The warranty expired in April of 2011.</p> <p>3. No.</p> <p>4. The Custodial Contractor.</p> <p>5. Approximately 50% of the building is controlled by a modern JCI Metasys BAS. The remainder, including the central plant, is controlled by a proprietary BAS that is no longer serviceable. The IRS is in the process of attempting to replace this system and migrate all equipment to the new JCI Metasys BAS.</p> <p>6. There are no elevators in the subject facility and this requirement is hereby deleted from the solicitation.*</p> <p>* NOTICE OF CHANGE TO SOLICITATION. Paragraph C.3.4.9 , is changed to DELETE the reference to “elevator controls”</p> <p>7. Refer to the “Notice of Change to Solicitation” found in Answer D.1 above.</p>
<p>H</p>	<p>1. Will the government accept up to date CPARS in place of Past Performance Questionnaires?</p>	<p>1. No, the solicitation requires use of the Questionnaires, as outlined in Section L. The Government will also consider CPARS, as well as any other past performance information available to the government.</p>

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	<p>2. Does the current workforce on this contract fall under a CBA or are they SCA, please clarify. If they are unionized, please provide the current CBA they fall under.</p> <p>3. Please provide a list of all current subcontractors utilized on this contract.</p>	<p>2. The current workforce is not under a CBA, nor are they unionized.</p> <p>3. The incumbent contractor's staffing plan, to include subcontractors, is proprietary information that is unauthorized for disclosure at this time. Such information will be shared with the successful offeror receiving contract award in response to the solicitation.</p>
<p>I</p>	<p>Section L.9.4.2.2 Tab 2 Staffing Plan and Phase-in Plan, requires Resumes for the Project Manager and shift supervisor (s). If the offeror decides to have a lead trades person rather than a "supervisor" and hires the incumbent SCA personnel as required by Executive Order 13495 entitled "Nondisplacement of Qualified Workers Under Service Contracts, we would have no access to the resumes of these incumbent personnel and the incumbent would have an unfair advantage in this area. Would the government consider removing the requirement for the shift supervisor resumes?</p>	<p>The solicitation remains unchanged. Refer to the Government's Answer listed in Item F.7 above.</p>
<p>J</p>	<p>1. Reference Exhibit TE-3: Does the list of service calls in this exhibit fairly represent the anticipated workload on an annual basis?</p> <p>2. Reference TE-5 Equipment Inventory: In Column E, Equipment Status, does "out of service" mean that the item has been permanently taken out of service or should bidders assume these items will need to be serviced?</p>	<p>1. Yes.</p> <p>2. "Out of Service" is defined as equipment that is not being operated at this time. It does not require Preventive Maintenance or repair under "Basic Services." However, in the future the IRS may request the Contractor make the equipment operational on a reimbursable basis as an Additional Service Request.</p>

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<p>3. Reference TE-5 Equipment Inventory: In Column E, Equipment Status, does "in storage" mean that the item has been permanently taken out of service or should bidders assume these items will need to be serviced?</p> <p>4. Reference TE-5 Equipment Inventory: In Column E, Equipment Status, does "salvaged" mean that the item has been permanently taken out of service or should bidders assume these items will need to be serviced?</p> <p>5. Reference Section C.3.1.3 - Facility Temperature: How many computer rooms require temperature control to 72 degrees plus or minus 1 degree?</p> <p>6. Reference Section C.3.1.4 - last paragraph, Sub sections b and c: Is the check of the central plant equipment being done automatically via equipment printer or electronic recording device or is someone on-site accomplishing the recording of data every 2 hours?</p>	<p>3. "In storage" refers to equipment that is not currently in use but may be required at any time. However, the Contractor may cease performing PM on equipment placed "In Storage" until such time as the equipment may be required. No parts or components may be 'cannibalized' from "In Storage" equipment. Should repairs be needed to put the equipment back into service, the \$3,000 Contract Threshold does apply. During the Equipment Condition Inspection, the successful Offeror must pay careful attention to each piece of equipment listed as "In Storage" because the Contractor bears the first \$3,000 cost to return this equipment to operational status.</p> <p>4. "Salvaged" is defined as abandoned in place or removed. This equipment will never be reactivated or reused. 'Salvaged' means permanently out of service.</p> <p>5. There will be five small server rooms classified here as "computer rooms" under the Contract. The smallest has two five ton CRAC units, the largest will have three 20 ton CRAC units.</p> <p>6. There are printers for each of the two chillers with this requirement.</p> <p>7. The Government will not provide any testing for the Contractor's benefit or to satisfy any Contract requirements. Any testing performed by the Government is primarily to determine equipment condition and to verify Contractor performance. The Government reserves the right to hire independent testing services for any and all equipment and systems at any time during the Contract period.</p>
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<p>7. Reference Sections C.3.4.2.b and C.3.4.6: Section C.3.4.2.b indicates that the Government will perform inspections on chillers, boilers, and strainers in conjunction with scheduled PM on this equipment. Section C.3.4.6 indicates that certification of these types of equipment must be performed by independent testing firms. Please clarify what inspection and testing the Government will provide.</p> <p>8. Reference Section C.3.9.8 - Asbestos Containing Materials: How much asbestos has been removed on an annual basis?</p> <p>9. Reference Exhibit B-1, Price Schedule; Both the Service Contract Act and Davis Bacon Act Labor Category lists include an Engineer to be priced. Typically a position of this type would be considered salaried and not be handled in an hourly fashion, however, the Wage Determination incorporated into the solicitation includes a “Stationary Engineer” (code 25070). At the same time, the DBA (Building) Wage Determination does not include an</p>	<p>8. That is a difficult question to answer because most ACM removed is attached to access floor tiles that are damaged and being disposed. Most of these metal access floor tiles must be disposed of as ACM but only the top layer of VAT contains asbestos – and that has less than 2% ACM content. The annual average would be about 1000# including the metal (removal of the remaining VAT from the metal panels proved impractical). The annual VAT removed by the O&M Contractor under basic services is less than 36 square feet. The annual average of ACM insulation removed under Basic Services is only a few linear feet of pipe insulation at most. The IRS reserves the right to remove any amount of ACM under the Additional Services contract clause.</p> <p>9. Reference the DOL Wage Rate Determination for Dekalb County: 25070 - Stationary Engineer. This refers to the central plant operator.</p> <p>10. The estimated quantity for additional labor categories is 1 hour per each additional labor category identified</p>
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<p>Engineer position of any type. We would appreciate the government providing us with their expectation as it pertains to the “Engineer” position so that it is priced consistently by all offerors.</p> <p>10. Reference Exhibit B-1, Price Schedule; At the bottom of both lists of Labor Categories is a location to “identify any additional labor category(s)”. The corresponding estimated quantity in each of the 2 locations is 1 hour, while all of the government provided positions show 113 hours. If we should opt to include additional positions, should they be priced at 1 hour or 113 hours?</p> <p>11. Reference PWS paragraph C.3.4 Preventative Maintenance (PM) and Certification, C.3.4.7 Certification Test Schedules and TE-10 Infrared Testing Requirements. For purposes of accurate scheduling/pricing, is the <u>Infrared Testing</u> treated as if it is a <u>certification</u> required less frequently than annually that would need to be scheduled and performed initially during the first performance year of the contract”. If it is not treated as a certification, please provide the dates for the last testing of “IRS PM Check E-28, E-30A, E-30B, E-37C, E-37D and E-36.</p> <p>12. Reference PWS paragraph C.3.4.8 Infrared Testing; Can</p>	<p>11. IR scanning is an annual requirement.</p> <p>12. The incumbent contractor performs IR scanning using in-house equipment and personnel.</p> <p>13. A certain few electrical panels and pieces of equipment requiring IR scanning cannot be accessed while the area is occupied. The percent of after-hours scanning required is insignificant relevant to Contract pricing. Also, the areas in question are typically vacated by 4:00 pm allowing late afternoon performance of this work.</p>
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	<p>the government please provide the name of the company currently performing this testing?</p> <p>13. Reference PWS paragraph C.3.4.8 Infrared Testing; The paragraph states that “The Contractor is responsible for scheduling IR Testing whereby there are no interruptions to normal occupant work activities. After normal hours and weekend testing as necessary is included in the fixed price portion of the Contract.” This appears counterproductive to the testing as the intent is to evaluate the system under normal load and operating conditions in a noncontact, nondestructive manner. Please clarify.</p>	
<p>K</p>	<ol style="list-style-type: none"> 1. IRT Equipment Inventory list, are we responsible for maintaining equipment listed as “In Storage” or “Salvaged” or “Out of Service”? 2. IRT Generator Testing- Do you require an annual Load Bank test? Are there any load banks on site? 3. IRT BAS systems – Please list the BAS system and what version is running. 4. IRT Fire Alarm Monitoring – Who is responsible for Fire Alarm Monitoring? If the contractor, who is to pay for the telephone line? 	<ol style="list-style-type: none"> 1. Refer to Answers J.2, 3, and 4 above. 2. A monthly ‘drop test’ is required for these Emergency Generators. The drop test is scheduled for 7:00 am on the last Sunday of each month. The electrician performs the drop test by tripping the three output circuit breakers from each transformer. The test runs for about 90 minutes (30 minutes each generator plus preparation and cool down). 3. The O&M Contractor must also perform a weekly off-line start test. There is no load bank requirement right now. 4. The IRS pays for the offsite fire alarm monitoring

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<p>5. IRT Fire Testing – Will the COR allow testing and inspection of the Fire Alarm and Suppression systems during normal business hours? IRT Bollards - Are there any movable Bollards or wedge plates to be maintained?</p> <p>6. IRT Labeling – (a) Is labeling in place and up to date? Are we responsible for Labeling? (b) Is any barcoding equipment required? (c) Are all the current electrical circuit labels up-to-date? If not, what are the deficiencies and who will bear the costs to correct these?</p> <p>7. IRT Gov't CMMS – What is the Gov't CMMS system in place now? Will GSA provide any initial training?</p> <p>8. IRT Equipment Inventory – Once an updated equipment list is determined after CSD, will the Gov't allow for an equitable adjustment if additional equipment is found?</p> <p>9. IRT B-1 Pricing (2) Facility Operations, A, B&C – Please clarify A. Equipment Checks – Are you referring to Daily Tours? B. Building Operation Plan – Please clarify what you're looking for here since a BOP has to be turned in by the end of the Phase-In period C. Environmental Requirements – Please clarify as to what you're looking for here.</p> <p>(5) Preventive Maintenance – (B) Equipment</p>	<p>5. No. Fire alarm audible alarm testing occurs after normal work hours.</p> <p>6. No removable bollards to be 'maintained.' Equipment labeling is required under the Basic Services Requirements of the Contract. Current labeling is not complete. The successful Offeror may note these issues as deficiencies during the equipment condition inspection.</p> <p>7. The CMMS is in place and the IRS will provide initial training.</p> <p>8. No. The initial equipment condition inspection will be complete and deficiencies identified during the phase in period. Beyond this list, no equitable adjustments will be allowed after the Contract start date.</p> <p>9. These items represent a breakdown of the contractor's proposed fixed monthly price for Basic Services.</p> <p>For the best explanation, please refer to the "Work Requirements" and associated "Performance Standards" applicable to each that are outlined in Exhibit E-1, Performance Requirements Summary Table (PRST). The PRST is described in Section E of the solicitation</p>
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	Certification Inspection and testing – Please list all equipment to be priced under (B)? Does this include all Fire Alarm testing and Suppression testing costs, all annual Boiler certification costs, annual Backflow certs, annual electrical testing costs, etc.	
L	PWS C.3.17, CMMS: Please identify the Government provided CMMS and indicate the number of seats provided for contractor use.	The CMMS is a web based Graphic Database Interface system built on the ARCHIBUS platform. The contractor will be provided at least two IRS computers that will provide connectivity to ARCHIBUS. Access is limited but the IRS will provide ARCHIBUS access for up to three Contract employees.
M	<p>Questions referring to the UPS</p> <p>1. Who is the manufacturer of the UPS?</p> <p>2. How many batteries are included in this system and what type batteries are used?</p>	<p>1. UPS not included in Contract .</p> <p>2. The Contractor is responsible for all the emergency lighting batteries and for the 12 kV switchgear control voltage batteries</p>
	BELOW ARE ADDITIONAL QUESTIONS/ANSWERS INCLUDED WITH AMENDMENT #0003	
N	Exhibit B-1, Price Schedule: Will the government allow the offerors to adjust the estimated quantity in cell C8 of the Base Period and Option period V should they decide to reduce the phase in period?	No, the quantities in Exhibit B-1 are not to be changed. These quantities are based on “ <i>estimates</i> ” and will be used for evaluation purposes. Please refer to Section M, Paragraph M.6, “Price Evaluation, and Section” Section L, Paragraph L.9.3, “Volume II – Price Proposal”; and Section F, Paragraph F.2, “Contract Terms and Phase-in Period”, for applicable terms.
O	<p>1. PWS, C.3.4.9, Control Systems: Is the current BAS a Metasys system? Are there operational deficiencies with the current BAS/AC controls? If so, please advise.</p> <p>2. PWS, C.3.6, Staffing Requirement and On-Site Hours</p>	<p>1. We are replacing all non-Metasys BAS controls with current generation Metasys controls. This work will be completed before the Contract award date. We expect no operational deficiencies following that installation. If deficiencies do exist after award we will share the known problems during the initial inspection.</p> <p>2. Yes. We require a minimum of one qualified technician onsite at all</p>

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<p>of Operation: We interpret this to mean that the government requires contractor's onsite presence 24/7 by providing technicians on 2nd and 3rd shifts. Please verify.</p> <p>3. Exhibit TE-5, RE: Elevators and Escalators: Please confirm the maintenance of elevators is excluded from this contract.</p> <p>4. Exhibit TE-5, RE: Kitchen Equipment: Please confirm the maintenance of kitchen equipment is excluded from this contract.</p> <p>5. Exhibit TE-5, RE: Equipment List: Please provide the tonnage of each water cooled chillers and cooling towers.</p> <p>6. Exhibit TE-5, RE: Equipment Inventory: Please provide the KW for the Generators listed in the Equipment</p> <p>7. At the onsite visit, it was indicated that various renovations are ongoing and a revised equipment list will be provided by amendment. Please verify.</p> <p>8. At the onsite visit, it was indicated the facility contains asbestos, which would require bidders to provide 16-hour maintenance asbestos training and</p>	<p>times 24/7/365 including holidays.</p> <p>3. Correct. There are currently no elevators or escalators in the building. The Government reserves the right to add said appurtenances should the need arise. However, in that event the Contractor would be allowed to negotiate a price adjustment for the additional equipment.</p> <p>4. Correct. With the exception of two ice maker/dispensers and a few refrigerators, there is no kitchen equipment on the current inventory. The Government reserves the right to add said appurtenances should the need arise. However, in that event the Contractor would be allowed to negotiate a price adjustment for the additional equipment.</p> <p>5. There are two central chillers. One Trane 500 ton low pressure chiller and one York 400 ton high pressure chiller.</p> <p>6. The two Caterpillar generators are 1,600 kW each.</p> <p>7. A list of equipment revisions based on renovations is not available at this time. <u>Offerors are to prepare proposals based on the equipment list provided in the solicitation, to include any changes incorporated by solicitation amendment.</u></p> <p>8. Correct.</p>
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	<p>annual 4-hour refreshers along with necessary gear, fit testing, surveillance, etc for at least 2 people. Please verify.</p> <p>9. At the onsite visit, it was noted that there are some permit-required confined spaces on this property that would require confined space training for at least 2 and possibly 3 people. Please verify.</p>	<p>9. Correct. However, the incumbent Contractor provides confined space training for all on-site employees.</p>
<p>P</p>	<p>1. Refer to Q&A J.12, which states the incumbent performs IR scanning using in house equipment and personnel. How can this be considered an independent testing individual or firm when being performed by the incumbent?</p> <p>2. Can a contractor’s subcontractor on this contract act as an independent testing and certification contractor under the terms of this solicitation as long as they are certified by trade for the equipment requiring said testing and certification?</p>	<p>1. We are willing to accept in-house IR scanning if the individual performing the testing has completed independent ASNT Level 1 Thermal/Infrared Certification from a ASNT approved training program and if the equipment is properly calibrated in accordance with ASNT and the manufactures requirements.</p> <p>* <u>NOTICE OF CHANGE TO SOLICITATION.</u> <i>Paragraphs C.3.4.6 and C.3.4.8 are changed to incorporate changes regarding infrared thermography testing qualification requirements.</i></p> <p>2. It is acceptable to use specialized subcontractors for independent testing and certification. For all testing and specialized services other than IR scanning and weekly water analysis, the incumbent uses subcontracted certified testing companies. We will review the proposals on a case by case basis during the Technical Evaluation. The purpose of requesting independent testing and certification is to both avoid conflicts of interest between the individuals performing the testing and their supervision and to maintain the highest level of training for those persons performing the testing. The Government reserves the right to perform any testing we deem necessary to verify the Contractors certification programs.</p>
<p>Q</p>	<p>What are the make, model, size, & serial number of the boilers?</p>	<p>Refer to Q&A F.13 above (revised model/serial number information has been added to the government’s answer.)</p>
<p>R</p>	<p>Are the incumbent “Shift Supervisors” exempt or non-exempt employees?</p>	<p>The incumbent contractor reports that its shift supervisors are exempt employees. Therefore, the requirements of FAR requirement 52.222-17</p>

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<p>S</p>	<p>Throughout the Q&A the Government kept referring to operational deficiencies that were at the end of the amendment. No operational deficiencies were found. Could the Government please provide them.</p>	<p>“Non-Displacement of Qualified Workers”, would not apply. The Operational Deficiency List is provided as an Attachment to Solicitation Amendment 0003.</p>
<p>T</p>	<p>Reference is made to Q&A J.12 above. The answer mentions Infrared Testing in-house equipment. Would this be Government Furnished Equipment or the property of the incumbent contractor?</p>	<p>The Government does not provide any equipment other than what is listed on TE-7.</p>
<p>U</p>	<p>Request Copy of TE-4, Public Buildings Preventative Maintenance Guides</p>	<p>Accurate PM Guides can be located at the following website: www.irs.gov/pub/irs-procure/techexhibit4_pm_guide_cards.pdf</p>
<p>V</p>	<p>1. Are the yearly water makeup amounts to the towers known or perhaps a general water usage provided to the bidders for evaluation purposes? 2. If not, are the towers in operation 24/7 or are they offline at night and/or weekends?</p>	<p>1. The IRS has not installed dedicated water meters to monitor condenser water usage. You may consult the manufacturer’s estimates for water loss for one 500 ton Marley cooling tower, for two each 200 ton Evapco towers and for one 50 ton Marley tower. Chiller run time is split fairly evenly between the 500 ton and the 400 ton in the summer. The 400 ton chiller is preferred during temperate months as it can operate at lower part loads than the 500 ton. 2. We operate one of the two main chillers whenever the building is occupied. While the building is open 24/7/365 (excluding furlough days), the chillers are not operated 24/7 during the cooling months. We turn them off on the graveyard shift and on unoccupied weekends. This is still new to me because until 2011 we operated the building 24/7/365 constantly. Also, new occupants continue to relocate to the building and I’m finding we operate the central plant more frequently on weekends than in 2012. However, the customers do not provide us with an overtime schedule and my instructions are to tour the building several times per shift on Saturday’s and Sunday’s and provide HVAC as needed. Our Central Office does not require us to track actual hours or after hours operations. Basically we operate the plant as needed.</p>

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	<p>3. Are the closed loops tight with few leaks or does the hot loop and chill loop make up a lot relative to their volumes?</p>	<p>Also, as we utilize outdoor air economizers, the weather makes a big difference in chiller operating hours.</p> <p>3. The hot and chilled water loops are closed and ‘reasonably tight.’ Chemical levels for the hot and chilled water loops do not vary appreciably throughout the year. I have not seen any significant “slug feeds” for chemicals in those loops unless we have to drain the system to make a repair. Chilled water loop repairs are rare. Hot water loop repairs to the 50 or so reheat coil modulating valves are common (approximately 20 repairs/year). However, most of those coils can be isolated at the coil.</p> <p>By far the greatest water treatment chemical usage is for the condenser water towers. Concerns about algae and Legionella growth require significant focus on the chemical treatment program. Also, the 1988 Marley condenser water tower is constructed of wood and does not have sun shields over the water distribution pans (covers were installed but later discarded as impractical and dangerous). Algae control in this tower has proven troublesome in the past.</p>
<p>W</p>	<p>1, In reference to C.3.6, Staffing Requirements and On Site Hours of operation, can you clarify/verify that the Government requires the contractor to staff three 8 hour shifts per day, 7 days per week and 365 days per year without exceptions.</p> <p>2. Am I correct to assume that in referencing C.3.3.2 Independent Testing, C.3.4.6 Certification Testing and Inspecting and C.3.5.7 Specialized Equipment and Maintenance that said certified individuals/firms are not considered to be subcontractors?</p>	<p>1. The Government requires a minimum of one qualified employee on-site 24/7/365. The weekday shift requires additional staffing as required to respond to maintenance requests in accordance with the Contract specifications. The incumbent contractor provides additional staffing for the evening shift to accomplish PM on equipment that cannot be shut down during normal hours.</p> <p>2. Please refer to Federal Acquisition Regulations or the Small Business Administration for definition and use of subcontractors.</p>

ATTACHMENT 3

QUESTIONS AND ANSWERS, Revision 1, Dated 6/24/2013

<p>3. Are the basic services currently provided by the incumbent, without contract funding modifications, equivalent to or less than those required under TIRSE-13-R-00004?</p>	<p>3. The Basic Services currently being performed are similar, but considered less in scope than those required under the solicitation.</p>
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ATTACHMENT 4

IRS Operation and Maintenance Solicitation
List of known Operational Deficiencies

The following information is provided to all prospective offerors for IRS Solicitation TIRSE-13-R-00004 because these known deficiencies may affect the overall cost to operate the subject Facility.

HVAC Controls Deficiencies:

1. Air Handling Units D-02-431, D-02-432, D-02-433 – Automatic temperature control for these three single zone AHU's has failed and cannot be repaired. The operator has manual control via the BAS of the valves and dampers and must re-position these multiple times throughout the day to maintain proper space temperatures. This effort alone requires an additional 1.5 man-hours per day minimum.
2. There is no automatic control for the central plant equipment. All chillers, boilers and pumps must be operated manually. Chillers and boilers will maintain temperature set points however watches must be performed periodically throughout the day and night. Estimate six additional man-hours required weekly for manual operation.
3. AHU A-11-11 and R-06-01 (plus associated pump and cooling tower) operate as a stand-alone unit and are not connected to the central BAS. This equipment requires a tour check once every four hours when in operation. Equipment is manually shut off each night and weekend. Estimate three additional man-hours per week for manual operation.
4. The BAS graphics pages for A-11-09 and A-11-10 have failed. To check system status or make changes the user must log into the points page to view and control these two AHU's. This action requires an extra hour per day to check the status of these units.

ATTACHMENT 5

FILTER INVENTORY

[NOTICE: THIS ADOBE ACROBAT FILE IS PROVIDED AS A SEPARATE ELECTRONIC DOCUMENT]

Attachment 6

FIRE ALARM INSPECTION REPORT

[NOTICE: THIS ADOBE ACROBAT FILE IS PROVIDED AS A SEPARATE ELECTRONIC DOCUMENT]