Question and Answer Document
Heating Hot Water (HHW) System Leak Repairs

1. There will certainly be follow up questions related to the government's response to this RFI. Will the government allow follow up questions to ensure bidders can provide the greatest value to the government? Yes
2. It was stated in the site visit that the intended purpose of this solicitation is for 30 repairs in Bldg 202. However, the SOW in the solicitation describes a vastly larger scope.
   a. Is the intended purpose of this solicitation to limit contractors to 30 repairs in only building 202? No. However the main focus is on 202.
   b. The SOW provides a long list of needed repairs to include repairing leaking pipes, cleaning VAV coils, cleaning strainers, changing valves, unclogging lines, etc. If the intended purpose is 30 repairs in building 202, what is considered a repair? (i.e. if the contractor cleans one strainer, is that a repair that counts toward the allotted 30)? Please be specific. If a coil, strainer, or valve is the cause a of a leak along with bad piping or bad fittings and needs repair, that will be considered as 1 of the 30 repairs.
3. The SOW as written calls for all of the work in buildings 202, 163, and 204. This is a very large scope and the government should be prepared for very large numbers in bids. Please confirm the exact need for this solicitation: The focus should be on 202. 163 and 204 are added into the scope if all repairs are made in 202.
   a. Are contractors to bid all work in the SOW for buildings 202, 163, and 204?
   b. OR, are contractors to revise their bids to something more specific? If yes, please explain in specificity.
4. Please confirm the complete place of performance and all building / room locations included in the base scope. The SOW identifies Buildings 202, 163, and 204. 202 will be the main focus, locations are B section first and second floor, A section first and second floor, C section first and second floor, D section first and second floor. If all repairs are made in 202 and there remaining repairs left out of the 30 then the COR will give locations for 163 and 204.
5. Please provide the known leak locations, pipe sizes, pipe materials, approximate repair lengths, valve sizes, strainer quantities, VAV coil quantities, ceiling tile quantities, and any available sketches or marked-up plans for pricing. | RFQ B.2 pages 4-8. Sizes range from ½ inch to 6 inch. Locations answered in question 4
6. The General Requirements state that the work includes removing all stoppages and servicing the heating water system. Please confirm whether stoppage removal is part of this leak repair scope and identify any known stoppage locations. | RFQ B.2 page 4. If a fitting or device is being replaced / repaired and there is stoppage next to the device then the stoppage will be part of that repair. Searching for stoppages will not be required but repaired if part of leaking device. Servicing the system should be part of the leak check once repairs are made.
7. For pro press fittings discovered within 6 linear feet, please confirm what point the 6 feet is measured from | RFQ B.2 page 4.
   a. Is it six feet in all directions (including branch lines)? Yes
   b. Is it six feet just to the left and right? All directions
   c. Does this apply to every leak / repair location? Yes

Question and Answer Document
Heating Hot Water (HHW) System Leak Repairs

8. Are the six feet replacement / repair costs included in the base price. Yes
9. Confirm if only the isolation valves closest main line needs to be exercised. Not understanding this question.
10. Please provide copies of all mechanical plans for all buildings in the SOW. Plans can be provided
11. Pages in Section C display solicitation number 36C25726Q0440, while the RFQ and synopsis identify 36C25726Q0487. Please confirm the solicitation number. | RFQ Section C pages 10-24; SF 1449 page 1 This is a Contracting issue.
12. Please confirm whether the VAAR 852.219-75 limitations on subcontracting category is intended to be Services, as checked in the certification, or Special Trade Construction, given NAICS 238220 and the heating hot water repair scope. | RFQ SF 1449 page 1; RFQ C.7 pages 23-24 This is a Contracting issue
13. Section E.3 discusses evaluation of FAR 52.217-9 Option to Extend the Term of the Contract, but FAR 52.217-9 does not appear in the clauses list. Please confirm whether FAR 52.217-9 applies and whether any options are included. | RFQ C.2 page 11; RFQ E.3 pages 28-29 This is a Contracting issue
14. Please confirm the required period of performance. The SOW states 120 days after NTP and the price schedule lists July 14, 2026, through November 11, 2026, but the SOW also references a 30-day period from start to finish. | RFQ B.2 pages 4 and 6; RFQ B.3 page 9
15. Please clarify CLIN 0003 Unforeseen Material Repair Parts. If additional repairs or deficiencies are discovered during performance, the Contractor shall immediately notify the COR and provide a proposed scope of work and cost estimate for review and approval prior to proceeding.
16. Regarding CLIN 0003, will the VA provide a pre-estimated budget for a not-to-exceed amount? Otherwise, bidders will provide a vast difference in pricing and it will become difficult for the VA to identify the contractor most advantageous to the VA for the project. If additional repairs or deficiencies are discovered during performance, the Contractor shall immediately notify the COR and provide a proposed scope of work and cost estimate for review and approval prior to proceeding.
17. If the government will not provide a not-to-exceed price, please confirm how CLIN 0003, Unforeseen Material Repair Parts, should be priced. If additional repairs or deficiencies are discovered during performance, the Contractor shall immediately notify the COR and provide a proposed scope of work and cost estimate for review and approval prior to proceeding.
18. Please identify the failed valves to be replaced with 3-way valves, including valve quantities, sizes, actuator requirements, and control requirements, and whether controls integration is required. The Government is not providing additional identification of failed valves to be replaced with 3-way valves, including quantities, sizes, actuator specifications, control requirements, or controls integration details. A site visit was conducted to give contractors the opportunity to review existing conditions and gather all information necessary to support accurate proposal development. Contractors should base their estimates and technical approaches on the observations and data collected during that site visit. | RFQ B.2 page 5
19. What type of 3-way valve is required?

20. What are the 3-way valves serving — air handlers, VAV boxes, fan coils, etc.? The Government will not be providing additional identification or confirmation regarding the failed valves to be replaced with 3-way valves, including valve quantities, sizes, actuator requirements, control requirements, or whether controls integration is required. A site visit was completed to allow contractors the opportunity to inspect existing conditions and gather all necessary information for accurate proposal preparation. For clarification, the 3-way valves referenced are VAV-type valves, and they serve VAV boxes. Contractors should rely on observations and data collected during the site visit when developing their proposals.
21. What are the locations of the 3-way valves? The requirement is to replace any failed valve with a 3-way valve.
22. Are we only replacing the valves that fall within the 6-foot range of a leak? Repairing the leak.
23. Please identify the strainers and VAV coils to be flushed / cleaned, including quantities, room locations, access requirements. RFQ B.2 pages 4-5
    a. For the VAV coils to be flushed / cleaned, is chemical cleaning, water treatment, or balancing required after flushing.
    b. If the answer is Yes, which is required?
    The Government will not be providing additional identification of specific strainers or VAV coils to be flushed or cleaned, including quantities, room locations, or access requirements. These components will be identified by leaks, and a site visit was completed to allow contractors to assess existing conditions and gather the information needed for proposal development.
    c. a. For the VAV coils, only a water flush is required. Chemical cleaning, additional water treatment, or system balancing is not required. Chemical and water treatment systems are already present; contractors are only required to flush the system with water.
    d. b. As noted above, no additional chemical cleaning or specialized treatment is required—only a water flush.
24. Please confirm repair versus replacement criteria for valves, strainers, pumps, stems, packing, gaskets, seals, housings, and OEM rebuild kits where existing model information may not be available before pricing. | RFQ B.2 page 4. If the device is bad, replace it. Repairs are being made by replacements.
25. Please provide the anticipated shutdown procedures associated with draining the heating water system | RFQ B.2 pages 4 and 6-7:
    a. allowable outage windows / 2 weeks prior
    b. operational restrictions / Depends on shut down
    c. identify any areas that must remain operational during repair activities. Depends on shut down
26. Please identify the expected ICRA level for each work area or provide a bidding assumption. The SOW says ICRA Levels 1 through 4 will be identified at kickoff, but containment and negative air requirements materially affect pricing. | RFQ B.2 pages 4-6. ICRA is always expected to be level 4
27. Please clarify anteroom, barrier, negative air, HEPA filtration, pressure monitoring, and patient care cleaning requirements for each repair area, including whether these

controls are required at every location. | RFQ B.2 pages 5-6. Answered in question 26

28. Please provide or identify the applicable VA Center Policy Memorandums, local infection control requirements, and facility-specific safety requirements referenced by the SOW but not included in the RFQ package. | RFQ B.2 page 6

CTVHCS ICRA.docx

29. Please confirm the hot work permit process, fire watch duration, confined-space assessment responsibilities, and whether the VA will provide permit forms and facility-specific hot work requirements. | RFQ B.2 page 4. Hot work permits can be retained through VA
30. Please confirm the required closeout documentation format for cleaned, repaired, or clogged system items and the required level of detail for as-builts showing parts added or replaced. | RFQ B.2 pages 5 and 8 The Government requires standard closeout documentation for all cleaned, repaired, or unclogged system components. Documentation should clearly outline the work performed, including identification of items addressed and confirmation that they are functioning as intended. As-built documentation should include the required level of detail showing any parts added or replaced. Contractors should ensure that all updates are clearly reflected so the final record accurately represents the completed work.
31. Please confirm whether the one-year warranty applies to labor and materials furnished by the contractor and whether manufacturer warranties are required to be passed through separately. The one-year warranty applies to all labor and materials furnished by the contractor. Manufacturer warranties, when applicable, are required to be passed through to the Government separately. Contractors should ensure that all provided equipment includes full manufacturer warranty documentation as part of the closeout package.
32. Please define what constitutes an "emergent condition" under this contract. Under this contract, an “emergent condition” is defined as any unexpected issue or system malfunction discovered during the course of work that requires immediate attention to prevent further damage, safety hazards, or interruption of facility operations. Contractors should promptly notify the Government upon identifying any such condition so that appropriate direction can be provided.
33. Please identify any restricted access areas within the buildings. At this time, the Government is not identifying any specific restricted-access areas within the buildings. Any areas requiring restricted access will be communicated as needed during performance.
34. Please confirm escort requirements within the buildings. Escorts will be provided when required. Contractors should coordinate with the Government in advance to ensure proper access and scheduling.
35. Please confirm PIV badging and background check requirements for contractors and subcontractors. All contractors and subcontractors are required to obtain PIV badging and complete the necessary background check process in accordance with

Government security requirements. Contractors should ensure that all personnel scheduled to work on-site meet these requirements prior to performing any work within the facility.

36. Scheduled Breaks/Meals (Ref: SOW, pg. 6): Regarding the 8:00 am – 4:30 pm work schedule, are there VA-mandated break periods, or can the contractor manage breaks organically within this window without impacting facility operations? Contractor can manage schedule.

37. Bathroom Facilities/Water Outage (Ref: SOW, pg. 5): Will draining the Heating Hot Water (HHW) system impact Domestic Hot Water (DHW) for restrooms in Bldgs. 202, 163, and 204? If so, does the VA have a contingency plan for restroom access during multi-day outages? Draining Heating Water system should not affect DHW

38. Max Outage Duration (Ref: SOW, pg. 5): When developing the Method of Procedure (MOP) for "outage impacts," is there a maximum allowable consecutive hours/day the HHW system can be offline per loop or building? Depending on what and when the outage occurs. This will be determined during performance.

39. Pump Quantities (Ref: SOW, pg. 5, Item 3d): Can the Government provide an estimated quantity of pumps currently identified as needing repair or OEM rebuild kits? No

40. Valve Quantities (Ref: SOW, pg. 5, Item 10): Can the Government provide an estimated quantity of failed valves currently known to require replacement with 3-way valves? No

41. Actuator/Pro-Press Quantities (Ref: SOW, pg. 5, Item 5): Can the Government provide an estimated quantity of pro-press fittings and associated actuators known to exist in the system to assist in accurately pricing CLINs 0002 and 0003? No

42. Can the Government confirm the exact number of pumps requiring replacement under this requirement? No

43. Can the Government identify how many leaks are located behind sheetrock, walls, or other finished surfaces that will require demolition and restoration to access? Leaks are above ceiling. No in wall leaks

44. Can the Government confirm how many pipe repair locations will require welding, brazing, or hot work? No

45. The SOW states to “replace all ProPress within 6 feet.” Can the Government clarify whether new ProPress fittings are prohibited under this contract? Propress fittings are to be replaced Soldered fittings. ProPress are not permitted.

47. Should bidders assume all copper pipe repairs are to be completed using soldered/brazed copper connections only, with no new ProPress fittings installed? Yes, NO ProPress

48. If additional ProPress fittings or concealed leaks are discovered outside the identified repair areas, will those be handled separately through written direction or contract modification from the Contracting Officer? Yes