SOLICITATION, OFFER, AND AWARD *(Construction, Alteration, or Repair)*	1. SOLICITATION NO. 75D301-26-R-73398	2. TYPE OF SOLICITATION SEALED BID (IFB) X NEGOTIATED (RFP)	3. DATE ISSUED 06/03/2026	PAGE OF PAGES 1 of 31

IMPORTANT - The "offer" section on the reverse must be fully completed by offeror.

4. CONTRACT NO.	5. REQUISITION/PURCHASE REQUEST NO. HCAJSBC2-2026-97042	6. PROJECT NO.

7. ISSUED BY CODE 8219

Centers for Disease Control and Prevention
Chamblee Campus Building 102, MS S102-4
4770 Buford Hwy
Atlanta, GA 30341-3717

8. ADDRESS OFFER TO

9. FOR INFORMATION CALL:	A. NAME Harsimerdeep Khera	B. TELEPHONE NO. *(Include area code) (NO COLLECT CALLS)* (770) 488-2710

SOLICITATION

NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder."

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS *(Title, identifying no., date):*

Project Title	B10 Chiller Replacement, Roybal Campus	
Contracting Officer	Simi Khera	Hkhera@cdc.gov
Project Manager/COR	Wes Bryan	WBryan@cdc.gov

The purpose this amendment 0002 is:

1. **Release the DRAFT responses to RFIs**
2. **All other solicitation details remain the same.**

11. The Contractor shall begin performance within 10 calendar days and complete it within 462 calendar days after receiving award, x notice to proceed. This performance period is mandatory, negotiable. *(See _____.)*

12A. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? *(If "YES," indicate within how many calendar days after award in Item 12B.)* x YES NO	12B. CALENDAR DAYS 10

13. ADDITIONAL SOLICITATION REQUIREMENTS:

A. Sealed offers in original and _____ copies to perform the work required are due at the place specified in Item 8 by 2:00pm *(hour)* local time _____ *(date)*. If this is a sealed bid solicitation, offers must be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.

B. An offer guarantee is, is not required.

C. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.

D. Offers providing less than 90 calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.

OFFER *(Must be fully completed by offeror)*

14. NAME AND ADDRESS OF OFFEROR *(Include ZIP Code)*	15. TELEPHONE NO. *(Include area code)*
	16. REMITTANCE ADDRESS *(Include only if different than Item 14)*
CODE FACILITY CODE	

17. The offeror agrees to perform the work at the prices specified below in strict accordance with the terms of this solicitation, if this offer is accepted by the Government within _____ calendar days after the date offers are due. *(Insert any number equal to or greater than the minimum requirement stated in Item 13D. Failure to insert any number means the offeror accepts the minimum in Item 13D.)*

AMOUNTS ➧

18. The offeror agrees to furnish any required performance and payment bonds.

19. ACKNOWLEDGMENT OF AMENDMENTS

(The offeror acknowledges receipt of amendments to the solicitation -- give number and date of each)

AMENDMENT NO.										
DATE										

20A. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER *(Type or print)*	20B. SIGNATURE	20C. OFFER DATE

AWARD *(To be completed by Government)*

21. ITEMS ACCEPTED:

22. AMOUNT	23. ACCOUNTING AND APPROPRIATION DATA

24. SUBMIT INVOICES TO ADDRESS SHOWN IN *(4 copies unless otherwise specified)* ➧	ITEM	25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO 10 U.S.C. 2304(c)( ) 41 U.S.C. 253(c)( )
26. ADMINISTERED BY CODE		27. PAYMENT WILL BE MADE BY

CONTRACTING OFFICER WILL COMPLETE ITEM 28 OR 29 AS APPLICABLE

28. NEGOTIATED AGREEMENT *(Contractor is required to sign this document and return _____ copies to issuing office.)* Contractor agrees to furnish and deliver all items or perform all work, requisitions identified on this form and any continuation sheets for the consideration slated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications or incorporated by reference in or attached to this contract.

29. AWARD *(Contractor is not required to sign this document.)* Your offer on this solicitation is hereby accepted as to the items listed. This award consummates the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.

30A. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN *(Type or print)*		31A. NAME OF CONTRACTING OFFICER *(Type or print)*	
30B. SIGNATURE	30C. DATE	31B. UNITED STATES OF AMERICA BY	31C. AWARD DATE

Section B - Supplies Or Services And Prices/Costs

0001	The contractor shall provide all the services and furnish all the materials required for both the design and construction of modernization of the B10 central plant for the Roybal campus. This is Firm Fixed Price Not Severable	1 Lump Sum		$_____

Section C - Description/Specification/Work Statement

C.1 Title

B10 Modernization - CDC Project No. P20210098.

C.1 FAR 36.204 Disclosure of the magnitude of construction projects

Advance notices and solicitations shall state the magnitude of the requirement in terms of physical characteristics and estimated price range. In no event shall the statement of magnitude disclose the Government's estimate. Therefore, the estimated price should be described in terms of one of the following price ranges:

(a) Less than $25,000.

(b) Between $25,000 and $100,000.

(c) Between $100,000 and $250,000.

(d) Between $250,000 and $500,000.

(e) Between $500,000 and $1,000,000.

(f) Between $1,000,000 and $5,000,000.

(g) Between $5,000,000 and $10,000,000.

(h) More than $10,000,000.

This project falls under price range (h) More than $10,000,000. The government anticipates that the estimated magnitude of construction is between <u>$15,000,000 t0 $25,000,000.</u>

C.2 Background and objective

This acquisition supports modernization of Building 10 (central plant) at the CDC Roybal Campus in Atlanta, Georgia. The objective is to provide complete design-build services to replace aging chilled-water plant equipment, improve electrical and controls infrastructure, maintain continuity of campus operations during phased execution, and deliver a fully commissioned and documented facility.

C.3 Incorporation of attached Statement of Work

Attachment A, Statement of Work (B10 Modernization, dated June 6, 2025), is incorporated by reference into this solicitation. Section C provides the solicitation summary and administrative tailoring; Attachment A remains the definitive technical requirement unless a solicitation provision expressly states otherwise.

C.4 Scope summary

a. Provide all design, engineering, management, supervision, labor, materials, equipment, testing, commissioning, training, and closeout services required to modernize the B10 chilled-water plant.
b. Replace four existing 1,450-ton chillers with new 1,800-ton chillers and provide associated starters, controls, piping, isolation valves, refrigerant monitoring, and appurtenances.
c. Replace nine existing cooling tower cells with eight new cells; provide structural modifications, walkways, maintenance access, valves, piping, and roofing work required for the new configuration.
d. Replace primary chilled-water pumps, condenser-water pumps, associated starters / VFDs, and modify chilled-water and condenser-water piping as required for the new plant arrangement.

e. Perform associated medium-voltage and low-voltage electrical upgrades, BAS / controls integration, structural work, fire protection modifications, and ancillary systems work identified in Attachment A.
f. Provide phased execution that preserves campus operations; no more than two chillers may be removed from service at one time.

C.5 Design and construction requirements

a. The contractor shall furnish complete design documents, specifications, calculations, schedules, and phasing documents necessary to execute the project.
b. Design submittals shall, at a minimum, include 30 percent, 60 percent, and 90 percent design packages for Government review and comment.
c. The contractor shall integrate design, procurement, installation, testing, start-up, third-party commissioning, training, and closeout into one coordinated design-build execution plan.
d. The contractor shall provide a detailed demolition plan, equipment laydown and lift plan, outage plan, and construction phasing plan after award and before affected work begins.
e. All work shall comply with applicable Federal, State, and local codes and standards, including referenced CDC standards and the technical requirements in Attachment A.

C.6 Government-furnished property

Government-furnished property is not applicable to this requirement unless specifically identified by amendment or after award.

C.7 Place of performance and contract support hours

Primary place of performance: CDC Roybal Campus, 1600 Clifton Road NE, Atlanta, Georgia 30329. Most work is expected to occur during normal CDC business hours. After-hours, weekend, and shutdown work shall be planned, coordinated, and approved in advance whenever required to meet phasing, outage, or mission-continuity requirements.

C.8 Security and access

a. Physical access shall be coordinated through CDC safety and security personnel.
b. Routine access personnel shall be badged in accordance with CDC procedures.
c. The general contractor's representative shall be present whenever work is taking place.
d. Non-badged personnel shall be limited to access rules established by CDC security unless specific written authorization is provided.

C.9 Travel

No separate travel CLIN is contemplated. All required travel, mobilization, site visits, and related costs shall be included in the fixed price.

C.10 Deliverables

Item	Deliverable	Format	Due
1	30 / 60 / 90 percent design submittals	Electronic PDF plus native files as required by the COR	Per approved design schedule
2	Baseline construction progress schedule	Critical-path schedule, P6 or equivalent, with narrative	Within 10 working days after Notice to Proceed
3	Meeting minutes and site visit reports	Electronic PDF	Within 3 working days after each meeting / visit
4	Service interruption and project activity review packages	Forms and supporting narrative / sequencing documents	At least 15 working days before each interruption unless otherwise approved

Item	Deliverable	Format	Due
5	Construction phasing plan and outage plan	Electronic PDF with drawing markups	Before affected work begins
6	Commissioning plan and final commissioning report	Electronic PDF	Plan before testing; final report within 10 working days after final commissioning
7	Closeout documents	As-builts, O&M manuals, warranties, training materials, and turnover package	Before final payment

C.11 Additional requirements

a. The contractor shall incorporate sustainable design and construction practices identified in Attachment A and any additional Government sustainability requirements included by amendment or after award.

b. All demolition, refrigerant recovery, disposal, recycling, hazardous-material handling, and protection of existing facilities shall be performed in accordance with applicable law and contract requirements.

C.12 Period of performance

The contractor shall complete the entire work, including design, construction, testing, commissioning, training, and closeout, within 462 calendar days after Notice to Proceed.

Section E - Inspection And Acceptance

The Government will inspect design submittals, equipment, workmanship, testing, commissioning, and closeout deliverables for compliance with the contract. Government review, comment, or acceptance of design submittals does not relieve the contractor of responsibility for complete and correct performance.

Clause	Title / application
52.246-12	Inspection of Construction (Aug 1996).
52.246-13	Inspection—Dismantling, Demolition, or Removal of Improvements (Aug 1996).
52.246-21	Warranty of Construction (Mar 1994).

Section F - Deliveries Or Performance

F.1 Commencement, Prosecution, and Completion of work

The contractor shall be required to (a) commence work under this contract within 10 calendar days after the date the contractor receives the Notice to Proceed, (b) prosecute the work diligently, and (c) complete the entire work ready for use not later than 462 calendar days after Notice to Proceed. The stated completion time includes final cleanup, testing, commissioning, training, and closeout.

F.2 Schedule and Phasing Requirements

a. Within 10 working days after Notice to Proceed, the contractor shall submit the initial baseline schedule.
b. The schedule shall include design, submittals, procurement, outages, construction phases, testing, commissioning, training, closeout, and all milestone dates identified in Attachment A.
c. The contractor shall provide monthly schedule updates and a two-week look-ahead at each weekly progress meeting.
d. Service interruptions require prior approval through CDC processes, including SIR and PAR submittals when applicable.
e. No more than two chillers may be removed from service at one time.

Section G - Contract Administration Data

G.1 HHSAR 352.232-71 Electronic Submission of Payment Requests (Feb 2022)

Unless the Contracting Officer authorizes alternate procedures in writing, the contractor shall submit payment requests electronically through the Department of the Treasury Invoice Processing Platform (IPP) or successor system. Payment requests shall comply with FAR 32.905(b), FAR 52.232-5, and all applicable invoicing instructions in this contract.

G.2 CDCG.02 Contracting Officer's Representative (COR) (July 2017)

Performance of the work shall be subject to the technical direction of the designated COR. Technical direction may clarify details within the scope of the contract, but the COR is not authorized to change the contract scope, price, schedule, or any other term or condition. Only the Contracting Officer may modify the contract.

G.3 CDCG.03 Contracting Officer (July 1999)

The Contracting Officer is the only individual authorized to legally bind the Government, change the contract, obligate funds, or authorize deviations from the contract requirements.

G.4 CDCG.04 Contract Communications/Correspondence (July 1999)

The contractor shall identify all correspondence, invoices, schedules, reports, drawings, and other data pertinent to this contract by the solicitation / contract number shown on the award document.

G.5 CDCG.07 Payment by Electronic Funds Transfer (Feb 2018)

The Government will make payments by electronic funds transfer in accordance with FAR 52.232-33 and applicable HHS payment procedures.

G.6 CDCG.09 Applicable Wage Rate Requirements (Construction) (May 2020)

The applicable Davis-Bacon / Construction Wage Rate Requirements wage determination shall be the current SAM.gov wage determination for the project location and type of construction in effect on the date of solicitation issuance or amendment, as applicable. The final wage determination identifier shall be inserted before release.

Section H - Special Contract Requirements

H.1 CDCH.04 Key Personnel (Jan 2026)

The following key positions are considered essential to successful performance. The contractor shall not replace or divert these personnel without the written consent of the Contracting Officer:

Position	Minimum role in performance
Project Executive	Corporate-level authority and accountability for contract performance
Project Manager	Overall day-to-day contract management and design-build coordination
Design Manager	Management of design submittals, technical coordination, and quality control for design
Site Superintendent	Full-time on-site supervision of field work
Quality Control Manager	Inspection, submittal control, and quality management system oversight
Safety Manager	Project safety planning, inspections, and corrective-action management
Lead Scheduler	Baseline schedule development and updates
Commissioning Lead	Coordination of start-up, functional testing, and turnover

H.2 CDCH.06 Availability and Use of Utility Services (July 1999)

Utility / service	Availability
Water	Reasonable quantities may be available from existing sources if approved by the Government.
Electricity	Reasonable quantities may be available from existing sources if approved by the Government.
Gas	Not available for contractor use unless later authorized in writing.
Restroom access	Contractor shall provide its own facilities unless otherwise approved.
Waste disposal	Contractor shall provide its own disposal and recycling services.

H.3 CDCH.07 Minimum Required Insurance (July 2017)

The contractor shall furnish and maintain insurance required by FAR 52.228-5 and the limits specified by the Contracting Officer. The acquisition team shall validate final insurance limits with agency risk management before release. Pending that validation, the prior CDC template limits may be used only as placeholders and shall not be assumed to be final for this project.

H.4 CDCH.08 Smoke Free Working Environment (May 2009)

All contractor personnel working within CDC facilities shall comply with CDC smoke-free workplace policies.

H.5 CDCH.12 Observance of Legal Holidays and Unscheduled Facility Closures (On-site Performance) (Jan 2026)

Federal holidays and unscheduled facility closures shall be handled in accordance with the contract terms. Contractor requests for holiday, after-hours, or closure-period work shall be coordinated in advance and do not entitle the contractor to additional compensation unless otherwise expressly provided in the contract.

H.6 CDCH.20 Non-Personal Services (Jun 2020)

This is a non-personal services contract. The contractor is responsible for control and supervision of its employees and subcontractors and shall ensure contractor personnel identify themselves as contractor employees in all situations where their status may not be obvious.

H.7 CDCH.14 Records Management Obligations (Jun 2020)

The contractor shall comply with applicable Federal records management requirements and protect non-public CDC information from unauthorized disclosure, alteration, or destruction. Records generated under this contract shall be managed and transferred as directed by the Contracting Officer.

H.8 CDCH.23 Evaluation of Contractor Performance Utilizing CPARS (Aug 2021)

CDC will evaluate contractor performance in CPARS in accordance with FAR 42.15. The contractor shall maintain a current CPARS representative and provide updated contact information whenever it changes.

H.9 CDCH.16 Non-Disclosure Agreement for Contractor and Contractor Employees (Jun 2020)

The contractor and any contractor employees requiring access to non-public information shall execute the required CDC non-disclosure agreements before access is granted or work begins, as directed by the Contracting Officer. See Section J, Attachments C and D.

Section I - Contract Clauses

I.1 FAR clauses incorporated by reference - administrative and general

Clause	Title / note
52.202-1	Definitions (Jun 2020)
52.203-3	Gratuities (Apr 1984)
52.203-5	Covenant Against Contingent Fees (May 2014)
52.203-6	Restrictions on Subcontractor Sales to the Government (Jun 2020)
52.203-7	Anti-Kickback Procedures (Jun 2020)
52.203-8	Cancellation, Rescission, and Recovery of Funds for Illegal or Improper Activity (May 2014)
52.203-10	Price or Fee Adjustment for Illegal or Improper Activity (May 2014)
52.203-12	Limitation on Payments to Influence Certain Federal Transactions (Jun 2020)
52.203-13	Contractor Code of Business Ethics and Conduct (Nov 2021)
52.203-14	Display of Hotline Poster(s) (Nov 2021)
52.203-17	Contractor Employee Whistleblower Rights and Requirement To Inform Employees of Whistleblower Rights (Nov 2023)
52.203-19	Prohibition on Requiring Certain Internal Confidentiality Agreements or Statements (Jan 2017)
52.204-7	System for Award Management - Registration (Nov 2024)
52.204-9	Personal Identity Verification of Contractor Personnel (Jan 2011)
52.204-10	Reporting Executive Compensation and First-Tier Subcontract Awards (Jun 2020)
52.204-13	System for Award Management - Maintenance (Oct 2018)
52.204-19	Incorporation by Reference of Representations and Certifications (Dec 2014)
52.209-6	Protecting the Government's Interest When Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment (Jan 2025)
52.209-10	Prohibition on Contracting with Inverted Domestic Corporations (Nov 2015)
52.215-1	Instructions to Offerors - Competitive Acquisition (Nov 2021)
52.215-2	Audit and Records - Negotiation (Jun 2020)
52.216-1	Type of Contract (Apr 1984)
52.219-8	Utilization of Small Business Concerns (Jan 2025)
52.219-9	Small Business Subcontracting Plan (Jan 2025) - include if the acquisition remains unrestricted
52.219-14	Limitations on Subcontracting (Oct 2022) - include if the acquisition is set aside
52.219-28	Postaward Small Business Program Rerepresentation (Jan 2025)
52.229-3	Federal, State, and Local Taxes (Feb 2013)
52.232-5	Payments Under Fixed-Price Construction Contracts (May 2014)

Clause	Title / note
52.232-17	Interest (May 2014)
52.232-23	Assignment of Claims (May 2014)
52.232-27	Prompt Payment for Construction Contracts (Jan 2017)
52.232-33	Payment by Electronic Funds Transfer - System for Award Management (Oct 2018)
52.232-39	Unenforceability of Unauthorized Obligations (Jun 2013)
52.232-40	Providing Accelerated Payments to Small Business Subcontractors (Mar 2023)
52.233-1	Disputes (May 2014) - Alternate I, as tailored for construction
52.233-2	Service of Protest (Sept 2006)
52.233-3	Protest After Award (Aug 1996)
52.233-4	Applicable Law for Breach of Contract Claim (Oct 2004)
52.242-5	Payments to Small Business Subcontractors (Jan 2017)
52.242-13	Bankruptcy (Jul 1995)
52.242-14	Suspension of Work (Apr 1984)
52.243-4	Changes (Jun 2007)
52.244-5	Competition in Subcontracting (Aug 2024)
52.244-6	Subcontracts for Commercial Products and Commercial Services (Oct 2025)
52.249-2	Termination for Convenience of the Government (Fixed-Price) (Apr 2012) - Alternate I
52.249-10	Default (Fixed-Price Construction) (Apr 1984)
52.252-2	Clauses Incorporated by Reference (Feb 1998)
52.252-6	Authorized Deviations in Clauses (Nov 2020)
52.253-1	Computer Generated Forms (Jan 1991)

I.2 FAR clauses incorporated by reference - labor, employment, and ethics

Clause	Title / note
52.222-1	Notice to the Government of Labor Disputes (Nov 2025) (DEVIATION)
52.222-3	Convict Labor (Jun 2003)
52.222-4	Contract Work Hours and Safety Standards - Overtime Compensation (May 2018)
52.222-5	Construction Wage Rate Requirements - Secondary Site of the Work (May 2014)
52.222-6	Construction Wage Rate Requirements (Aug 2018)
52.222-7	Withholding of Funds (May 2014)
52.222-8	Payrolls and Basic Records (Jul 2021)

Clause	Title / note
52.222-9	Apprentices and Trainees (Jul 2005)
52.222-10	Compliance with Copeland Act Requirements (Feb 1988)
52.222-11	Subcontracts (Labor Standards) (May 2014)
52.222-12	Contract Termination - Debarment (May 2014)
52.222-13	Compliance with Construction Wage Rate Requirements and Related Regulations (May 2014)
52.222-14	Disputes Concerning Labor Standards (Feb 1988)
52.222-15	Certification of Eligibility (May 2014)
52.222-35	Equal Opportunity for Veterans (Jun 2020)
52.222-36	Equal Opportunity for Workers with Disabilities (Jun 2020)
52.222-37	Employment Reports on Veterans (Jun 2020)
52.222-40	Notification of Employee Rights Under the National Labor Relations Act (Dec 2010)
52.222-50	Combating Trafficking in Persons (Oct 2025)
52.222-54	Employment Eligibility Verification (Jan 2025)

I.3 FAR clauses incorporated by reference - construction, materials, and project execution

52.223-2	Reporting of Biobased Products Under Service and Construction Contracts
52.211-12	Liquidated Damages - Construction (Sept 2000)
52.223-2	Reporting of Biobased Products Under Service and Construction Contracts (May 2024)
52.223-3 Alt I	Hazardous Material Identification and Safety Data (Feb 2021) - Alternate I
52.223-5	Pollution Prevention and Right-to-Know Information (May 2024)
52.223-11	Ozone-Depleting Substances (Nov 2025) (DEVIATION)
52.223-12	Maintenance, Service, Repair, or Disposal of Refrigeration Equipment and Air Conditioners (May 2024)
52.225-9	Buy American - Construction Materials (Oct 2022)
52.225-10	Notice of Buy American Requirement - Construction Materials (May 2014)
52.226-7	Drug-Free Workplace (May 2024)
52.226-8	Encouraging Contractor Policies to Ban Text Messaging While Driving (May 2024)
52.227-1	Authorization and Consent (Jun 2020)
52.227-2	Notice and Assistance Regarding Patent and Copyright Infringement (Jun 2020)
52.227-4	Patent Indemnity - Construction Contracts (Dec 2007)
52.228-2	Additional Bond Security (Oct 1997)
52.228-5	Insurance - Work on a Government Installation (Jan 1997). See Section H.3, CDCH.07 Minimum Required Insurance (July 2017).

52.228-11	Individual Surety - Pledge of Assets (Feb 2021)
52.228-12	Prospective Subcontractor Requests for Bonds (Dec 2022)
52.228-14	Irrevocable Letter of Credit (Nov 2014)
52.228-15	Performance and Payment Bonds - Construction (Jun 2020)
52.236-2	Differing Site Conditions (Apr 1984)
52.236-3	Site Investigation and Conditions Affecting the Work (Apr 1984)
52.236-5	Material and Workmanship (Apr 1984)
52.236-6	Superintendence by the Contractor (Apr 1984)
52.236-7	Permits and Responsibilities (Nov 1991)
52.236-8	Other Contracts (Apr 1984)
52.236-9	Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements (Apr 1984)
52.236-10	Operations and Storage Areas (Apr 1984)
52.236-11	Use and Possession Prior to Completion (Apr 1984)
52.236-12	Cleaning Up (Apr 1984)
52.236-13	Accident Prevention (Nov 1991)
52.236-14	Availability and Use of Utility Services (Apr 1984). See Section H.2, CDCH.06 Availability and Use of Utility Services (July 1999).
52.236-15	Schedules for Construction Contracts (Apr 1984)
52.236-17	Layout of Work (Apr 1984)
52.236-21	Specifications and Drawings for Construction (Feb 1997)
52.236-23	Responsibility of the Architect-Engineer Contractor (Apr 1984)
52.236-25	Requirements for Registration of Designers (Jun 2003)
52.246-12	Inspection of Construction (Aug 1996)
52.246-21	Warranty of Construction (Mar 1994)
52.248-3	Value Engineering - Construction (Oct 2025)

I.4 HHSAR clauses incorporated by reference

Clause	Title / note
352.203-70	Anti-Lobbying (Dec 2015)
352.223-70	Safety and Health (Dec 2015)
352.224-71	Confidential Information (Feb 2024) (DEVIATION)
352.226-3	Native American Graves Protection and Repatriation Act (Dec 2015)

Clause	Title / note
352.237-75	Key Personnel (Dec 2015)

I.5 Clauses incorporated in full text

HHSAR 352.236-70 Design-Build Contracts (FEB 2026) (RFO Deviation)

(a) General.

(1) The contract constitutes and defines the entire agreement between the Contractor and the Government. This contract includes the standard or special contract clauses and schedules included at the time of award. This contract incorporates by reference:

(i) The solicitation in its entirety (with the exception of instructions to offerors and evaluation criteria which do not become part of the award document);

(ii) The specifications and statement of work;

(iii) All drawings, cuts and illustrations, included in the solicitation and any amendments during all proposal phases leading up to award;

(iv) Exhibits and other attachments; and

(v) The successful Offeror's accepted proposal.

(2) In the event of conflict or inconsistency between any of the requirements of the various portions of this contract, precedence must be given in the following order:

(i) Betterments: Any portions of the Offeror's proposal which exceed the requirements of the solicitation and which go beyond repair and improve the value of the property.

(ii) The contract clauses and schedules included during the solicitation or at the time of award.

(iii) All requirements (other than betterments) of the accepted proposal.

(iv) Any design products, including but not limited to plans, specifications, engineering studies and analyses, shop drawings, equipment installation drawings, etc. These are deliverables under the contract and are not part of the contract itself.

(3) Design products must conform to all requirements of the contract, in the order of precedence stated here.

(b) Responsibility of the contractor for design. The Contractor's responsibilities include the responsibilities of the Architect-Engineer Contractor, as specified in RFO FAR 52.236-23.

(c) Sequence of design-construction.

(1) After receipt of the Contract Award, the Contractor must initiate design, comply with all design submission requirements, and obtain Government review of each submission. No construction may be started until the Government reviews the Final Design submission and determines it satisfactory for purposes of beginning construction. The Contracting Officer will notify the Contractor when the design is cleared for construction. The Government will not grant any time extension for any design resubmittal required when, in the opinion of the Contracting Officer, the initial submission failed to meet the minimum quality requirements as set forth in the contract.

(2) If the Government allows the Contractor to proceed with limited construction based on pending minor revisions to the reviewed Final Design submission, no payment will be made for any completed or in-progress construction related to the pending revisions until they are completed, resubmitted, and are satisfactory to the Government.

(3) No payment will be made for any completed or in-progress construction until all required submittals have been made, reviewed, and are satisfactory to the Government.

(d) Constructor's role during design. The Contractor's construction management key personnel must be actively involved during the design process to effectively integrate the design and construction requirements of this contract.

In addition to the typical required construction activities, the constructor's involvement includes, but is not limited to, integrating the design schedule into the master schedule, ensuring constructability and economy of the design, integrating the shop drawing and installation drawing process into the design, executing material and equipment acquisition programs to meet critical schedules, effectively interfacing the construction quality control program with the design quality control program, and maintaining and providing the design team with accurate, up-to-date redline and as-built documentation. The Contractor must require and manage the active involvement of key trade subcontractors in these activities.

(e) Payment for design under fixed-price design-build contracts.

(1) The Contracting Officer may approve progress payments for work performed during the project design phase up to the maximum amount of 4 percent of the contract price.

(2) Contractor invoices for payment must be accompanied by satisfactory documentation supporting the amounts for which payments are requested. Progress payments approved by the Contracting Officer during the project design phase in no way constitute an acceptance of functional and aesthetic design elements, an acceptance of a final settlement amount in the event of a buy-out, or a waiver of any contractual requirements.

(f) Unscheduled jobsite shutdowns. Due to security reasons during the life of this contract the Government may on an unscheduled basis require the contractor to shut down its jobsite for 2 days per year at no additional cost. This does not constitute a suspension of work under FAR 52.242-14, Suspension of Work.

(End of clause)

Section J - List of Attachments

Attachment	Description
Attachment A	Statement of Work - B10 Modernization (June 6, 2025) (provided separately)
Attachment B	Current Davis-Bacon wage determination for project location and construction type (to be inserted before release)
Attachment C	Contractor Non-Disclosure Agreement
Attachment D	Contractor Employee Non-Disclosure Agreement form
Attachment E	Technical reference documents listed in the Statement of Work, including chiller study, minimum specifications, BAS requirements, electrical SOW, and related as-builts / standards, as available and incorporated by amendment or attachment list

Section K - Representations, Certifications, And Other Statements Of Offerors

The offeror's active SAM representations and certifications are incorporated by reference through FAR 52.204-19. The following additional provisions / information items are applicable to this solicitation as tailored by the Contracting Officer.

Provision	Title / note
52.203-2	Certificate of Independent Price Determination (Apr 1985)
52.204-90	Offeror Identification
52.209-2	Prohibition on Contracting with Inverted Domestic Corporations - Representation (Nov 2015)
52.209-5	Certification Regarding Responsibility Matters (Aug 2020)
52.209-7	Information Regarding Responsibility Matters (Oct 2018)
52.209-11	Representation by Corporations Regarding Delinquent Tax Liability or a Felony Conviction under any Federal Law (Feb 2016)
52.209-12	Certification Regarding Tax Matters (Oct 2025)
52.209-13	Violation of Arms Control Treaties or Agreements - Certification (Nov 2021)
52.219-1	Small Business Program Representations (Feb 2024)

K.1 Acquisition coding information

NAICS code: 238220, Mechanical

K.2 Contact for negotiation / administration

Designate the person the Government may contact for negotiation or contract administration if the offeror receives award as a result of this solicitation.

Name	_____
Title	
Address	_____
Telephone	_____
Congressional District	
Place of performance	_____

Section L - Instructions, Conditions, And Notices To Offerors

L.1 General instructions

a. This draft assumes a competitive negotiated one-phase design-build source selection using FAR parts 15 and 36.
b. Offerors shall submit proposals in English and in U.S. dollars.
c. Offerors shall maintain active registration in SAM in accordance with FAR 52.204-7 and 52.204-13.
d. The Government intends to award one contract and may make award without discussions; therefore, initial proposals should contain the offeror's best terms from both a technical and price standpoint.

L.2 Type of contract

The Government contemplates award of one firm-fixed-price design-build construction contract resulting from this solicitation.

L.3 Proposal submission

Volume
Volume I – Administrative
Volume II – Technical
Volume III - Past Performance
Volume IV – Price

L.4 Technical proposal content

a. Describe the offeror's technical approach to executing the design-build project, including plant phasing, outage management, procurement strategy, laydown / crane planning, startup, and commissioning.
b. Address how the offeror will maintain continuity of operations and protect CDC mission requirements during demolition, equipment replacement, and testing.
c. Identify key personnel, organizational structure, major trade subcontractors, staffing plan, and the qualifications of design and field leadership.
d. Include the project schedule in Gantt or similar format showing design, procurement, mobilization, outages, phased construction, commissioning, training, and closeout milestones.
e. Do not include pricing in the technical proposal except resource information necessary to demonstrate understanding, such as labor classifications or sequencing assumptions that do not reveal price.

L.5 Past performance information

Provide up to four recent and relevant projects demonstrating successful delivery of comparable design-build, central plant, or complex occupied-facility modernization work. For each project, provide the contract type, contract value, period of performance, description of the work, customer reference information, and the roles of proposed team members who participated in the project.

L.6 Price proposal information

a. Certified cost or pricing data are not required for proposal submission unless later requested by the Contracting Officer based on applicable law and regulation.
b. Offerors shall provide data other than certified cost or pricing data sufficient to support price reasonableness, including detailed prime and subcontractor price breakdowns for labor, fringes, burden, materials, equipment, subcontract costs, overhead, profit, and bonding.
c. Submit actual subcontractor and vendor / supplier quotes to the maximum extent available at the time of proposal submission.
d. Provide a schedule of values aligned to the proposed execution plan and the anticipated payment structure.

e. Clearly identify proposal assumptions, exclusions, long-lead items, and any requested Government decisions or approvals that affect price or schedule.

L.7 Secondary site of the work

If the offeror intends to perform covered work at a secondary site of the work, the offeror shall notify the Government and request any required wage determination action in sufficient time to permit evaluation before award.

L.8 Service of protest

Service of protests shall be made to the Contracting Officer at Harsimerdeep Khera, Centers for Disease Control and Prevention, Chamblee Campus Building 102, MS S102-4, 4770 Buford Hwy, Atlanta, GA 30341-3717, email hkhera@cdc.gov, and telephone (770) 488-2710.

L.9 Site visit

a. Offerors are urged and expected to inspect the site where the work will be performed.

b. The site visit will be held on May 19, 2026, at 10:00 a.m., local time.

c. The completed Visitor Request Form identifying all proposed attendees shall be submitted to Wes Bryan at HKhera@cdc.gov and Wbryan2@cdc.gov no later than 12:00 p.m. local time on May 14, 2026.

d. Due to time constraints associated with site access and security processing, attendance at the site visit is limited to U.S. citizens. Attendance is limited to no more than three attendees per offeror.

e. In preparation for the site visit, offerors shall submit the attached Non-Disclosure Agreement to Wes Bryan at HKhera@cdc.gov and Wbryan2@cdc.gov no later than 12:00 p.m. local time on May 14, 2026.

f. After receipt of the required Non-Disclosure Agreement, the Government will provide the CDC chiller replacement study and available mechanical, electrical, and controls reference information supporting the Statement of Work.

L.10 Questions and proposal due date

Questions shall be submitted electronically to the Contracting Officer at **hkhera@cdc.gov** no later than **12:00 p.m. local time on May 27, 2026**. Proposals shall be submitted electronically by email to **hkhera@cdc.gov** no later than **10:00 a.m. local time on June 17, 2026**, unless the Contracting Officer authorizes another method of submission by amendment.

Section M - Evaluation Factors For Award

M.1 Basis for award

Award will be made to the responsible offeror whose proposal represents the best value to the Government using a tradeoff process. The Government may award without discussions.

M.2 Evaluation factors

Factor	Description	Relative importance
Factor 1	Past Performance	Most important non-price factor
Factor 2	Technical Approach	Less important than Factor 1; more important than Factors 3 and 4
Factor 3	Organization of Proposed Team and Team Members' Professional Qualifications	Equal in importance to Factor 4; less important than Factors 1 and 2
Factor 4	Project Schedule	Equal in importance to Factor 3; less important than Factors 1 and 2
Price	Price / cost to the Government	Not scored adjectivally; evaluated for completeness, reasonableness, and balance

When combined, the non-price factors are significantly more important than price. As proposals become more equal under the non-price factors, price becomes more important in the tradeoff decision.

M.3 Evaluation criteria

The Government will evaluate proposals against the following criteria:

M.3.1 Past Performance

a. Relevance and quality of prior performance on comparable design-build, central plant, occupied-facility modernization, or similarly complex projects.
b. Record of cost control, schedule performance, quality of work, management of phased execution, and customer satisfaction.
c. Experience of the proposed team members on the submitted reference projects.

M.3.2 Technical Approach

a. Understanding of the scope and technical challenges of the B10 modernization requirement.
b. Soundness of the proposed phasing, outage, procurement, startup, and commissioning approach.
c. Demonstrated ability to maintain continuity of operations and execute the work safely in an active Federal campus environment.

M.3.3 Organization and Professional Qualifications

a. Qualifications and relevant experience of the proposed design-build team, including management, design, field leadership, controls, commissioning, quality control, and safety personnel.
b. Clarity of team structure, lines of authority, and integration between design and construction functions.
c. Demonstrated experience of key personnel in central plant renovation or equivalent infrastructure projects.

M.3.4 Project Schedule

a. Completeness, logic, and credibility of the proposed schedule and sequencing of activities.
b. Adequacy of milestones for design, procurement, mobilization, outages, phased installation, commissioning, training, and closeout.
c. Ability of the schedule to meet the required contract completion period while preserving required campus cooling capacity.

M.3.5 Price

a. Reasonableness of the proposed total price in relation to the technical approach and the Government's estimate.
b. Completeness of price support, subcontractor and supplier backing, internal consistency, and balance among cost elements.
c. The Government may consider price risk arising from assumptions, omissions, unclear exclusions, or insufficient support.

M.4 Adjectival ratings for non-price factors

Rating	General meaning
Outstanding	Proposal indicates significant strengths and very low performance risk; the Government has high confidence in successful performance.
Good	Proposal indicates strengths that outweigh weaknesses and low to moderate performance risk; the Government has confidence in successful performance.
Acceptable	Proposal meets requirements and presents no material deficiencies, but contains limited strengths or some moderate performance risk.
Unacceptable	Proposal contains material omissions, deficiencies, or unacceptable risk and is not eligible for award without major revision.

Request for Information Log

DRAFT

Solicitation No. # 75D301-26-R-73398
Proposal Due Date June 26, 2026
CDC Roybal Building 10 Chiller Replacement
6/4/2026 DRAFT RESPONSES

RFI #	Sol/Spec/Draw Ref	Discipline	Inquiry	Response
1		Request for Site Visit	Please confirm whether the Government will schedule an additional site visit for prospective design-build teams. Based on the existing site constraints and the critical nature of the central plant, an additional site visit is necessary to allow offerors adequate time to evaluate crane access, rigging logistics, load placement locations, equipment pathways, and laydown areas. The plant appears to have limited access and tight working conditions, and each design-build team will need the opportunity to observe, measure, and verify field conditions in order to develop a safe, executable, and competitively priced lifting and construction approach. This additional field review is particularly important for pricing. Crane sizing, crane location, pick radius, matting requirements, street or site access limitations, equipment delivery sequencing, temporary removals, restoration work, traffic control, protection of existing facilities, and available laydown all have a direct impact on proposal cost. Without adequate time to verify these conditions in the field, offerors may be forced to carry broad assumptions, contingencies, or conservative allowances in their pricing to account for unknown rigging and site logistics risks. The additional site visit would allow teams to better understand existing constraints, evaluate potential crane locations and reach requirements, confirm staging and laydown limitations, identify temporary access or protection requirements, and determine whether specialized rigging, phased deliveries, off-hour work, or additional site preparation may be required. This information is essential to developing realistic pricing, reducing unnecessary contingencies, and ensuring that each proposal reflects an executable construction plan rather than unverified assumptions. Given the operational importance of the plant and the complexity of replacing major equipment within a constrained site, allowing sufficient field review time will help ensure that proposals include appropriate crane and rigging plans, realistic means and methods, and adequate pricing for the required work. Please advise whether the Government will accommodate an additional site visit prior to proposal submission.	**Site visit will be scheduled for June 10th.**
2		As-Builts	Please provide any as-built drawings available for the existing facility, including architectural, structural, mechanical, electrical, plumbing, civil, controls, security, fire alarm, fire protection.	**Send an e-mail to wbryan2@cdc.gov to request sharefile link with the drawings if you have not received them.**
3		Site Visit Sign-in Sheet	Request that CDC posts the Site Visit Sign-in Sheet prior to the government answering the RFIs	**Posted**
4		Solicitation	The solicitation includes both a Building 10 Chilled Water Upgrade Study and a Statement of Work. Please confirm which document shall govern for pricing and proposal development purposes. Confirm whether offerors are to price - 1 - Only the Statement of Work as the contractual scope requirement; or 2 - Both the Statement of Work and the Chilled Water Study, including study narratives, assumptions, phasing concepts, alternates, diagrams, exhibits, and technical recommendations. If both documents are to be used for pricing, please identify the order of precedence in the event of conflict, ambiguity, or scope inconsistency between the Statement of Work and the Chilled Water Study	**Both Documents are to be used for pricing. The statement of work takes precedence.**
5		Mechanical	We assume that materials of construction for the Condenser and Chilled Water Piping can be utilized as follows: **Item / Size / Material / Weight and Type** Pipe / 2" & under / Copper / Type "L" Pipe / 2-1/2" & up / Steel / Schedule 40 through 10"; standard wall 12" & above ERW Fittings / 2" & under / - / Solder or Propress Fittings / 2-1/2" & up / - / Steel, standard, butt welded	**That is correct.**
6		Mechanical	Chilled and Condenser Water systems should fall under and in accordance with ASME B31.9 Building Services Piping given the systems pressures and temperatures. All welding procedures, certifications, quality control, weld inspections and examinations should adhere to this code. Confirm that B31.9 Weld Code is acceptable for this installation.	**All work will be required to be executed to local codes requirements and standards.**
7		Mechanical - Insulation	Please confirm the acceptable insulation requirements for the chilled-water and condenser-water piping systems associated with this project. 1 - Chilled-Water Piping: 2-inch polyisocyanurate insulation with stainless-steel jacket for exterior piping, and 2-inch cellular glass insulation for interior piping. 2 - Condenser-Water Piping: 1.5-inch polyisocyanurate insulation with stainless-steel jacket for exterior piping. Please confirm whether the above insulation materials, thicknesses, jacketing, and interior/exterior applications are acceptable for this installation. If different insulation types, thicknesses, vapor barriers, jacketing, weatherproofing, or condensation-control requirements are required, please provide the applicable specification section and required insulation schedule	**EMOSO ME's: Insulation specifications shall be provided by the design build contractor as part of the design.**

8		Mechanical - Valves	The solicitation documents do not clearly define the required valve materials and performance requirements for the chilled-water and condenser-water systems. For pricing and proposal purposes, please confirm whether the following valve requirements are acceptable for both the chilled-water and condenser-water systems. 1 - Ball Valves – 2 Inches and Smaller | ASTM B584 bronze body, chrome-plated brass/bronze or stainless-steel ball, full port, PTFE seat rings, blowout-proof stem, 2-piece construction, 600 psi CWP, conforming to MSS-SP-110. 2 - Spring-Loaded Check Valves | For valves 2 inches and smaller: ASTM B584 or ASTM B62 bronze body, stainless-steel spring, PTFE or brass disc, Class 125, 200 psi WOG. For valves 2-1/2 inches and larger: cast iron or ductile iron body, flanged or wafer type, stainless-steel spring, bronze, aluminum-bronze, or stainless-steel disc, Buna-N, EPDM, or bronze seat, Class 125, 200 psi CWP. 3 - Butterfly Valves – 2-1/2 Inches and Larger | Ductile iron body, stainless-steel shaft, aluminum-bronze disc or Nylon 11 coated ductile iron disc, upper thrust bearing, EPDM resilient seat, rated at 200 psi bidirectional shut-off pressure, suitable for continuous operation at temperatures up to 225°F, compatible with ASME B16.1 Class 125/150 flange standards, and conforming to MSS SP-67. - Dead-end pressure rating shall be 150 psi with no downstream flange/piping attached. - For valves 6 inches and smaller, provide 10-position lever actuators with locking devices. For valves 8 inches and larger, provide worm gear operators with adjustable position stop and position indicators. Hand wheel operators shall be sized for no greater than 80 lb rim pull at full valve pressure rating. - External disc-to-stem connections using screws or pins are not allowed. - Valve necks shall be of sufficient length to allow for insulation where insulation is specified. Wheel shaft length shall be sufficient so the wheel does not contact insulation. - Provide full lug-type valves permitting removal of downstream piping while using the valve for system shutoff. - Furnish valves used for balancing with adjustable memory stops Please confirm whether the above valve materials, pressure ratings, body/disc/seat materials, actuator requirements, lug-type construction, dead-end service ratings, insulation neck extensions, and memory stops are acceptable for this project. In addition, please confirm whether the Government requires high-performance rated butterfly valves for any chilled-water or condenser-water applications, including but not limited to isolation valves, control valves, dead-end service valves, large-diameter valves, or valves serving critical outage/isolation points. If high-performance butterfly valves are required, please identify the applicable valve locations, pressure class, seat material, body/disc/shaft requirements, leakage class, actuator requirements, and whether resilient-seated butterfly valves are prohibited in those locations.	**Valve specifications shall be provided by the design build contractor as part of the design.**
9		Commissioning	The solicitation requires third-party commissioning to be provided by the Contractor. Please confirm whether the required commissioning scope is limited to the replacement of Chillers CH-1 through CH-4 and their directly associated subsystems, including new chilled-water pumps, condenser-water pumps, cooling towers, controls, electrical feeders/MCCs, and related appurtenances. Please also confirm whether existing Chillers CH-6 and CH-7 and their associated subsystems are to be included in the full commissioning scope for the Building 10 Chiller Plant. This includes, but is not limited to, associated chilled-water pumps, condenser-water pumps, cooling towers, valves, controls, safeties, alarms, sequencing, and integration with the overall plant control system. Additionally, please confirm whether TAB, sound testing, and vibration testing are required for all new and affected systems, and whether any testing is required for existing CH-6 and CH-7 systems that remain in service during the phased construction work.	**TAB and commissioning shall be completed on all new equipment.** **EMOSO O&M Team: Refer to BAS Team response PENDING**
10		Mechanical - Chiller Lead-time	The solicitation's current Period of Performance is 462 calendar days. However, the Building 10 Chilled Water Upgrade Study appears to assume a significantly shorter chiller procurement duration than current market conditions. The study references a 22-week chiller fabrication process and a project approach where a chiller prepurchase package is issued at the conclusion of 60% design, with design continuing concurrent with chiller selection, submittal, and fabrication. The study also projected an overall project duration of approximately 64 weeks. Current chiller manufacturer lead times are understood to be approximately 42 to 44 weeks, which is roughly 20 to 22 weeks longer than the study's assumed 22-week fabrication duration. This additional procurement duration alone would extend the project by approximately 140 to 154 calendar days, unless the Government permits an early release chiller procurement package and expedited submittal review process. 1 - Will the Government allow the Design-Builder to submit an early chiller release package prior to completion of full design documents? 2 - Can the chiller package be released based on preliminary design criteria, including chiller capacity, refrigerant, electrical requirements, dimensional constraints, performance criteria, controls interface, and connection requirements? 3 - Will the Government provide expedited review and approval of the chiller submittal to allow early procurement and avoid unnecessary schedule impact? 4 - Given current 42–44 week chiller lead times, will the Government consider extending the Period of Performance from 462 calendar days to approximately 602 to 616 calendar days to account for the additional 20–22 weeks of procurement duration? 5 - If the Government does not extend the Period of Performance, please confirm what schedule assumptions offerors should use for pricing, including required overtime, phased early release packages, temporary cooling, resequencing, acceleration, and extended general conditions.	**The period of performance shall be 730 days.** **1. Yes, an early chiller release package can be submitted; however it must include sufficient information to ensure suitability.** **2. Yes** **3. The government will require a minimum of 2 weeks to review.** **4. Yes, the new period of performance will be 730 days.** **5. N/A**
11		Geotechnical Reports	Provide any past geotechnical report for the buildings. Is it expected that the contractor will need to procure new geotechnical assessment for the equipment pads?	**It is up to the design-build team to determine if this is necessary. The government makes no further requirement.**
12		Blast Protection	Does the CDC have any requirements to design exterior mechanical components for blast loading?	**No**
13		Interior Condenser-Water Pipe	To confirm all condenser water piping will be replaced inside of the chiller plant	**EMOSO O&M Team: Yes, all condenser water piping must be replaced due to age and internal condition of piping.**
14		Existing Pipe Condition and Testing Responsibility	If reuse of any existing chilled-water or condenser-water piping is permitted, please provide available pipe condition reports, wall-thickness testing, corrosion reports, leak history, and water-treatment history. Please also confirm whether the Design-Builder is required to perform UT testing, internal inspection, hydrostatic testing, or risk assessment before reuse.	**EMOSO O&M Team:** **Reuse of existing chilled water piping is permitted.** **Reuse of existing condenser water piping is not permitted.** **No reports are available.**
15		Seismic	The current project is located in a seismic design category B. Per the IBC 2024 and ASCE 7-22, mechanical and electrical nonstructural components do not need to be braced against seismic forces for a category B facility. Does the CDC have any other design guidelines that may require seismic bracing to be implemented?	**The CDC has no further design guidelines regarding seismic bracing.**
16		Allowable Full Plant Shutdown Duration	The study references an initial full plant shutdown of approximately 6 days for the base phasing approach. Please confirm the maximum allowable full plant chilled-water outage duration, seasonal restrictions, required outage windows, backup cooling requirements, and whether weekend/24-hour work is permitted or required. This is a major pricing issue due to overtime, temporary cooling, manpower stacking, and risk premiums.	**EMOSO O&M Team: A full plant shutdown cannot occur in June, July, August or September. We anticipate bid proposals to outline the full plant shutdown approach and duration. No backup cooling is required. 24 hour or weekend work is allowable, but not required. The maximum full plant shutdown duration is 6 days.**
17		Buildings 20, 34, and 53 Chilled-Water Outage Risk	The study notes that Buildings 20, 34, and 53 will not have a chilled-water source until Chillers 6 and 7 are brought back online following initial work. Please confirm the operational criticality of Buildings 20, 34, and 53, required temporary cooling, allowable outage duration, and whether any temporary piping or rental cooling must be included.	**EMOSO O&M Team: These buildings are not lab facilities. They can operate without chilled water service for a maximum of 6 days during low load periods of the year. No temporary cooling required.**

18		Cooling Tower	The solicitation documents and chilled-water study reference new cooling towers for the Building 10 Chiller Plant replacement. The study appears to base pricing on stainless-steel crossflow cooling towers and notes that tower efficiencies are substantially improved compared to the existing towers. For the 1,800-ton chiller option, the study indicates the existing tower fan arrangement would be replaced with lower horsepower fan selections, including 25 HP per fan/cell as noted in the study. Confirm the following: 1 - Cooling Tower Size / Fan Horsepower Basis | Should the Design-Builder maintain the originally contemplated oversized / higher-efficiency cooling tower selection in order to achieve the lower fan horsepower noted in the study, including approximately 25 HP per cell for the 1,800-ton option? If a smaller tower selection is acceptable, please confirm the maximum allowable fan horsepower, required thermal performance, energy-efficiency criteria, sound limitations, and whether increased fan horsepower will be evaluated negatively. 2 - Cooling Tower Layout / Design Configuration | Please confirm whether the Government requires the Design-Builder to maintain the cooling tower configuration generally shown in the study drawings, including tower footprint, cell arrangement, service access, piping arrangement, and support locations. If alternate tower arrangements or manufacturers are acceptable, please confirm the allowable limits for footprint, structural support modifications, piping changes, access platforms, basin equalization, maintenance clearances, and crane/rigging requirements. 3 - Cooling Tower Materials of Construction | Please confirm the required cooling tower materials of construction. Specifically, please confirm whether the towers are required to be all stainless steel, partially stainless steel, or another material configuration. Please also confirm whether 301L stainless steel is acceptable as the tower material basis, noting that it is a standard manufacturer offering and has reportedly been installed successfully at the Lawrenceville site for over a decade. If 301L stainless steel is not acceptable, please identify the required stainless-steel grade, including whether 304, 304L, 316, or 316L stainless steel is required for the basin, casing, structural members, fill supports, fasteners, hardware, and wetted components.	**EMOSO ME's: CDC provided a minimum specification for cooling towers. Design build contractor can exceed these specification requirements.**
19		Seismic	What is the risk category of the facilities that are serviced by this chiller plant. Per ASCE 7-22, Table 1.5-1 states that if this chiller plant services any risk category IV facilities and is required to keep those facilities functional, then the chiller plant must also be categorized as a risk category IV facility.	**There are 2 sets of chillers on the Roybal campus that can serve lab buildings.**
20		Cooling Tower	The cooling tower selection in the study provided is designed around a 78 degree wet bulb. In this region towers are often selected at 79 or 80 WB for district energy applications. Confirm wet bulb design condition for cooling towers.	**The cooling tower selections shown in the study shall be considered the minimum acceptable capacity. The design-build contractor shall confirm design wet bulb conditions and all thermal performance requirements as part of the design submission, and shall select towers that meet or exceed the thermal performance of the study basis.**
21		Roof	"Where the existing roofing will remain in place after project is completed, work performed shall not void existing insurance/warranty. New warranty required for all roof sections replaced under this project's scope of work." The existing roof appears to be at or near the end of its service life. Please clarify the following: 1- Which existing roof areas are currently under active warranty or insurance coverage? 2 -Which roof areas are not currently under warranty? 3 -What is the point of demarcation between existing roof conditions that remain the Government's responsibility and areas where the Contractor becomes responsible due to project-related work? 4 -Please confirm the Contractor is not responsible for pre-existing roof deficiencies, leaks, deterioration, or expired warranty conditions unless those areas are specifically identified for replacement in the contract documents. 5 -Please identify the roof sections requiring new warranty coverage under this project, including whether the warranty applies only to replaced sections or also to adjacent tie-in/transition areas.	**No existing warranties are in place**
22		Chiller	Chiller specifications indicated 0.035" wall thickness for evaporator and condenser, but the selection in the study has 0.028" walls for the evaporator and 0.035" walls for the condenser. Which should we use?	**whichever is more stringent**
23		Outage - Step 1	During Step 1 of the 6-day outage, the Contractor is required to temporarily isolate the four CHS/CHR service points from Building 10. Please clarify the following: 1- Has the Government recently exercised and verified the existing CHS/CHR isolation valves serving Building 10 to confirm they will fully close and provide a safe, positive lockout of the chilled-water utility? 2 - How frequently does the Government exercise these valves as part of its normal utility maintenance program? 3 - In the event one or more existing valves do not hold during the Step 1 outage, should the Contractor include pipe freezing or other temporary isolation measures in its base bid to allow replacement or repair of the leaking valves? 4 - Alternatively, if the existing valves fail to hold, will the additional work required to establish proper isolation, including pipe freezing, temporary means and methods, valve replacement, schedule impacts, and associated labor/material costs, be handled as a contract change? Please confirm the condition and tested reliability of the existing CHS/CHR isolation valves and define whether contingency isolation measures for leaking valves are to be included in the Contractor's base scope or addressed by change if encountered during the outage	**Base contract assumes valves are functional. Prior to shutdown, contractor shall test these valves.**
24		Chillers 6 & 7	The Building 10 Chilled Water Upgrade Study appears to rely heavily on existing Chillers CH-6 and CH-7 remaining operational during construction. Specifically, the study states that under the base 5-step replacement strategy, only existing Chillers 6 and 7 will be available for use during the first 4 to 5 weeks after the initial full plant shutdown, and that these chillers are required to support Building 10 chilled-water production during multiple phases of the work. The study also notes that Buildings 20, 34, and 53 will not have chilled-water service until Chillers 6 and 7 are brought back online following the initial chilled-water work. 1- If CH-6 or CH-7 fails, trips offline, cannot maintain load, or requires repair during construction for reasons not caused by the Design-Builder, will associated impacts to temporary cooling, manpower, sequencing, overtime, schedule, and cost be treated as a Government-directed change? 2 - Is the contractor required to include temporary cooling, rental chillers, contingency pumping, or supplemental chilled-water capacity in the base proposal to mitigate a potential failure of CH-6 or CH-7? 3 - Confirm whether the Government will perform and document a pre-construction operational readiness test of CH-6, CH-7, associated cooling towers, condenser-water pumps, chilled-water pumps, controls, and waterside economizer prior to the start of demolition or outage work	**EMOSO O&M Team: Chillers 6 & 7 must continue to operate during construction. We believe the phasing plan provided in the study allows for this except for the time during the initial full plant shutdown which is estimated to be 6 days. CDC hopes this shutdown duration of 6 days can be reduced by the successful bidder.**

25		Chillers 6 & 7	(Study Document) Floor One Piping / M401 background drawing used for the Exhibit D phasing sheets. The note is titled: "BUILDING 10 CHILLER RETROFIT WORK" 1- Text states: "The Building 10 chillers (CH-1 through CH-7) shall be retrofitted to deliver 42°F LWT," including orifice plate replacement, demand-limit reset, internal controls reset, manufacturer computer selection, OEM work on chiller components, and DDC sequence modifications. That note expressly includes CH-6 and CH-7, even though the main study narrative focuses on replacing CH-1 through CH-4. 2 - The above note can not be located in the statement of work - should the contractor include the cost associated with this modification. If yes is the contractor to assume that these modifications will be required to be completed during the Step 1 Outage?	**EMOSO O&M Team: These are old notes from previous projects that were not removed from the study document. There is no work required on chillers 6&7**
26		Refrigerant Exhaust System	The study references replacement of the existing refrigerant monitoring panel as part of the chiller plant controls upgrades. Please confirm whether the scope is limited to replacement/integration of the refrigerant monitors and monitoring panel, or whether any additional modifications are required to the existing refrigerant exhaust system(s), including but not limited to exhaust fans, ductwork, dampers, starters/VFDs, controls, alarms, strobes/horns, power wiring, emergency ventilation sequence, or code-required upgrades. Please also confirm whether the Design-Builder is required to perform a code compliance evaluation of the existing refrigerant exhaust system for the new chiller refrigerant type, charge quantity, machinery-room classification, ventilation rates, and alarm/shutdown sequences.	**Refrigerant monitoring shall be designed by the design build contractor as a replacement.** **EMOSO O&M Team: Contractor shall evaluate and identify all deficiencies noted with the operation of the refrigerant monitoring system auxiliaries such as exhaust fans, ductwork, dampers, starters/VFDs, controls, alarms, strobes/horns, power wiring, emergency ventilation sequence, or code-required upgrades.**
27		Design/Construction Standards	Are there campus or CDC design and construction standards?	**Yes, will provide.**
28		Cooling Tower	Is basin sweeper piping desired?	**Yes**
29		Steel Columns	The study indicated existing structural steel columns above the roof are expected to remain. Have they been confirmed to be adequate to support the new towers or should the contractor assume all new structural steel for the cooling towers?	**Design- build team to include structural study & design. Base bid should assume no new structural steel will be required.**
30		Structural	Confirm the condition of the structural steel on the roof is adequate to remain or if new coating is required.	**Design- build team to include structural study & design. Base bid should assume no new structural steel coating will be required.**
31		Sound Rating	Are there maximum sound levels that should be considered for the cooling towers or chillers?	**No specific requirements from the government**
32	Medium-Voltage Cable Replacement and Termina		The study includes replacement of MV cables from MV isolation switches to the new chillers, replacement of fuses, use of 5kV EPR cable, RMC conduits, and NCSCB-qualified personnel for MV terminations. Please confirm the required MV testing protocol, outage windows, relay settings review, cable routing, termination responsibility at chiller starters, and whether MV work must be performed by a CDC-approved specialty contractor.	**The study is only used as a basis. Refer to the SOW Attachments (Detailed Electrical SOW) for requirements regarding the requirements of MV cable installation and the electrical work envolved with this project.**
33	MV Breaker / Relay / Load Interrupter Testing Respo		The study includes testing of existing MV circuit breakers, associated relays, and MV load interrupter switches serving CH-1 through CH-4. Please confirm whether corrective repairs discovered during testing are included in the base scope. If breakers, relays, switches, fuses, or cubicles fail testing or require refurbishment, please confirm how those costs will be handled.	**The study is only used as a bais. Refer to the SOW Attachments (Detailed Electrical SOW) for NETA ATS and MTS test requirements, including the expectations of test and inspection procedures and inspection and test reports.**
34		Condenser Pumps	Are the new condenser pumps required to have VFDs?	**Not required**
35	Chiller Manufacturer Competition / Basis of Des		The study data collection was limited to Trane but states multiple manufacturers would be considered if the study moved forward to design. Please confirm the approved chiller manufacturers, required refrigerant, efficiency criteria, AHRI certification, service access requirements, remote starter requirements, and whether Trane is the basis of design only or a mandatory manufacturer.	**Trane is basis of design. Refer to equipment spec for requirements.**
36		Rigging Path and Equipment Access	The study involves replacement of large chillers, pumps, MCCs, cooling towers, and structural components in an operating central plant. Please provide required rigging constraints, approved crane locations, roof loading limits, laydown areas, haul routes, access windows, and any campus restrictions. Please confirm whether a separate site visit will be provided for crane, rigging, and load-path verification.	
37	Design Schedule / Chiller Prepurchase Packag		The study assumes 30%, 60%, and 90% design submittals, a chiller prepurchase package at 60% design, 22-week chiller fabrication, and a 64-week total duration. Please confirm whether the solicitation requires the same design/procurement structure or whether the Design-Builder may propose early release packages for chillers, towers, MCCs, MV cable, structural steel, controls, and roofing to reduce schedule risk.	**Early release packages are encouraged.**
38		Chemical Treatment	Are new chemical storage drums, controllers, coupon racks, or chemical pumps required as a part of the new installation?	**No chemical treatment scope**
39		Chemical Treatment	Who is the current chemical treatment contract holder?	**No chemical treatment scope**
40		VFDs	Confirm if VFDs for low voltage equipment can be rated to 50C ambient temperature, or if they need to be rated to 40C which would require an integral cooling unit per VFD.	**EMOSO ME's: ABB ACH580 is rated up to 50C.**
41		VFDs	Has the CDC standardized on a specific VFD - example ABB ACH550 or like	
42		VFDs	Detailed electrical SOW indicates that for motors >20HP 5% ITHD must be provided at the input terminal of each VFD. This would require each VFD of this size to be ultra low harmonic or 24 pulse for example, which can be expensive and a large footprint for each VFD. Alternatively, to be compliant with IEEE 519, the 5% ITHD can be evaluated at the Point of Common Coupling, likely the 480V LV Switchgear "HV", and rather than each VFD be 5% or less for harmonics the harmonic study can evaluate the entire 480V system and address if line reactors, passive or active filters would be the most appropriate for mitigation. Confirm this approach is acceptable or if each VFD must be limited to 5% ITHD.	**standby.. LB**
43		5kV Spare Breaker	As-builts for the 5kV switchgear indicate that breaker 52B-3 was feeding existing building 10 480V substation and 1000 ton chiller 5. Nameplate in existing switchgear observed during the site walk indicates this breaker feeds chiller #5. Confirm none of these loads are connected and this specific breaker is a full spare to be used for this project.	**Refer to the SOW Attachments (Detailed Electrical SOW) for current load descriptions of the MV switchgear SG-RO010.001.**
44		5kV Spare Breaker	Nameplate in 5kV switchgear indicate that breaker 52B-4 is feeding BLDG 23 Temp Feeder. Confirm this load is not connected and this specific breaker is a full spare to be used for this project.	**Refer to the SOW Attachments (Detailed Electrical SOW) for currnet load descriptions of the MV switchgear SG-RO010.001.**
45		Electrical	Detailed electrical SOW indicates the 480V switchgear HV has 4000A main breaker frame and trip, however single line observed during the site walk indicate this main is dialed down to a 3200A trip. Confirm rating of this switchgear.	**Refer to the SOW Attachments (Detailed Electrical SOW and AsBuilts) for LV switchgear HV main bus ratings.**
46		UPS	Confirm power to control panels will originate from the existing central UPS and not individual UPSs at each control panel	**EMOSO O&M Team: CDC prefers all control panels to be served by the central UPS with no local UPS devices utilized.**
47		Control Points	Confirm hardwired points for switchgear and generator scope are new points that must be hardwired to the new control system only, and that no switchgear PLC or generator controller devices need to be replaced & updated. Provide quantity of hardwired points to be monitored and confirm that no Modbus or BACnet ethernet or serial connections need to be provided from generators and switchgears.	
48		Electrical	Confirm un-corrected power factor of ~0.87 is acceptable to CDC for the chillers or if chillers must be provided with capacitor banks integral to the chiller to achieve a higher power factor of ~0.92-0.95.	
49		Electrical	Confirm historical electrical metering data will provided for Switchgear HV and the medium voltage switchgear to justify any load additions. Confirm contractor shall not be responsible for installing meters for load justification.	**Refer to the SOW Attachments (Detailed Electrical SOW) for currnet load descriptions of the MV switchgear SG-RO010.001 and LV switchgear HV. CDC will not provide metering data.**
50		Electrical	Confirm 2 spares indicated in Switchgear HV are available for use in this project.	**Refer to the SOW Attachments (Detailed Electrical SOW) for currnet load descriptions of the MV switchgear SG-RO010.001.**
51		AHJ	Who is the Authority Having Jurisdiction (AHJ) for this project?	

52		Code	What is the governing code base and date of publish for each base for this project for each trade? In particular, the International Building Code year, Fire, Plumbing, Mechanical, and Energy Conservation Code. Are there any amendments to the code applicable to this installation.	**EMOSO ME's: DB contractor shall determine applicable code requirements**
53		Existing Raceways	The study indicates that existing raceways may be reused where the raceway size complies with NFPA 70 conduit-fill requirements; otherwise, new raceways are required. Because the existing raceway routing, condition, accessibility, spare capacity, and conduit-fill conditions are existing Government-furnished site conditions, please provide sufficient existing-condition documentation for proposal pricing purposes, including available conduit routing, raceway sizes, spare-capacity information, as-built drawings, and known deficiencies.	**The study is only used as a basis. Refer to the SOW Attachments (Detailed Electrical SOW) for requirements regarding the use of existing conduits, including the general requirements and contractor's expectations.**
54		Georgia Sales and Use Tax	Please confirm whether the Government intends for this project to be priced inclusive of all applicable Georgia sales and use taxes on contractor-furnished materials and equipment, or whether CDC will provide a tax-exempt direct-purchase process for any major equipment or materials. If a tax-exempt purchasing process is intended, will the Government provide the required procedure, forms, authorized purchasing entity, documentation requirements, and whether the process applies to chillers, cooling towers, pumps, electrical gear, controls, piping, valves, and other incorporated materials.	**Contractor will be required to pay applicable state and local sales tax.**
55		Proposal Requirements	Please confirm the required proposal page limits for each submission volume, including Technical Approach, Past Performance, Team Qualifications, Project Schedule, and Price Proposal. In addition, please confirm whether covers, tabs, resumes, schedules, matrices, forms, past performance project sheets, and appendices are included in or excluded from the stated page limits.	**Each category should be a maximum of 10 pages and the complete technical proposal should not exceed 40 pages. Cover pages or tabs can be omitted from the page count. Cost proposal will be separate from technical proposal.**
56		Key Personnel Requirements	The SOW requires the proposal to identify qualifications for the Construction Executive, Project Manager, Lead Project Engineer, Lead Superintendent, Quality Control Officer/Manager, Lead Scheduler, Lead Commissioning Agent, and Safety Officer/Manager. Please confirm that the Lead Superintendent, Quality Control Officer/Manager, and Site Safety Officer/Manager are required to be on-site roles during active construction activities, including demolition, rigging, utility outages, major equipment setting, tie-ins, testing, and commissioning support. Please also confirm whether these positions must be dedicated full-time to the project while construction work is occurring, or whether partial-time / shared personnel will be acceptable, provided all contract safety, quality, and coordination requirements are maintained.	**Prime contractor will be required to have representation onsite every day work is being performed. Typically this is the site superintendent and often a project manager or alternate superintendent provides coverage when superintendent is not available. On site requirements are not outlined, but shall be handled as required for effective execution and management of the project.**
57		Existing Chillers 6 and 7 Reliability During Phasing	The phasing concepts rely heavily on existing Chillers 6 and 7 and the waterside economizer remaining operational during portions of the work. Please provide recent maintenance records, performance data, known deficiencies, controls status, and reliability history for Chillers 6 and 7 and the waterside economizer. Please confirm whether temporary cooling is required if CH-6 or CH-7 fails during construction through no fault of the Design-Builder.	**EMOSO O&M Team: Temporary cooling is not to be required in the base scope for this project and there is no indication chillers 6 or 7 will fail during the project. Waterside economizer heat exchanger is currently out of operation.**
58		Controls	Will the government consider maintaining the generator damper actuators as pneumatic in lieu of converting to electric? The dampers are extremely difficult to access being in ceiling above the generators. The cost to convert would not justify the limited to no operational improvement to the system.	**EMOSO O&M Team: Existing pneumatic actuators for the generators can remain in place due to the high cost impact of replacement.**
59		Controls	What type of tower level control is preferred by the government?	**EMOSO ME's: DB team should make a recommendation of best level control options during the design phase of the project. CDC would prefer a basin level control scheme using a single sensing location as is done in the west CUP rather than localized sensing and control at each tower basin.**
60		Controls	Is it possible for the government to provide approximate VFD locations?	**EMOSO O&M Team: DB contractor should evaluate and provide options**
61		Controls	Provide requirements for the use of EMT versus Rigid in the plant. Is there a specified height below which the conduit must be Rigid?	
62		Controls	What BAS control panels will be required to have a UPS?	
63		Controls	Is it in scope to upgrade the FCU1 controller to a modern BACnet controller?	
64		Temporary Central Plant Loop	Will the CDC require the contractor to provide, hook up, integrate, and commission temporary, trailer-mounted rental chillers and cooling towers to support the campus loop before any legacy equipment is decommissioned?	**There is no temporary equipment required.**
65		Chilled Water Main Loop	What is the maximum allowable downtime window for the main chilled water loop during final hydronic tie-ins and switchovers? Does the agency mandate that these high-risk cutovers occur exclusively during low-load winter months, or will weekend/after-hours execution windows be permitted during active summer cooling loads?	**EMOSO O&M Team: With the exception of the initial full plant shutdown period of 6 days, chillers 6&7 must provide chilled water service to east campus buildings 20, 34, and 53. This work shall not be performed in June, July, August or September.**
66		Chilled Water Main Loop	Given that Building 10 services mission-critical assets where climate or pressure drops are unacceptable, please clarify the exact financial tiering, grace periods, and daily dollar amounts for Liquidated Damages (LDs) or operational penalties tied to uncoordinated downtime of the campus chilled water loop.	**Liquidated damages are not included for this contract.**
67		Condenser Water Header	To maintain mandatory two-chiller operations during the complete replacement of the existing condenser water piping, has the agency identified preferred isolation points for temporary bypass piping, or is the contractor expected to engineer, supply, and route a fully independent temporary condenser water header?	**EMOSO ME's: With the exception of the initial full plant shutdown period of 6 days, chillers 6&7 must provide chilled water service to east campus buildings 20, 34, and 53. DB contractor is expected to provide engineering analysis and construction plan for CDC review and approval.**
68		Chiller/Pump Connections	Please clarify the exact physical execution boundaries for the mechanical scope. Are we responsible for replacing all condenser and chilled water distribution piping up to the main plant headers, or is our execution boundary strictly limited to the terminal flanged connections of the new chillers and pumps?	**EMOSO ME's: DB contractor is expected to provide detailed engineering analysis and construction plan for piping installation.**
69		Main Header Isolation Valves	Have the existing main loop isolation valves been physically tested for positive shutoff within the last 12 months? If they fail to hold pressure for a dry tie-in, does the CDC permit alternative isolation methods such as line-freezing or hot-tapping, or will a full plant shutdown be coordinated by the government?	**Base contract assumes valves are functional. Prior to shutdown, contractor shall test these valves.**
70		Roof Steel / Dunnage / Pads	Are the existing structural steel dunnage, roof supports, and concrete pads verified by a structural engineer to handle the increased operating weight of the modern 1,800-ton units and consolidated cooling towers, or should the contractor factor in structural engineering calculations and reinforcement modifications as part of the turnkey proposal scope?	**Base contract shall include structural engineering and design. However the base contract should assume that the current structure does not require improvements outside of minor improvements to accommodate new tower dimensions.**
71		Staging / Heavy Lift Areas	Are there specific structural or weight limitations on the driving surfaces, underground utility vaults, or staging areas surrounding Building 10 that the rigging contractor must accommodate? Furthermore, are certified crane placement plans and structural calculations required as part of the pre-construction submittals?	**EMOSO ME's: DB contractor is required to submit staging and lift plans.**
72		Chiller Bays (Bldg 10)	For the proposed 1,800-ton chiller footprints, is the clear space within the existing bay sufficient to perform standard tube pulling and routine maintenance clearances, or will the new dimensions require structural modifications to existing walls or adjacent equipment pathways?	**Design Build contractor must verify this information as part of design.**
73		Building 10 Plant Layout	Does the government possess a current, certified 3D laser scan or a Level of Development (LOD) 300 Building Information Model (BIM) of the active Building 10 plant, or is the contractor required to perform complete reality-capture scanning post-award to establish execution baselines?	**3-D scans have not been performed and are not required as part of this project.**
74		Siemens Desigo/Apogee Backbone	Is the existing Siemens BAS front-end completely open-protocol BACnet/IP, or are there proprietary legacy trunks (e.g., Apogee/Floor Level Networks) that require specialized gateway hardware? Will the agency's incumbent controls vendor handle the final head-end programming, network mapping, and graphics integration, or is the contractor entirely responsible for turnkey software delivery?	
75		Field Panels / Automation Network	Since the project requires a phased cutover with a maximum of two chillers offline, will the new Siemens BAS network architecture run completely parallel to the legacy automation system during execution, or are we expected to hot-swap network trunks on active field panels while maintaining active cooling and pressure controls to the laboratories?	
76		Medium-Voltage Starter / MCC	The solicitation notes upgrades to the medium-voltage starters and Motor Control Centers (MCCs). Are we required to provide standalone, floor-mounted Variable Frequency Drives (VFDs) for the new chillers and tower fans, or will we be modifying and tying into existing MCC enclosures that require internal component and breaker upgrades? Is there clean, unencumbered floor space allocated for the two new MCCs without encroaching on high-voltage clearance zones?	**Refer to the SOW Attachments (Detailed Electrical SOW) for requirements regarding the requirements of MV starters, MCC, switchboards, and etc.**
77		Siemens Desigo Front-End	Will the government issue a formal Sole-Source Justification for the Siemens Desigo head-end controls integration to ensure standard, uniform pricing across all bidding primes, or are primes required to independently negotiate integration rates with the incumbent vendor?	**No sole source justification is in place.**
78		Secure Perimeter Gates / Bays	Given the secure nature of the Roybal Campus, will the government provide dedicated, full-time security escorts for construction personnel, or is the contractor required to factor the cost of dedicated escorts into its pricing? What is the anticipated processing timeline for personnel badging and security clearances?	**EMOSO ME's: EMOSO will not provide escorts after contract award**
79		Field Tools / Network Gear	Are there daily vehicle/tool inventory inspections or restrictions on bringing specific electronic equipment (e.g., diagnostic laptops, network sniffing tools for the Siemens integration) into the facility?	
80		Legacy Insulation / Dunnage Paint	Does the existing pipe insulation on the condenser and chilled water lines slated for demolition contain asbestos, or do the structural steel dunnage surfaces utilize lead-based paint? If hazardous materials are encountered, who owns the abatement scope and schedule impact?	**EMOSO ME's: CDC cannot guarantee existing insulation does not contain asbestos. Contractor is responsible for testing to ensure safe conditions for work staff. Contractor is not responsible for asbestos removal or abatement if detected.**
81		Phased Chiller Handovers	Given the highly phased, multi-stage nature of the chiller changeover across the 462-day performance period, do equipment warranties trigger upon beneficial use/commissioning of individual units, or does the warranty period for all four units begin concurrently upon final total project acceptance by the government?	**Refer to chiller spec - from owner acceptance.**

82		Hydronic Distribution Loops	Is the contractor responsible for the complete chemical flushing, passivation, and water treatment of the entire modified hydronic network, or will the CDC's incumbent water treatment vendor manage the chemical testing and loop stabilization during the cutover phases?	**Design Build contractor is responsible for flushing of new piping.**
83		Industrial Effluent Disposal	Where is the contractor permitted to discharge the thousands of gallons of chemically treated flush-water generated during the pipe cleaning phases? Does the campus have an on-site neutralization system, or must the contractor factor in off-site environmental containment and disposal?	**Do not include any costs for off-site water disposal.**
84		Manufacturer Production Plants	Does the solicitation require a formal Factory Witness Test (FWT) for the new 1,800-ton chillers at the manufacturer's facility prior to delivery? If so, is the contractor responsible for airfare, lodging, and logistics for government engineering representatives to attend?	**Details are available in the chiller spec.**
85		Commissioning (Cx) Chain of Command	Will the Third-Party Commissioning Authority (CxA) be independently retained and compensated directly by the government, or is the Prime contractor required to procure, fund, and manage the CxA entity within its fixed-price scope?	**Prime contractor will be required to procure, fund and manage the CxA within the fixed-price scope.**
86	Reference: Solicitation Section B, Section L.6, SF 1442	Proposal Pricing Format / Schedule of Values	Question: Please confirm whether offerors are required to submit only one total lump-sum price on SF 1442, or whether a detailed price breakdown and schedule of values is also required with the proposal. If a detailed breakdown is required, please confirm the required level of detail by trade, system, subcontractor, vendor, equipment, labor, general conditions, OH&P, bond, and long-lead procurement. Reason / Pricing Impact: The solicitation includes a lump-sum bid item, but the proposal instructions request detailed price support. Clarification is needed to ensure the proposal is submitted in the required format and is not considered incomplete.	**Contractors are required to submit both a lump-sum SF 1442 and a detailed price breakdowns. We require labor and material breakdown by major scope items as well as general contractor OH/P and bond costs.**
87	Reference: Solicitation Section L.6	Assumptions, Clarifications, and Exclusions in Proposal	Question: Please confirm whether offerors may include written assumptions, clarifications, exclusions, and qualifications in the price proposal without rendering the proposal nonresponsive, provided that such clarifications do not take exception to mandatory solicitation requirements. Reason / Pricing Impact: The project contains significant design-build scope, unknown existing conditions, outage limitations, and phasing risk. Offerors need to identify pricing assumptions to avoid carrying unbounded risk.	**Assumptions, clarifications, exclusions and qualifications may be included. However, these could result in disqualification or a request to modify the proposal to meet required base scope**
88	Reference: Statement of Work; Solicitation Deliverables	Government Review Durations and Schedule Impact	Question: Please confirm the required Government review duration for design submittals, RFIs, equipment submittals, outage plans, BAS submissions, commissioning documents, and closeout documents. Please also confirm whether Government review time is included within the 462-calendar-day period of performance. Reason / Pricing Impact: Review durations may directly affect procurement, phasing, outage scheduling, and final completion.	**Contractor must account for a 2-week review for each submittal within their performance schedule. Based on feedback about chiller lead times, we will adjust SOW to 730 days.**
89	Reference: Statement of Work; Chiller Replacement Study	Required Base Phasing Approach	Question: Please confirm whether the base proposal must follow the 5-step chiller replacement process shown in the Chiller Replacement Study, or whether the contractor may propose an alternate phasing plan provided that no more than two chillers are removed from service at any time. Reason / Pricing Impact: The phasing approach affects demolition, temporary work, sequencing, labor efficiency, outages, and total project duration.	**An alternate phasing would be considered.**
90	Reference: Statement of Work; Chiller Replacement Study	Maximum Allowable Full Plant Shutdown	Question: Please confirm the maximum allowable full chilled-water plant shutdown duration. If the contractor's proposed sequence requires shutdowns longer than the study assumptions, please confirm whether temporary cooling, temporary pumps, temporary piping, rental cooling towers, or other temporary systems must be included in the base price. Reason / Pricing Impact: Temporary cooling or bypass systems would be a major cost and schedule item.	**EMOSO O&M Team: CDC expects the full plant shutdown to take no longer than 6 days per the study. No temporary cooling equipment will be utilized in execution of this project.**
91	Reference: Statement of Work, Mechanical Scope	Operation of Chillers 6 and 7 During Construction	Question: Please confirm the required operating condition for existing Chillers 6 and 7 during construction, including whether the contractor must provide piping modifications, temporary controls, isolation valves, temporary power, or temporary hydronic bypasses to allow Chillers 6 and 7 to operate independently from the portion of the plant under construction. Reason / Pricing Impact: Maintaining Chillers 6 and 7 in service is critical to phasing and may require significant temporary or permanent piping/control modifications.	**Chillers 6 & 7 must continue to operate during construction. We believe the phasing plan provided in the study allows for this.**
92	Reference: Statement of Work; Detailed Electrical SOW	Allowable Outage Windows	Question: Please identify allowable outage windows for chilled-water shutdowns, condenser-water shutdowns, MV switchgear work, MV starter replacement, station battery relocation, relay modifications, LV switchgear/MCC work, BAS cutovers, refrigerant monitoring cutovers, and tower/pump transitions. Reason / Pricing Impact: Outage windows will affect labor shifts, premium time, sequencing, temporary services, and overall schedule.	**EMOSO O&M Team: Central plant shutdown cannot occur in June, July August or September. Electrical shutdowns are to be performed during normal working hours. Any shutdown that would impact other buildings on campus would need to be performed outside of normal working hours. Normal working hours are 6am to 6pm Monday through Friday.**
93	Reference: Solicitation Security and Access Requirements	After-Hours, Weekend, and Shutdown Work	Question: Please confirm whether after-hours, weekend, and holiday work will be permitted for demolition, rigging, electrical cutovers, BAS cutovers, plant shutdown work, roof work, and equipment lifts. Please also confirm any escort, security, badging, noise, or campus access restrictions for such work. Reason / Pricing Impact: Labor productivity and premium time depend on approved work hours and access requirements.	**After hours work must be planned in advance. For major work this is a minimum of 2 weeks. Crane activities are expected to impede traffic and therefore would need to occur outside of normal working hours.**
94	Reference: Statement of Work; Chiller Replacement Study	Interior Condenser Water Piping Replacement vs. Reuse	Question: Please confirm whether the base proposal must include full replacement of all interior condenser water piping serving Chillers 1 through 4 and associated cooling towers, or whether reuse of existing interior condenser water mains may be proposed as a deductive alternate. Reason / Pricing Impact: Full replacement versus reuse has a major impact on demolition, shutdown duration, piping cost, labor, and schedule.	**Condenser water piping must be replaced.**
95	Reference: Minimum Chiller Specification; Statement of Work	Chiller Basis of Design and Approved Manufacturers	Question: Please confirm whether Trane CVHF is mandatory or a basis of design only. If equal manufacturers are acceptable, please confirm required performance, physical envelope, refrigerant, controls, factory testing, warranty, and service requirements for acceptable equals. Reason / Pricing Impact: Chiller manufacturer selection affects cost, lead time, physical fit, controls integration, factory testing, warranty, and service support.	**Trane is basis of design. Refer to equipment spec for requirements.**
96	Reference: Minimum Chiller Specification	Chiller Factory Performance Testing Costs	Question: Please confirm whether the chiller manufacturer must include all costs for factory performance testing, including travel expenses for two Owner-designated representatives, in the base proposal. Please also confirm whether the design-build contractor is responsible for any additional costs associated with failed tests or retesting. Reason / Pricing Impact: Factory testing, witness travel, and potential retesting costs must be clearly assigned.	**Please refer to chiller spec outlining these requirements.**
97	Reference: Minimum Chiller Specification	Chiller Performance Penalties	Question: Please confirm whether the chiller performance penalty provisions for failure to meet capacity or efficiency are mandatory contract requirements. Please also confirm whether these penalties apply only to the chiller manufacturer or flow through to the design-build contractor. Reason / Pricing Impact: Performance penalties may affect supplier pricing, risk allocation, and contract terms.	**EMOSO ME's: Chillers are expected to meet efficiency and capacity as specified. Penalties would apply to the chiller manufacturer.**
98	Reference: Statement of Work; Cooling Tower Specification	Cooling Tower Basin Equalization and Piping Limits	Question: Please clarify the required scope for cooling tower equalization piping, including whether all existing equalization piping must be removed and replaced, whether common sensing locations are acceptable, and whether new piping must be provided between all new tower basins. Reason / Pricing Impact: Equalization piping scope affects roof piping, structural supports, crane picks, insulation, controls, and shutdown duration.	**EMOSO ME's: All existing equalization line piping should be replaced. If feasible, all new equalization line piping shall be installed on the roof rather than the current configuration which includes some piping below the roof level.**

99	Reference: Cooling Tower Specification; Statement of Work	Condenser Water Filtration / Basin Sweeper Scope	Question: Please confirm whether new condenser water filtration systems and basin sweeper packages are required for each new cooling tower group, and whether any existing filtration or sweeper components may be reused. Reason / Pricing Impact: New filtration and basin sweeper systems affect mechanical, electrical, BAS points, piping, and pricing.	**EMOSO ME's: New condenser water filtration systems and basin sweeper packages are required for new cooling towers. Existing filtration and sweeper components shall not be reused.**
100	Reference: Statement of Work; Minimum Chiller Specification	Refrigerant Monitoring and Exhaust Fan Requirements	Question: Please confirm the required number and location of refrigerant sensors, alarm thresholds, BAS points, exhaust fan start/stop requirements, fan status monitoring, and whether exhaust fan upgrades are required to comply with current code for the selected refrigerant. Reason / Pricing Impact: Refrigerant monitoring and ventilation upgrades may require additional electrical, controls, and mechanical work.	**Refrigerant monitoring shall be designed by the design build contractor as a replacement.**
101	Reference: Statement of Work; Detailed Electrical SOW	MV Switchgear Outage and Recircuiting Requirements	Question: Please confirm the required sequence and allowable outage windows for removing MV load interrupter switches, replacing MV starters, recircuiting each chiller to dedicated MV breakers, modifying the MV switchgear cubicle door, updating protective relays, and relocating station batteries. Reason / Pricing Impact: MV work involves critical outage risk and may require premium labor, temporary power, manufacturer field service, and detailed sequencing.	**Refer to the SOW Attachments (Detailed Electrical SOW) for requirements regarding the requirements of MV starters, MV switchgear, MCC, switchboards, and etc.**
102	Reference: Minimum Electrical Specifications; Power System Study Requirements	Power System Study Responsibility	Question: Please confirm whether Hood Patterson Dewar, Inc. is required to perform the updated short-circuit, coordination, equipment evaluation, and arc-flash study, or whether another qualified professional engineer may perform the study if all specification requirements are met. Reason / Pricing Impact: If a specific consultant is required, offerors need to carry that consultant's pricing and schedule.	**Yes, an updated study is required. While it is allowable for another qualified electrical contractor to perform the update, due to the extensive background knowledge it is recommended to use Hood Patterson Dewar.**
103	Reference: Existing Building 10 Power System Study	Existing "Marginal" Electrical Equipment	Question: Please confirm whether existing equipment identified as "marginal" in the existing power system study must be replaced, modified, or only evaluated/reported if impacted by the new work. Reason / Pricing Impact: Required replacement or modification of existing marginal equipment could materially affect electrical scope and cost.	**Refer to the SOW Attachments (Detailed Electrical SOW) for requirements regarding the short circuit study.**
104	Reference: Statement of Work, Electrical Scope	Existing Conduit Reuse	Question: Please confirm whether existing conduits may be reused where code-compliant after inspection and verification. If existing conduits intended for reuse are later found unsuitable, please confirm whether replacement will be treated as a change or must be included in the contractor's base design-build risk. Reason / Pricing Impact: Existing conduit condition is not fully known and could significantly affect cost and schedule.	**Refer to the SOW Attachments (Detailed Electrical SOW) for requirements existing conduits, including general requirements for contractor responsiblities.**
105	Reference: Statement of Work; Electrical Specifications	Harmonic Analysis and Mitigation	Question: Please confirm whether harmonic filters, active harmonic mitigation, 18-pulse drives, line reactors, or other mitigation must be included in the base proposal, or only provided if the required harmonic analysis determines they are necessary. Reason / Pricing Impact: Harmonic mitigation can significantly affect VFD and electrical equipment pricing.	**standby.. LB**
106	Reference: BAS General Provisions; Statement of Work	BAS Contractor / JCI Requirement	Question: Please confirm whether the controls contractor is required to be Johnson Controls/JCI, or whether any qualified BAS contractor may perform the work provided the system is fully compatible with the existing Johnson Controls Metasys architecture, Chillers 6 and 7 controls, existing BAS server, and CDC graphics standards. Reason / Pricing Impact: Controls contractor restrictions affect competition, cost, lead time, staffing, and warranty.	**There is no requirement that JCI perform this work, however they must install to system and scope requirements.**
107	Reference: Statement of Work, Controls Scope	Limits of Non-BACnet Controls Replacement Scope	Question: Please clarify the exact limits of the requirement to update all non-BACnet compatible controls and monitoring in Building 10 that are not associated with the chiller/cooling tower group. Please confirm whether the contractor is required to survey and replace every legacy controller, point, panel, or device not specifically listed in the SOW. Reason / Pricing Impact: This requirement could expand significantly beyond the listed systems and materially affect BAS pricing.	
108	Reference: Statement of Work, Controls Scope	BAS Demolition Limits	Question: Please confirm whether all abandoned BAS control panels, conduits, wires, pneumatic tubing, devices, and obsolete instrumentation throughout Building 10 must be removed, or only those directly associated with systems modified under this project. Reason / Pricing Impact: Building-wide BAS demolition could be extensive and difficult to quantify without a full survey.	
109	Reference: BAS General Provisions	BAS IP Addresses and BACnet Instance Numbers	Question: Please confirm whether CDC/EMOSO will provide all required static IP addresses and BACnet instance numbers within a defined review period after contractor request. Please confirm whether delays in receiving these assignments will be treated as excusable schedule impacts. Reason / Pricing Impact: BAS startup, integration, and commissioning depend on timely assignment of IP addresses and BACnet IDs.	
110	Reference: Statement of Work, Controls Scope	BAS Redundancy Requirement	Question: Please define the required BAS/control power redundancy so that loss of a power circuit, single control panel, or controller results in the loss of no more than two chillers or towers. Please confirm whether this requirement applies to control power, network architecture, controllers, panels, I/O modules, communication trunks, and BAS graphics. Reason / Pricing Impact: Redundancy requirements may significantly affect control panel quantity, network layout, UPS/power circuits, controller selection, and programming.	
111	Reference: Statement of Work, Controls Scope	Salvage of Existing Controllers	Question: Please confirm the required process for salvaging and turning over working JCI legacy field controllers, Trane chiller controllers, and other programmable controllers removed from service. Please identify whether CDC requires testing, labeling, inventory logs, packaging, or delivery to a specific location. Reason / Pricing Impact: Salvage handling and documentation may affect demolition labor and closeout requirements.	
112	Reference: Statement of Work; Chiller Replacement Study	Structural Scope for Cooling Towers and Platforms	Question: Please confirm that the base proposal must include complete structural design, calculations, roof load verification, cooling tower support modifications, dunnage, platforms, ladders, davits, handrails, catwalks, and all related roofing modifications required for the final selected equipment. Reason / Pricing Impact: Final equipment selections may alter structural requirements and roofing scope.	**Base contract shall include structural engineering and design. However the base contract should assume that the current structure does not require improvements outside of minor improvements to accommodate new tower dimensions.**
113	Reference: Statement of Work	Roof Warranty and Approved Roofing Contractor	Question: Please provide the existing roof manufacturer, warranty status, warranty expiration date, and requirements for maintaining the existing roof warranty. Please confirm whether roofing work must be performed by a manufacturer-approved roofing contractor. Reason / Pricing Impact: Roof warranty requirements may affect subcontractor selection, materials, cost, and schedule.	**No existing warranties are in place**

114	Reference: Statement of Work, Fire Protection Scope	Cooling Tower Fire Protection	Question: Please confirm whether the new cooling towers require sprinkler protection under NFPA 214 and NFPA 13. If sprinkler protection is required, please confirm whether the contractor is responsible for extending the existing fire sprinkler system to serve the new towers and whether heat tracing, insulation, freeze protection, drainage, fire alarm interfaces, and hydraulic calculations are required. Reason / Pricing Impact: Cooling tower sprinkler protection can significantly affect fire protection, roof piping, structural supports, electrical heat tracing, and schedule.	**The design build contractor is required to confirm and meet code requirements; however we believe the new towers do not require addition of sprinkler protection.**
115	Reference: Statement of Work, Electrical Ancillary Duties	Lightning Protection Recertification	Question: Please confirm whether the entire Building 10 lightning protection system must be inspected and recertified, or only portions disturbed by the cooling tower, roof, structural, and electrical work. Reason / Pricing Impact: Full system recertification may require additional roof work and third-party inspection.	**UL LPS exists. However, refer to the SOW Attachments (Detailed Electrical SOW) for requirements regarding the UL LPS installer, certifications, and other requirements.**
116	Reference: Statement of Work; Demolition Requirements	Hazardous Materials	Question: Please confirm whether asbestos, lead paint, PCBs, mercury switches, contaminated pipe insulation, or other hazardous materials are present in the work areas. Please identify whether abatement is by the contractor or by the Government. Reason / Pricing Impact: Hazardous material abatement can materially affect cost, schedule, demolition sequencing, and worker protection requirements.	**EMOSO ME's: Asbestos and other hazardous materials are not expected to be involved in this project but CDC cannot guarantee that none exists in the plant. No hazardous materials removal or abatement should be included in the base bid.**
117	Reference: Statement of Work, Construction Plan Requirements	Equipment Laydown, Crane, and Rigging Constraints	Question: Please identify available laydown areas, crane locations, haul routes, roof access restrictions, road closure limitations, permitted lift times, structural load restrictions, and any campus restrictions affecting equipment removal and installation. Reason / Pricing Impact: Crane sizing, mobilization, rigging labor, and shutdown sequencing depend on site logistics.	**If campus traffic is impeded, that must be performed outside of normal working hours.**
118	Reference: Statement of Work; Solicitation Deliverables	Third-Party Commissioning Agent Responsibility	Question: Please confirm whether the third-party commissioning agent is to be retained by the design-build contractor or by the Government. Please define the required commissioning scope, systems included, deliverables, witnessing requirements, and acceptance criteria. Reason / Pricing Impact: Commissioning responsibility and scope affect proposal cost and schedule.	**By the design-build contractor**
119	Reference: Statement of Work; BAS Specifications	TAB Responsibility and Scope	Question: Please confirm whether TAB must be performed by a contractor-retained independent TAB agency. Please confirm whether TAB includes chilled water, condenser water, cooling towers, pumps, flow meters, control valves, VFDs, BAS trends, alarms, and functional performance verification. Reason / Pricing Impact: TAB scope may be significant for a central plant replacement and must be included in pricing.	**TAB must be performed by independent TAB agency. TAB shall include chilled water, condenser water, cooling towers, pumps, metering devices, control valves, VFDs, BAS trends, alarms. Functional performance verification may be a joint effort along with Commissioning agent.**
120	Reference: BAS General Provisions	BAS Performance Verification Testing	Question: Please confirm whether the BAS contractor must provide a full Performance Verification Test plan and report for all new and modified BAS points, sequences, alarms, trends, graphics, and integrated equipment. Please confirm whether CDC/EMOSO will witness all primary system testing. Reason / Pricing Impact: PVT testing and witnessing requirements can affect labor, schedule, and closeout duration.	**See BAS Team response**
121	Reference: Statement of Work; Electrical Specifications	Electrical Acceptance Testing and NETA Requirements	Question: Please confirm the required NETA ATS/MTS testing scope for new, modified, and disturbed MV and LV electrical equipment. Please identify whether existing equipment affected by shutdowns or recircuiting must also be tested and included in the base proposal. Reason / Pricing Impact: Testing existing disturbed equipment can materially affect cost, outage duration, and startup sequence.	
122	Reference: Solicitation; Statement of Work; Commissioning Requirements	Final Acceptance Criteria	Question: Please confirm the criteria for substantial completion, final acceptance, beneficial use, start of warranty, and final payment. Please clarify whether final acceptance requires completion of all commissioning, BAS graphics, TAB, training, arc-flash labels, O&M manuals, as-builts, and closeout documents. Reason / Pricing Impact: Acceptance criteria affect schedule, retainage, warranty start date, and final payment timing.	**Final Acceptance includes all items mentioned as well as completing any major punch list items.**
123	RFP/SOW	VFD Cabling	1) Is VFD cable required between cooling tower VFDs and cooling tower fan motor. 2) Please be very specific were VFD cable is required. Is VFD cable required between the VFDs and the pump motors? May be several issues here. Size of 3/c cable w/3 GRDs. Availability of lengths required, minimum order requirement, etcs. Southwire Armor X XLPE XHHW-2 as suggested in Newcomb and Boyd documents is not available in the sizes required for project. Cable is very expensive and may require a minimum order. Is conduit required if VFD is an Interlocked Armor with PVC type cable.	**Refer to the SOW Attachments (Detailed Electrical SOW) for requirements regarding VFD cabling.**
124	RFP/SOW	Chemical Treatment	Please confirm the intent of the chemical treatment system there are existing components in place is the intent to reuse this equipment or provide new pulse boards, feeder, equipment, pot, feeders, and other chemical treatment systems for both chilled and condenser water loops	**Chemical Treatment is to remain in place as is.**
125		Electrical	1. Confirm if existing lightning protection system has an existing UL master label. If UL label does not exist, then achieving a new UL master label with this project may necessitate surge protection in areas that currently may not have it. Confirm if letter of findings identifying any deficiencies is acceptable in this case. If UL master label does exist, then reconnecting air terminals and new connection points from the new cooling towers can be achieved with this project.	**UL LPS exists. However, refer to the SOW Attachments (Detailed Electrical SOW) for requirements regarding the UL LPS installer, certifications, and other requirements.**
126		Electrical	Confirm if panelboards instead of switchboards would be acceptable for an alternative space saving & lead time reduction option if ampacity is appropriate	**Refer to the SOW Attachments (Detailed Electrical SOW) for requirements regarding switchboard requirements for mechanical loads.**
127		Proposal	requesting clarification regarding bid security requirements. Based on our review of the solicitation, we note that Performance and Payment Bonds are required after award; however, we do not see a requirement for a Bid Bond/Offer Guarantee as part of the proposal submission. Could you please confirm that a Bid Bond is not required for this solicitation?	**Bid bond is required.**