Q&A For Solicitation 36C26226Q0840

1. CLIN 1003 does not include Building 25 in the Fire System Annual Monitoring list of buildings. Can you please confirm this is excluded for this CLIN/year only, or is this just a minor typo? Bldg 25 is to be Included in the Annual Monitoring List.

2. To ensure accurate baseline pricing, will the Government provide the most recent Inspection, Testing, and Maintenance (ITM) reports for all covered facilities? Please provide the previous year's ITM reports. The VA expectation is that the Awardee will independently discover All Deficiencies during the Initial Survey and Annual Inspection. Therefore, the Deficiencies on the past Inspection Reports will be Redacted when the Reports are released.

3. If previous inspections reports cannot be provided, please provide a comprehensive device and equipment inventory for all life safety assets covered under this contract so we can determine man hour requirements to complete this work. Copy of Inspection Reports will be provided for the Contract Awardee with Deficiencies redacted. We do not have a list of devices. Please refer to Statement of Work, section 3(B)7 Initial Survey: "Contractor shall perform an Initial Survey and visual inspection at the beginning of the contract period to ensure proper operation of all system components."

4. The solicitation does not establish the historical anniversary dates or baseline schedule for the required compliance intervals. Please provide the specific calendar months or schedule indicating when the annual, 5-year, and recurring testing cycles are due for each asset scope.

   a. The Quarters for this Contract are as follows:

      1. July-September – 1st Quarter Annual Fire Alarm and Sprinkler Inspection
      2. October- December – 2nd Quarter Fire Sprinkler Inspection
      3. January-March – 3rd Quarter Fire Sprinkler Inspection
      4. April-June – 4th Quarter Fire Sprinkler Inspection

   b. The 5-year Inspection will be on the 3rd or 4th Option Year; Year to be determined after contract award.

5. Please provide the exact quantity, GPM ratings, power source (diesel/electric), and mandatory operational testing frequency for the fire pumps (weekly, monthly, annual). The 3 Fire Pumps included are all electric with a Diesel Backup Generator

at each site and are tested once during the Annual Inspection period. Contractor's Initial Survey after Contract Award will be the GPM Ratings.

6. Assuming emergency power is provided by means of generators, how many generators are covered in this scope and which buildings do they serve? Three total generators; Each Building with a Fire Pump has an Emergency Diesel Generator. REG4 Testing is mandatory for Emergency Power at the LAACC Facility downtown.

    a. Are they battery back-up or stored electrical energy systems (UPS)?

    The Fire Alarm Panels each have batteries but no UPS.

    b. Will VA facility personnel operate the main circuit breakers to initiate load testing. Yes

7. Please provide the total number of elevators and floors served at this location.

    Sepulveda Bldg 7 has one (1) Elevator with two (2) floor levels.

    Sepulveda Bldg 10 has two (2) Elevators with three (3) floor levels each.

    Sepulveda Bldg 20 has three (3) Elevators with two (2) floor levels each.

    Sepulveda Bldg 22 has one (1) Elevator with two (2) floor levels.

    Sepulveda Bldg 24 has one (1) Elevator with two (2) floor levels.

    Sepulveda Bldg 99 has one (1) Elevator with two (2) floor levels.

    Sepulveda Bldg 200 has four (4) Elevators with three (3) floor levels each.

    LAACC has Eight (8) Elevators; Two (2) Service elevators with Seven (7) floor levels each, Two (2) parking garage elevators with Three (3) levels each, and Four (4) Main Elevators with Five (5) floor levels each.

    a. Additionally, please confirm that the Government (or its incumbent elevator maintenance contractor) will provide the certified elevator mechanic required to support this testing. Our Elevator Contractor is Scheduled to provide support at Sepulveda only on Mondays, Wednesdays, & Fridays each week not including Holidays. And is scheduled to provide support on Tuesdays and Thursdays only at LAACC. His schedule is 8:00am to 4:30pm and a three (3) day Notice is required prior to assistance.

8. For each building covered under this scope, how many wet risers **and** dry risers require inspection and testing? All wet risers.

Bldg 1: Five (5) Risers, Two (2) floor levels

Bldg 7: Five (5) Risers, Two (2) floor levels

Bldg 10: Five (5) risers, Three (3) floors levels.

Bldg 20: Five (5) Risers, Three (3) floors levels.

Bldg 22: One (1) Riser, Two (2) Floor Levels

Bldg 23: Two (2) Risers, Two (2) Floor Levels

Bldg 200: Three (3) risers, three (3) floor levels.

LAACC: Two (2) risers, on five (5) levels; Parking 2 Level, 1st Floor, 2nd Floor, 3rd Floor, and 4th Floor.

a. When were the previous 5-year inspections completed for these sprinkler system risers? April 2025

9. Are there any special hazard systems covered under this contract such as pre-action, deluge, FM200, kitchen suppression systems, etc? If so, please provide additional information regarding those systems such as capacity, type and location.

   None

10. For the standpipe systems throughout the campus, can you provide information on what type of system these are? Dry (not filled with water) or wet (filled with water)? Class I, II or III? Wet; Class will be determined by Awardee during Initial Survey

    a. When were the previous 5-year inspections completed for these standpipes?

       April 2025

    b. Is there a helipad which has a standpipe extending to the roof to protect?

       No Helipads

11. The SOW references quarterly sprinkler inspections but does not define the physical scope of work for the switches. Please confirm if quarterly sprinkler inspections require physical operational testing of waterflow and tamper switches, or if the scope is limited to a visual-only inspection. Full flow testing for activation

12. For CLINS X003 and X004, do each of the buildings listed have a dedicated line to monitor, or are all buildings networked together to a main panel for each campus, and only the main panel is monitored? All Bldgs are Monitored separately; each has a distinct Account number. All communication lines are cellular.

a. Are Sepulveda buildings 40, 44, 45, 46, 47, and 103 intentionally excluded from the central station monitoring and dialer programming line items, or should they be added to the monitoring CLINs? These Six (6) Buildings are connected & monitored by the building 202 Boiler Plant Est4 Fire Alarm Panel. This means there are Seven (7) Bldgs on this Fire Alarm Panel.

b. Who is the current cellular service provider?

   Avantguard

13. Is the Los Angeles Ambulatory Care Center (LAACC) required to receive the specific Joint Commission Annual Report described in Section B.5, or does the TJC reporting scope apply only to Sepulveda Buildings 10, 99, and 200 as stated in Section A.4.b?

    It applies to all 4 Buildings, and a Separate Physical Binder shall be required, marked Joint Commission, and delivered to Sepulveda Engineering within 30 days of Report completion.

14. Various sections in the RFQ interchange the use of different acronyms. Can the government confirm that 'LAOPC', 'LAACC', and 'LAAC' all refer interchangeably to the single Los Angeles Ambulatory Care Center location at 351 E Temple St.?

    Yes, it is meant to be in the same location: (LAOPC) Los Angeles Outpatient Clinic, (LAACC) Los Angeles Ambulatory Care Center, and LAAC is a typo. The address is 351 E. Temple St, Los Angeles, CA 90012.

15. Can the government clarify the invoicing schedule for the 24/7 central station monitoring? Should it be billed monthly per Section B.1, or quarterly in arrears per SOW Section B.7? Quarterly in arrears

16. CLINs 0001 and 1001 indicate an 11-month performance period ending on May 31, while Section D.1 defines the contract year as ending on June 30. Is it the government's intention to have a one-month gap in fire system testing at Sepulveda during the Base Year and Option Year 1, or should those CLINs be updated to a full 12-month period? It is projected to be a Full 12-month period ending on June 30th. The period of performance is subject to change depending on award date.

17. Please provide a list of fire alarm panel manufacturers and model numbers for each building.

    Edwards Est 4: Bldg 202 (Boiler Plant)

    Siemens Cerberus Pyrotronics MXL: Bldg(s) 1, 20, 22, 24, 25, 62, 200, & 201

Siemens Desigo. Bldg(s) 7, 10, 23, and 99

Notifier: LAOPC

18. How soon after contract award is the initial visual inspection required to be completed? Or can this just be accomplished during the base year inspection due 30 to 45 days following contract award? It can be completed at the same time as the first Annual Inspection as long as that Visual Inspection & Annual Inspection are completed within 30 days of Contract Award.

    a. Will a separate line item be added to the CLIN structure for the base year for this initial survey as it's not technically an inspection service, there's no appropriate line item for this service. No, it will come under the Annual Inspection, which is the first Inspection and the VA will allow it to be done simultaneously.