

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

1. CONTRACT ID CODE

PAGE OF PAGES

1

26

2. AMENDMENT/MODIFICATION NO.
00013. EFFECTIVE DATE
06/07/20134. REQUISITION/PURCHASE REQ. NO.
D-3-D9-13-DE-L15 000

5. PROJECT NO. (If applicable)

6. ISSUED BY

CODE

14914

7. ADMINISTERED BY (If other than Item 6)

CODE

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

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. 0001 to Solicitation No. TIRSE-13-R-00004 is issued to (a) extend the proposal due date, (b) share incumbent contract information, (c) identify the contractors registered for the Site Visit/Pre-Proposal Conference held May 23, 2013, (d) provide a copy of questions pertaining to the solicitation that have been received from interested parties and the government's corresponding answers, and (e) provide notice that contractors will be given opportunity to view the certain building drawings by appointment only, scheduled for Thursday, June 13, 2013.

The solicitation is amended as follows:

- (a) The **proposal due date is changed** from Thursday, June 13, 2013, to **Thursday, June 20, 2013, 1:00 pm (Eastern)**
- (b) Facility Operation and Maintenance Services for the IRS, Atlanta Submission Processing Center at 4800 Buford Highway, Chamblee, GA, is presently performed by the incumbent contractor under Task Order No. TIRSE-13-T-00004. Notice: Task order terms and conditions are similar to, but not the same as, Solicitation No. TIRSE-13-R-00004
- Task Order effective date: June 01, 2013
 Contractor: Four Seasons Environmental
 43 New Garver Road
 Monroe, OH
- Period of Performance: Base Period totaling 7 months, plus two 1-month Option Periods
- Firm Fixed Monthly Prices for Basic Services:
- Base Period (June-December 2013). Rate: \$76,871 per month
 Option Periods I & II (January & February 2014). Rate: \$73,482 per month
 On-Site Phone to Site Supervisor/Administrator: 770-455-2681
- (c) See Attachment 1 for List of Contractors registered to attend the Site Visit/Pre-Proposal Conference on 05/23/2013.
- (d) See Attachment 2 for Questions & Answers (List dated 6-6-2013) pertaining to the solicitation. Attachment 2 includes changes to the solicitation, and reference to attached BOP sample documents. Notice: IRS anticipates a second list to be posted in a subsequent solicitation amendment to include questions received, but not included in this Attachment 2.
- (e) Designated ATSPC's building drawings will be available for viewing at 4800 Buford Hwy, Chamblee, GA on Thursday, June 13, 2013, by appointment only. Interested parties must schedule appointment 48 hours in advance with Richard Hart, via email at Richard.N.Hart@irs.gov

Attachments

Attachment 1

List of Contractors Registered to Attend
Site Visit/Pre-Proposal Conference Held 05/23/2013
for
SOLICITATION NO. TIRSE-13-R-00004
FACILITY OPERATION AND MAINTENANCE SERVICES FOR ATSPC

1. TK Services Inc., (703)778-3326
2. Crockett Facilities Services, 301-262-2771
3. EML Business Development, (615) 828-7799
4. Native Energy & Technology, Inc., (210) 231-6060 ext 21
5. Pegasus Support Services, LLC , 678-494-0549
6. Urban Services Group Inc., 404-315-1940x115
7. Fifth Street Management Company, LLC, 404-419-9600 office
8. Tessada & Associates, Inc. 404-518-0401
9. Phoenix Management, Inc., Ph: 512-335-5663
10. Ezekiel Construction, (404) 755-3874
11. Yancey Power Systems, (770)-527-8487. (877)926-2398 Service Department
12. Fire & Life Safety America, Inc., (410) 787-3697
13. Superior Water Services, Inc., (770) 514-3227 X 26
14. Four Seasons Environmental, Inc, 770-488-7512
15. TI Asset Management, Inc., 678-354-0625
16. KCORP Technology Services, Inc., 907-452-8119
17. WBDS, Inc, (678) 476-5844
18. JBW Enterprise, Inc, (no phone listed)
19. Cascade Water Services, Inc., (404) 691-9292
20. LB&B Associates Inc., (301) 596-2440
21. J's Associates, LLC, 301-327-5173

22. Fed Consultants, Inc, 678.641.3370 ph.
23. ADG Enterprises, Inc., 770.662.8393
24. Clean-A-Blind of Atlanta, LLC, 770-498-9492
25. Bopat Electric Company Incorporated, 410 995 1715 Office ext 111
26. Prime Power Services, Inc., 678-898-4960
27. GSE Facility Services LLC, 404-230-2900
28. Scales and Diversified Technologies, LLC (no phone listed)
29. Rosemark Facility Management, 903 597 8040
30. Little Cleaning Services, Inc., 404 768 0400
31. Brooks and Brooks Services Inc., 301 773 2001
32. EMG | www.emgcorp.com, 410.785.6216, ext. 7539
33. NVT Technologies, mdoker@nvttech.com
34. Prime Power Services, 770-739-2300 x294
35. Ezekiel Construction, (404) 755-3874
36. McKenna Enterprises, (561) 236-0379
37. EML Business Development, (615) 828-7799
38. Simplex Grinnell, 770-483-4490
39. HGS Engineering, Inc., (256) 236-1848; 678-252-0600

ATTACHMENT 2
 QUESTIONS AND ANSWERS, dated 6-6-2013

QUESTIONS	ANSWERS
<p>A 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? 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.” 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 	<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 property of the outgoing Contractor. The successful offeror may attempt to purchase said equipment if desired. That is a matter between Contractors. 7. Due to current budget constraints all plans for decorative fountains have been cancelled.

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	<p>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>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-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 ‘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

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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>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> <p>* <u>NOTICE OF CHANGE TO SOLICITATION.</u> Paragraph C.3.5.7., sub-item c , is changed to read as follows: UPS and RUPS Systems (paralleling switch-gear ONLY)</p> <p><i>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, “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> <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</p>
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<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, 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 offerers 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>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> <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>
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<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>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>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> <p>10. Yes.</p> <p>11. Yes.</p> <p>12. No.</p> <p>13. No.</p>
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	<p>14. Is the contractor expected to provide services 24/7 365 days per year?</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 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 “<u>26 ? 6103 of the IRC</u>”?</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 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 (a) General rule Returns and return information shall be confidential, and except as authorized by this title - (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</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>purposes of this subsection, the term "officer or employee" includes a former officer or employee. (b) Definitions For purposes of this section - (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. (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</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</p>

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<p>pricing?</p> <p>2. CLIN X0002 - Do the labor category prices apply to In-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 contract is awarded. Could this requirement be postponed until after contract award?</p>	<p>deletions will be itemized.</p> <p>2. Pursuant to FAR 52.232-7, Payments under Time-and-Materials and Labor-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>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 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>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>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 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>
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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>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>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. Orr-Sembower (M#) (S#) 100hp/2345000 BTU/HR and Weil-McClain, (M#) (S#) 100hp</p> <p>14. Please refer to the attached list of operational deficiencies. 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#: YKEREQ6-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</p>
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G	<ol style="list-style-type: none"> 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 being removed/remediated? 2. What is the total square footage of the roof and what is the age of the roof membrane? 3. Is there any warranty remaining on the roof? 4. Who is responsible for mowing, trimming and weed control and other landscaping at the facility? 5. What is the Building Automation System brand? i.e Honeywell, Siemens... 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 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. 	<ol style="list-style-type: none"> 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. 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. 3. No. 4. The Custodial Contractor. 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. 6. There are no elevators in the subject facility and this requirement is hereby deleted from the solicitation.* <p style="color: red; text-align: center;">* <u>NOTICE OF CHANGE TO SOLICITATION.</u> Paragraph C.3.4.9 , is changed to DELETE the reference to “elevator controls”</p> <ol style="list-style-type: none"> 7. Refer to the “Notice of Change to Solicitation” found in Answer D.1 above.

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H	<ol style="list-style-type: none"> 1. Will the government accept up to date CPARS in place of Past Performance Questionnaires? 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. 3. Please provide a list of all current subcontractors utilized on this contract. 	<ol style="list-style-type: none"> 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. 2. The current workforce is not under a CBA, nor are they unionized. 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.
I	<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>
J	<ol style="list-style-type: none"> 1. Reference Exhibit TE-3: Does the list of service calls in this exhibit fairly represent the anticipated workload on an annual basis? 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? 3. Reference TE-5 Equipment Inventory: In Column E, Equipment Status, does "in storage" mean that the item 	<ol style="list-style-type: none"> 1. Yes. 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. 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

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<p>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>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>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> <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</p>
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<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 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</p>	<p>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> <p>11. IR scanning is an annual requirement.</p>
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	<p>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 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>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>
<p>K</p>	<p>1. IRT Equipment Inventory list, are we responsible for maintaining equipment listed as “In Storage” or “Salvaged” or “Out of Service”?</p> <p>2. IRT Generator Testing- Do you require an annual Load Bank test? Are there any load banks on site?</p> <p>3. IRT BAS systems – Please list the BAS system and what version is running.</p>	<p>1. Refer to Answers J.2, 3, and 4 above.</p> <p>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).</p> <p>3. The O&M Contractor must also perform a weekly off-line start test. There is no load bank requirement right now.</p>

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<p>4. IRT Fire Alarm Monitoring – Who is responsible for Fire Alarm Monitoring? If the contractor, who is to pay for the telephone line?</p> <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</p> <p>A. Equipment Checks – Are you referring to Daily Tours?</p> <p>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</p> <p>C. Environmental Requirements – Please clarify as to what you’re looking for here.</p> <p>(5) Preventive Maintenance – (B) Equipment Certification</p>	<p>4. The IRS pays for the offsite fire alarm monitoring</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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	<p>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.</p>	
<p>L</p>	<p>PWS C.3.17, CMMS: Please identify the Government provided CMMS and indicate the number of seats provided for contractor use.</p>	<p>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.</p>
<p>M</p>	<p>Questions referring to the UPS 1. Who is the manufacturer of the UPS? 2. How many batteries are included in this system and what type batteries are used?</p>	<p>1. UPS not included in Contract . 2. The Contractor is responsible for all the emergency lighting batteries and for the 12 kV switchgear control voltage batteries</p>

Sample BOP

Building Operating Plan – Late Spring, Summer, Early Fall
Internal Revenue Service
1111 Constitution Ave, N.W.
Washington, D.C. 20224

Outside temperature guidelines for start up and shut down of mechanical equipment in order to adequately maintain space temperatures within the facility @ 74° F, +/- 2° F:

Outside air temperature = 55° F – 72° F = Low Start Up Schedule (As identified on following pages)

73° F – 85° F = Normal Start Up Schedule (As identified on following pages)

>86° F = High Start Up Schedule (As identified on following pages)

Chilled water set points for the central refrigeration machines (R5, 1000 ton) are based on the corresponding outside air temperature chart above.

Chilled water temperatures shall be set @:

48 °f – 46 °f	for Low Start Up Schedule
46 °f – 44 °f	for Normal Start Up Schedule
44 °f – 42 °f	for High Start Up Schedule

Normal government business hours of operation for the Internal Revenue Service @ 1111 Constitution Ave are from 6:00AM – 6:00PM.

During the cooling season the refrigeration plant shall be programmed to operate based upon the guidelines set forth in this Building Operating Plan. The EMCS shall be programmed to optimally start up all necessary equipment (chillers, pumps, vfd's, cooling towers, etc.), as it is needed to achieve energy efficient operation while meeting the temperature requirements for the facility. Exceptions to these guidelines include start up operations after weekends and holidays where an earlier start up may be required to achieve facility temperatures.

The EMCS (energy management control system) will be programmed to allow chill water supply to the air handlers when outside temperatures rise above 55 degrees F. Cold duct temperatures will be controlled to deliver supply temperatures based on the following outside reset schedule:

55° F OAT -	60° F Cold Duct Temp
75° F OAT -	55° F Cold Duct Temp

Outside air dampers will remain 100% open during low and normal start up schedule conditions, but will be closed to a minimum position during a high start up schedule condition.

Interior Lighting:

Motion sensors set to fifteen-minute intervals control corridor lighting. Office lighting is customer controlled, however, security patrols all areas and secures any lighting that may have been left on. Customers are reminded to turn off their lights when they leave for the night by periodic e-mail and strategically placed posters.

Sample BOP

Exterior Lighting:

Exterior lighting for the facility is controlled by several time clocks located throughout the facility. Time clocks are programmed to turn the exterior lighting on one half hour before sunset and to secure the lighting one half hour after sunrise.

Operational Checks:

The start up personnel shall perform the required tour and provide the documented condition of all equipment to the supervisor based on the following schedule:

Daily Tour: Monday – Friday
 Weekly Tour: Every Monday (to be performed simultaneously with the daily tour)
 Monthly Tour: 1st Monday of each month (to be performed simultaneously with the daily and weekly tour)

EMCS Backup:

The energy management control system (EMCS) program shall be backed up weekly on Thursday by the EMCS contractor, with one copy supplied to the supervisor on CD-ROM and another copy to be stored by the contractor in a secured locker on location.

**Building Operating Plan – Late Fall, Winter, Early Spring
 Internal Revenue Service
 1111 Constitution Ave, N.W.
 Washington, D.C. 20224**

Outside temperature guidelines for start up and shut down of mechanical equipment in order to adequately maintain space temperatures within the facility @ 74° F, +/-2° F:

Outside air temperature = 48° F – 55° F = High Start Up Schedule (As identified on following pages)

30° F – 47° F = Normal Start Up Schedule (As identified on following pages)

<29° F = Low Start Up Schedule (As identified on following pages)

Normal government business hours of operation for the Internal Revenue Service @ 1111 Constitution Ave are from 6:00AM – 6:00PM.

During the winter months the refrigeration equipment in the central plant and the related circulating pumps are taken out of service and secured. The winter leg of the steam station is put in service and steam is supplied to the basement, attic, and 24-hour line @ 35 psi. Cooling towers 3 & 4 are drained and secured for the winter season. Cooling towers 1 & 2 are prepared for winter operation and put in service along with the 50HP VFD pump for the Old Post Office Pavilion.

The EMCS (energy management control system) will be programmed to allow steam supply to the air handlers when outside temperatures fall below 55 degrees F. Hot duct temperatures will be controlled to deliver supply temperatures based on the following outside reset schedule:

Sample BOP

55 °F OAT - 75 °F Hot Duct Temp
30 °F OAT - 110 °F Hot Duct Temp

Radiation will be programmed to allow steam to the risers when outside temperatures fall below 45 °F. Each of the 102 automatic zone valves will open when space temperatures on either the first or seventh floors drop below the 72 °F set point. Radiation will automatically come on during unoccupied hours if space temperatures fall below 55 °F for freeze protection.

Outside air dampers will modulate to supply cold duct temperatures, going to a minimum position when the outside air enthalpy falls below 26.

Interior Lighting:

Motion sensors set to fifteen-minute intervals control corridor lighting. Office lighting is customer controlled, however, security patrols all areas and secures any lighting that may have been left on. Customers are reminded to turn off their lights when they leave for the night by periodic e-mail and strategically placed posters.

Exterior Lighting:

Exterior lighting for the facility is controlled by several time clocks located throughout the facility. Time clocks are programmed to turn the exterior lighting on one half hour before sunset and to secure the lighting one half hour after sunrise.

Operational Checks:

The start up personnel shall perform the required tour and provide the documented condition of all equipment to the supervisor based on the following schedule:

Daily Tour: Monday – Friday
Weekly Tour: Every Monday (to be performed simultaneously with the daily tour)
Monthly Tour: 1st Monday of each month (to be performed simultaneously with the daily and weekly tour)

EMCS Backup:

The energy management control system (EMCS) program shall be backed up weekly on Thursday by the EMCS contractor, with one copy supplied to the supervisor on CD-ROM and another copy to be stored by the contractor in a secured locker on location.

Sample BOP

See separate Excel File providing Sample BOP Equipment List