

Preventative Maintenance for Air Balance System
VA261-17-Q-0081 Questions and Answers

Question 1: 2.4.4 - Please explain that the printed and electronic check-off sheet for inspection relates simply to the equipment and fans as listed within Table 2 on pages 14 & 15 of 59.* Justification for this question is based in our desire to insure manufacturer data is provided within description block for the table.

Answer 1a: During the first inspection the Facilities team will assist in showing the awarded contractor the fan that will be on this inspection sheet; some do not have any data plates available.

Answer 1b: If name plate data is unavailable, please make notation on the inspection sheet.

Question 2: 2.4.5 - Please explain the source of the Service History Data as called out in this section on page 15 of 59? Is this data to be provided to the contractor via the COR?

Answer 2: Contractor must maintain a history of the work they have performed on the Fans; basically the history from the time of award.

Question 3: 2.4.6 - Please explain the source of the manufacturer's specifications as called out in this section on page 15 of 59? Is this data to be provided to the contractor via the COR?*Justification for this question is based in our desire to insure the proper QC/QA occurs for all systems we shall review, test and balance.

Answer 3: Yes, the data will be provided to the contractor via the COR. Basic general preventive maintenance inspection for an exhaust fan. And replace belts at least once a year, noting any discrepancy found other than belts.

Question 4: 2.5.2 - Please verify that the belts for replacement relate specifically and only to the equipment as listed within Table 3 @ 2.5.1 on pages 15 & 16 of 59, a total of 30 pieces of equipment.

Answer 4: Yes, only on the equipment listed in 2.5.1

Question 5: C.5(a) - Please clarify for our understanding; Employer's Liability Insurance of at least \$100,000 is the requirement of this block of text on page 31 of 59.

Answer 5: This requirement is in accordance with FAR 28.307-2 and FAR 52.228-5.

Question 6: Has a contractor performed similar work to this for the government in the past? If available, please provide the incumbent contract number.

Answer 6: Previous Contract VA261-12-C-0055.

Reference to 4.3.1 Performance Requirements, Table 4: Performance Requirements 4.3.1 (page 18 of 59 for questions 7-10).

Row 1, Column 3.

“Contractor shall have parts available to repair fans to prevent fans from being out of service for more than 5 work days.”

Question 7: What specific parts must be inventoried and provided by the Contractor and must that inventory be catalogued for the COTR or stored on-site? (examples: Motors, Isolators, Belts, Pulleys, Seismic Restraints)

Answer 7: Belts sizes for each fan listed.

Question 8: Referencing the job walk yesterday. Please confirm that belts are the only required parts.

Answer 8: Yes, the belts are the only required parts.

Question 9: What are the maximum belt replacements per fan, per year required by the contractor?

Answer 9: One, as long as the contractor keeps them aligned they should last over a year.

Question 10: Are the parts and inventoried items limited to the Fans listed in Table 3: Belt Replacement List 2.5.1.?

Answer 10: Yes. Referencing page 15 of 59 on the solicitation.

Question 11: Are exhaust fan filters and filter changes the burden of the Contractor or the SFVA?

Answer 11a. Yes. 2.4.2 A Report of the inspection is to be provided a week before the Testing and Balancing completed by the SFVA prior to an Air Balance Report being made if not covered in the terms of this contract. (See page 12 of 59 on the solicitation)

Answer 11b. Any discrepancy shall be noted and the COR made aware of such.

Reference to 4.3.1 Performance Requirements, Table 4: Performance Requirements 4.3.1.

Row 3, Column 1.

“Contractor Shall test and balance quarterly.”

Row 3, Column 1.

“Contractor Shall make any minor adjustments to meet requirements.”

Question 12: - In the event that the designated balance is not achievable due to constraints beyond the maintenance of fans listed in Table 3: Belt Replacement List 2.5.1 and “minor adjustments,” what is the required course of action for the contractor? (for example, Fan Profile Reports or proposals, proposals for repair, description and documentation of remedies within and beyond the SOW.)

Answer 12a: 2.2.2 The Contractor must distribute the full reports to the COR within 10 days of the testing of the rooms.

Answer 12b: Any discrepancy shall be noted with possible corrective action needed, and the COR made aware of such.

Answer 12c. COR will get any approvals required by the CO, if a contract modification is warranted.

Reference to 1. Scope of Work

D. All reports, workbooks, spreadsheets are the property on [sic] the VA and must be sent electronically, unlocked and editable. Any formulas, data, functions and calculation are part of the reports, workbooks, spread sheets and must be included in first and final reports. (See page 6 of 59 on the solicitation)

Question 13: - Can the electronic version of the April 2017 and January 2022 reports be provided in non-editable PDF form for the annual compilation and supplemented with a working (editable) model or Air Balancing Software specific to the rooms and equipment listed in 2.3 and 2.4.3?

Answer 13: Yes, as long as the report is not locked.

Question 14: If rooms are found to be out of compliance in the first report, how will invoices be paid during the following quarters or years as the Contractor makes adjustments and repairs to achieve the COTR's designated balance requirements?

Answer 14: The awardee can bill up to the max amount per month. This will be a firm fixed price contract. Within scope repairs, that are not addressed in the SOW, will be the final determination of the contracting officer.

Question 15: Wage Classification. What is the wage classification hourly rate for this scope of work?

Answer 15: See page 28 of 59 of the solicitation (3) 52.222-42, Statement of Equivalent Rates for Federal Hires (MAY 2014) (29 U.S.C. 206 and 41 U.S.C. chapter 67). 23410 HEATING VENTILATION AND AIR CONDITIONING MECHANIC FOR \$30.95. The hourly rate will be corrected to \$31.82 on the Amendment 00001 to the RFQ.

23410 HEATING, VENTILATION, AND AIR-CONDITIONING MECHANIC (Information taken from SCA DIRECTORY OF OCCUPATIONS (Fifth Edition)

The Heating, Ventilation, and Air-Conditioning Mechanic installs, services and repairs environmental-control systems in residences, department stores, office buildings, and other commercial establishments, utilizing knowledge of refrigeration theory, pipefitting and structural layout, mounts compressor and condenser units on platform or floor, using hand tools, following blueprints or engineering specifications, fabricates, assembles and installs ductwork and chassis parts, using portable metalworking tools and welding equipment, and installs evaporator unit in chassis or in air-duct system, using hand tools. This mechanic also cuts and bends tubing to correct length and shape, using cutting and bending equipment and tools, cuts and threads pipe, using machine-threading or hand-threading

equipment, joins tubing or pipes to various refrigerating units by means of sleeves, couplings or unions, and solders joints, using torch, forming complete circuit for refrigerant, installs expansion and discharge valves in circuit.

This worker connects motors, compressors, temperature controls, humidity controls, and circulating ventilation fans to control panels and connects control panels to power source; installs air and water filters in completed installation, injects small amount of refrigerant into compressor to test systems and adds Freon gas to build up prescribed operating pressure. This mechanic observes pressure and vacuum gauges and adjusts controls to insure proper operation, tests joints and connections for gas leaks, using gauges or soap-and-water solution, wraps pipes in insulation batting and secures them in place with cement or wire bands, replaces defective breaker controls, thermostats, switches, fuses and electrical wiring to repair installed units, may install, repair and service air conditioners, ranging from fifteen to twenty tons cooling capacity in warehouses and small factory buildings.

Question 16: The solicitation is asking for the submission of past performance sheets. Is it acceptable to submit past performance sheets using the Past Performance Information Retrieval System (PPIRS)?

Answer 16: It is acceptable for the reference to submit PPIRs along with the Past Performance Survey but it is not acceptable to be a replacement for the survey form.

Question 17: Is this work required to be done by a certified air balancer?

Answer 17: No, a certified air balancer is not required for this work, any new or recommissioning of a room will be done separately of this contract.

Question 18: What if the damper or the room cannot be adjusted? Or there is a damaged or inoperable adjusting device?

Answer 18a: 2.2.2 The Contractor must distribute the full reports to the COR within 10 days of the testing of the rooms. (See page 7 of 59 on the solicitation)

Answer 18b: Notify the COR of the discrepancy and possible corrective action needed. Reference page 2 of 19 on the revised SOW.

Question 19: Table 4 Under Performance Requirements 4.3.1 States (Page 18 of 59 on the solicitation) "Contractor shall have parts available to repair fans to prevent fans from being out of service for more than 5 work days." Changing the word from Parts to Belts in the revised SOW on page 13 of 19.

Question 20: The Mission Bay rooms were not listed in the Room list? This information was called out in Section 1.2 on page 6 of 59 on the solicitation.

Answer 20: The following Mission Bay rooms will be added to the revised statement of work, see page 7 of 19:

Building	ROOM	Balance
1700	449	Neutral

1700	450	POS
1700	451	NEG
1700	452	POS
1700	449	NEG
1700	454	POS
1700	458	POS
1700	459	POS
1700	460	POS
1700	463	POS
1700	464	NEG
1700	475	POS