

Air Handling Units Maintenance & Repair

Questions & Answers:

1. **Question:** On section VI (d.18)- Scope of Work of the SOW mentions to replace all air filters. If the Contractor is to provide all parts and supplies, we will need a list of the type of filter per A/C unit in order to properly quote this solicitation. Please provide a list of the filters type ASAP so we can respond by August 27 by noon as required on the solicitation document.
 - a. **Answer:** The list is attached. The quantities are approximate numbers. Please note that the intention of the site visit was for the Contractors to be able to obtain the information.

2. **Question:** We need a list of all filters per piece of equipment and the frequency required for changing them.
 - a. **Answer:**
 - i. The list is attached. The quantities are approximate numbers. Please note that the intention of the site visit was for the Contractors to be able to obtain the information.
 - ii. The frequency to replace all the filters within each air handling unit is monthly as stated in the scope of work.

3. **Question:** If any sensor is damaged or not working properly prior to contract award, will they be part of the contract or the Government will replace them prior to contractor's beginning of contract performance?
 - a. **Answer:** We have an in-house Contractor that has certified that all the sensors are working properly. Although the Contractor prior to making any Preventive Maintenance could request the Contracting Officer Representative (COR) to verify the condition of the sensors in case of doubt. The COR will take a make a final determination within a reasonable time frame on the condition of the sensors. Otherwise it will be interpreted that they are in good condition.

4. **Question:** Are the inline return fans that serve South bed Towers AHU part of requested maintenance and repair service?

a. **Answer: No.**

5. **Question:** At the time to paint or clean any of the units; should carbon filters to be installed to dismiss odors? If yes, to which ones?

a. **Answer: All paint, chemical and any other material used must be odorless.**

6. **Question:** Which units have HEPA filters installed? Will those HEPA filters need a Certification?

a. **Answer:**

- i. **The units are listed below although since the Medical Center is under constant renovations other units could be included. Any other unit found and not included in the list below with HEPA filters must be maintained by the Contractor.**

- 1. AHU #8 of Main Building**
- 2. AHU #5 of OPA**
- 3. AHU #7 of OPA**
- 4. AHU #8 of South Bed Tower**

- b. **HEPA filters and any other materials must be submitted for approval to the Contracting Officer Representative before installation. They do not need a certification.**

7. **Question:** We will need the information about the supply fan that serve food and nutrition area?

a. **Answer:**

i. **Supply Fan of Food and Nutrition**

1. **Model Trane**
2. **Belt B-40**
3. **Quantity of Belts = 2**
4. **Motor = 10 HP**
5. **Filters 20 x 20 x 2**
6. **Quantity of Filters = 6**
7. **Bag Filters 20 x 20 x 1**
8. **Quantity of Bag Filters = 6**

ii. **AHU 18 Food and Nutrition**

1. **Model Trane**
2. **Belt B-31**
3. **Quantity of Belts = 1**
4. **Motor = 2 HP**
5. **Filters 20 x 25 x 2**
6. **Quantity of Filters = 2**
7. **Bag Filters 25 x 16 x 2**
8. **Quantity of Bag Filters = 1**

8. **Question:** In Relationship to changes of Hepa filters and bag, the manufacturers suggest changing them once a year, and the contract is for six (6) months. The company that is awarded the bid, you will need to change them for the duration of the contract?

a. **Answer: (This comment responds exclusively to HEPA Filters)**

- i. **We will require the Contractor to change them at the beginning of the Contract. Afterwards we will base the criteria on the Manufacturers recommendation evaluating the lifetime of the HEPA filter and/or the difference in pressure indicated. This is to be determined in the submittal.**

9. **Question:** Any deficiencies found in the AHU, the company that is awarded the bid will be responsible for the repair?

a. **Answer: Yes.**

10. **Question:** Which of the AHU, maintenance will be given after hours?

a. **Answer:**

- i. **The exact hours are to be coordinated with the Contracting Officer Representative (COR).**
- ii. **At this moment we are certain that the following Air Handling Units (AHU) will be done after hours:**
 1. **Supply Fan #1**
 2. **Supply Fan #2**
 3. **RTU #1**
 4. **AHU #1 of SICU**
 5. **AHU #30 (Area C SICU)**
 6. **AHU #32 (Area C SICU)**
 7. **RME AHU #2**
 8. **RME AHU #23**
 9. **Morgue**
 10. **UPS**
 11. **All AHU's in South Bed Tower**
 12. **All AHU's in CLC**
- iii. **All other AHU's could be requested to be done during afterhours at any time if determined necessary by the COR without an additional cost to the Government.**

11. **Question:** We request information from the filters and belts Unit (# 36) Food and Nutrition SF because he could not take information during the visit?

i. **Answer:**

1. **AHU 18 Food and Nutrition**
 - a. **Model Trane**
 - b. **Belt B-31**
 - c. **Quantity of Belts = 1**
 - d. **Motor = 2 HP**
 - e. **Filters 20 x 25 x 2**
 - f. **Quantity of Filters = 2**
 - g. **Bag Filters 25 x 16 x 2**
 - h. **Quantity of Bag Filters = 1**

12. **Question:** A LIST OF FILTERS REQUIRED PER AHU AND FANS IS NEEDED FOR AN ACCURATE AND FAIR BID FOR ALL CONTRACTORS. AT SITE VISIT SEVERAL UNITS WERE NOT ACCESSIBLE OR COULD NOT VERIFY INSIDE FOR THIS INFORMATION.

- a. **Answer:** See the list attached. The quantities are approximate numbers. Please note that the intention of the site visit was for the Contractors to be able to obtain the information.

13. **Question:** ALSO AN INFO SCHEDULE OF FILTERS MODELS IS NEEDED INCLUDING HEPA FILTERS IF ARE NEEDED.

- a. **Answer:** See the list attached. The quantities are approximate numbers. Please note that the intention of the site visit was for the Contractors to be able to obtain the information.

14. **Question:** A PART # SCHEDULE OF MOTOR BELTS IS NEEDED DUE TO COMPLEXITY OF SOME UNITS THE PRICE WILL VARY AND A BETTER PRICE CAN BE MADE WITH THIS INFORMATION.

- a. **Answer:** See the list attached. The quantities are approximate numbers. Please note that the intention of the site visit was for the Contractors to be able to obtain the information.

15. **Question:** IN SCOPE OF WORK PLEASE ADD INFO ON WHICH UNITS WILL NEED MAINTENANCE AT NON-WORKING HRS. WE WILL NEED A BETTER KNOWLEDGE ON HOW REPAIRS WILL BE MANAGED, THIS UNITS HAVE VERY EXPENSIVE PARTS THAT SHOULD BE INVOICE ONLY WHEN NEEDED.

a. **Answer:**

- i. **The exact hours are to be coordinated with the Contracting Officer Representative (COR).**
- ii. **At this moment we are certain that the following Air Handling Units (AHU) will be done after hours:**
 1. **Supply Fan #1**
 2. **Supply Fan #2**
 3. **RTU #1**
 4. **AHU #1 of SICU**
 5. **AHU #30 (Area C SICU)**
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 9. **Morgue**
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- iii. **All other AHU's could be requested to be done during afterhours at any time if determined necessary by the COR without an additional cost to the Government.**