

Date: July 24, 2026

To: All Bidders for 25-282903 Invitation for Bid

From: Department of General Services
Office of Business and Acquisition Services (OBAS)

Subject: Invitation for Bid 25-282903 Statewide Legionella Testing – Questions and Answers

As of June 17, 2026, OBAS received on behalf of *Facilities Management Division (FMD)* the following questions (Q) and is providing the following answers (A):

Q1: System Inventory & Risk Assessment - Does the facility maintain a current and comprehensive water system risk assessment or inventory that identifies all high risk areas (e.g., cooling towers, decorative fountains, hot water systems, and any applicable medical equipment)?

A1: At this time, no, the State does not have a comprehensive list of water system risk assessments. The State will provide the awardee of this solicitation with the current list of buildings with high-risk areas.

Q2: Sample Point Selection - Have specific “critical control points” been designated for routine sampling (e.g., make up water, cooling tower basins, recirculating return lines, distal outlets)?

A2: The State has not designated critical control points on a Statewide scale, however, on a Facility-by-Facility basis, there are designated critical control points for routine sampling.

Q3: Baseline Field Parameters - In addition to Legionella culture testing, which field parameters must be recorded at the time of sample collection (e.g., pH, temperature, residual disinfectant/chlorine levels)?

A3: Per Exhibit A Scope of Work, 6. Work Details, A.2.a. Flush draw samples also include, but are not limited to water parameters such as pH, temperature, and residual disinfectant/chlorine.

An addendum is forthcoming to update Exhibit A Scope of Work, 6. Work Details, A.2.a, .

Q4: Sampling Protocol - What is the established standard operating procedure (SOP) for sample collection (e.g., pre flush vs. post flush, required flush duration)?

A4. Please refer to Exhibit A, Section 6 Work Details.

Q5: Emergency or Unscheduled Sampling - Are there predefined triggers—such as system shutdowns, construction activities, or prior to positive detections—that initiate emergency or supplemental sampling outside the routine schedule?

A5: Per Exhibit A, Scope of Work, Section 7. Emergency Services, Emergency services under this IFB are upon request from the FMD Contract Administrator or FMD designated representative.

Q6: Can the facility provide the number of samples and the sampling frequency for each specific location?

A6: Per Exhibit A, Scope of Work, Section 6, Work Details, the services under this solicitation are on an as-needed basis and the State cannot provide the number of samples or frequency for each specific location.

Q7: Please clarify whether post-remediation or confirmation retesting is expected after Legionella detections, remediation, flushing, disinfection, or other corrective actions. If yes, should retesting be priced under the existing sample collection and lab testing line items, or should a separate retesting line item be added to the Cost Sheet?

A7: Yes, post-remediation/confirmation retesting is expected after detections and remediation or other corrective actions. Retesting will be treated as a new Flush Draw and should be priced under existing Legionella Bulk Sample Collection and Legionella Lab Testing tables in Attachment 8 – Cost Sheet.

Q8: Please clarify whether the State expects the Contractor to attend Water Management Team meetings to review findings, laboratory reports, corrective actions, and recommendations. If yes, should these meetings be billed under Table 11, Unforeseeable Services, or should a separate meeting/consultation line item be added?

A8: The State does not expect the awardee to attend Water Management Team meetings.

Q9: Please clarify whether the Contractor will be provided current plumbing drawings, riser diagrams, equipment lists, water management plans, prior Legionella results, and treatment logs before sampling.

A9: The awardee will be provided with current plumbing drawings, riser diagrams, equipment lists, water management plans, prior sampling results, and treatment logs, if available, prior to sampling events.

Q10: Please clarify whether an FMD representative will accompany the Contractor during sampling to provide access, confirm sample locations, and identify representative outlets.

A10: If there is a need for the Contractor's employee to enter the building(s), they shall be escorted by the FMD Contract Administrator or FMD Designated Representative. Under no circumstances shall those individuals be granted access to the building(s) without an escort. An addendum is forthcoming to add language to Exhibit A Scope of Work, 5. Service Details, C. Building Security, 4.

Q11: Please clarify the routine sampling frequency by building type, region, and equipment type. Will testing be annual, semiannual, quarterly, or only as requested?

A11: Per Exhibit A Scope of Work, Section 6: Work Details, the services under this solicitation are on an as-needed basis and the State cannot provide a frequency for testing at each facility.

Q12: Please clarify the expected sampling strategy. Should the Contractor recommend representative sampling locations based on risk, or will FMD preselect all locations?

A12: Sampling strategy may change based on building specifics such as past history of detections, remediation, risk and environmental conditions. The State will consider all

recommendations from the awardee to ensure the most effective water management practices are in place.

Q13: Please define the action thresholds for Legionella results. For example, what findings require notification, remediation, additional sampling, serogroup testing, or escalation?

A13: Per Exhibit A 6. Work Details, C. Final Survey Report, 2. Contractor shall immediately inform the FMD Contract Administrator or FMD Designated Representative by email, phone call, or virtual meeting of any non-compliant results. An addendum is forthcoming to update Exhibit A 6. Work Details, C. Final Survey Report, 2 to provide clarification.

Q14: Please clarify whether Legionella pneumophila serogroup identification is only required after a positive Legionella result, or if it is required for every sample.

A14: Per Exhibit A Scope of Work, 6, Work Details, Section, A.2.b Identification Serogroup testing – Positive results require serogroup information..

Q15: Please clarify what “emergency services” means in this IFB and provide examples, such as response to a positive result, suspected case, outbreak support, urgent resampling, or after-hours sampling.

A15: Emergency services are outlined in Exhibit A Scope of Work, 7. Emergency Services.

Q16: Please clarify the required turnaround time for standard testing, rush testing, emergency response, preliminary findings, and final reports.

A16: Turnaround time for testing, final reports, and emergency response are outlined in Exhibit A Scope of Work, Sections 6 and 7. Work Details In the following subsections:

B. 3. The laboratory analytical reporting will be completed the day or night the samples are collected in the section of the required Chain of Custody Form, which shall be supplied by Contractor,

B. 5. Within 48 hours of receiving laboratory test results, the Contractor shall email the corresponding environmental laboratory test results to the FMD Contract Administrator or FMD Designated Representative,

C. Final Survey Report - Contractor shall email written legionella final survey reports and recommendations from the lab results to the FMD Contract Administrator or FMD Designated Representative within fifteen (15) working days of the completion of such testing and/or inspection. Legionella Inspections must be reported in a space-by-space (room-by-room including attics, basements, and chases) format which clearly lists all materials found within each space as well as in a material-by-material format which list each space a material exists. All legionella investigations and reports must be signed by a Certified Industrial Hygienist (CIH)., and

7. Emergency Services B. Contractor must respond to requests for emergency services within two (2) hours of notification by the FMD Contract Administrator or FMD Designated Representative.

Q17: Please clarify whether final reports are required for each sampling event, each building, each region, or each work order.

A17: Final reports are required for each sampling event. Please see Exhibit A Scope of Work, 6. Work Details, C., Contractor shall email written legionella final survey reports and recommendations from the lab results to the FMD Contract Administrator or FMD

Designated Representative within fifteen (15) working days of the completion of such testing and/or inspection.

Q18: Please clarify whether the final report should include trend analysis, comparison to prior results, water parameter interpretation, risk ranking, and recommended corrective actions.

A18: Final report requirements are identified in Exhibit A Scope of Work, Section 6.C.

Q19: Please clarify whether additional meetings, revised reports, client-requested edits, or presentations of findings are included in the Final Survey Report price or billed separately.

A19: The State does not anticipate needing any of the services identified in the question. In the rare case these services are needed, they would be billed under Attachment 8 – Cost Sheet, Table 11, Unforeseeable Services.

Q20: Please clarify whether the Contractor is expected to investigate operational deficiencies identified during sampling activities, such as inadequate temperatures, low disinfectant residuals, stagnation, dead legs, or poor recirculation.

A20: No, the awardee is not expected to investigate operational deficiencies, but the awardee is expected to note these operational deficiencies (if noticed) in Exhibit A Scope of Work, 6. Work Details, C. Final Survey Report.

Q21: Please clarify whether remediation activities will be performed by the Contractor, the FMD representative, a third-party water treatment vendor, or another designated party.

A21: Remediation activities will not be performed as part of this contract. An addendum is forthcoming to update IFB Instruction page 1, 3, & 5 and Exhibit A Scope of Work page 1 to remove the word “remediation” but will remain in Exhibit A Scope of Work 6. Work Details, C. Final Survey Report, d. where the word “remediation” is for recommendations provided in the final report.

Q22: In the “Purpose and Description of Services” section, #2 states “services for the equipment identified in Exhibit A, Attachment 1, Equipment List.” Is this a mistake, as we don’t see an Equipment List included in the attachments?

A22: This is a typographical error. An addendum is forthcoming to update IFB Instruction page 3 A. Purpose and Description of Services Section 2, to correct the services description.

Q23: Which firm is the incumbent, and what was the previous contract value for these services?

A23: MECA Consulting, Inc. DBA Millennium Consulting Associates. Maximum amount of the previous contract was \$2,253,489.94.

Q24: Can the required Certified Industrial Hygienist (CIH) serve in a subcontractor or consultant capacity, or must the CIH be a direct employee of the Prime Contractor?

A24: Yes, the CIH qualification can be met by a listed subcontractor, please see Exhibit A, Scope of Work, 3. Qualification Requirements, D.

Q25: May the Competent Professional and Competent Technician requirements outlined in the AIHA Technical Framework: Legionella (2020) be satisfied through subcontractor personnel?

A25: Yes, the Competent Professional and Competent Technician qualification can be met by a listed subcontractor, an addendum is forthcoming to provide clarification.

Q26: Can the same individual serve as both the Competent Professional and the Certified Industrial Hygienist (CIH), provided all qualifications are met?

A26: Yes, the same individual can serve as both the Competent Professional and the CIH, provided all requirements of Exhibit A Scope of Work, 3. Qualification Requirements A., B., C., D., and E. are met.

Q27: May laboratory subcontractors satisfy the ELITE certification and EMLAP accreditation requirements on behalf of the Prime Contractor?

A27: Yes, laboratory subcontractors may satisfy the ELITE certification and EMLAP accreditation requirements of Exhibit A Scope of Work, 6. Work Details, B. Laboratory Test and Analysis, 4. All laboratories involved with the contract must be Environmental Legionella Isolation Techniques Evaluation Program (ELITE) certified as well as have the American Industrial Hygiene Association (AIHA) Environmental Microbiology Laboratory Accreditation Program (EMLAP).

Q28: May project experience and references from subcontractors be used to demonstrate compliance with the experience requirements of the solicitation?

A28: Yes, subcontractors can be used to demonstrate compliance with the requirements of Exhibit A Scope of Work, 3. Qualification Requirements of this solicitation. An addendum is forthcoming to provide clarification.

Q29: Is the Prime Contractor required to perform sample collection services directly, or may sample collection be performed by qualified subcontractor personnel under the Prime Contractor's management?

A29: Yes, the qualified subcontractor may perform sample collection under the Prime Contractor's management as long as the subcontractor performing the work meets the qualifications requirements per Exhibit A Scope of Work, Qualification Requirements, C. Contractor must have at least one personnel that meets the minimum qualifications for Competent Technician as outlined in the AIHA Technical Framework: Legionella (2020). This Competent Technician may conduct sampling under the direction of a Competent Professional.

Q30: Can the State provide the estimated total annual sample volume by region (Northern, Bay, and Southern California) and by sample type to assist bidders in accurately developing pricing and laboratory partnerships?

A30: Per Exhibit A Scope of Work, 6. Work Details, the services under this solicitation are on an as-needed basis and the State cannot provide an estimated total annual sample volume.

Q31: Does the State anticipate testing primarily potable (drinking water) systems, non-potable water systems, or both?

A31: Per Exhibit A, Section 6, the work under this solicitation is as-needed and may include sampling of both building domestic water systems and building non-potable water systems. An addendum is forthcoming to add clarifying language to Exhibit A, Scope of Work, Section 6.

Q32: Can the State provide additional information regarding the expected frequency of testing at each facility during the contract term?

A32: Please see answer to question 6.

Q33: For statewide coverage, does the State require physical offices or personnel within each region, or may services be provided through a combination of prime contractor and subcontractor resources?

A33: The State does not require physical offices or personnel within each region. The contractor is responsible for the entire contract. While a subcontractor may perform services listed in the contract, the contractor is responsible for all services in the contract including scheduling, quality of work, maintaining insurance coverage statewide, etc. Pursuant to Exhibit D, Special Terms and Conditions, Section 6 “Nothing contained in this Agreement or otherwise, shall create any contractual relationship between FMD and any subcontractors, and no subcontract shall relieve the Contractor of its responsibilities and obligations hereunder. The Contractor agrees to be as fully responsible to FMD for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by the Contractor.” Per Exhibit A Scope of Work, 4. Performance Details, C. The State will not pay for fees not listed on Exhibit B, Attachment 1, Cost Sheet (i.e. travel, prep-time, freight, trip, tax, and/or gas surcharges, etc.).

Q34: Will the State accept equivalent experience from teaming partners and subcontractors when evaluating bidder qualifications and past performance?

A34: DGS is assuming this question relates to the required references. Please refer to IFB Instructions Attachment 5, Bidder References. Paragraph 2 indicates that “References to include satisfactory job performance on operations by the Bidder within the last five (5) years that are similar in scope and type of work required in this solicitation”. References may not use subcontractor or teaming partners experience.

Q35: Are electronic signatures acceptable for CIH-signed reports and deliverables submitted under this contract?

A35: Yes, electronic signatures are acceptable for CIH-signed reports and deliverables submitted under this contract.

Q36: Will a California Registered Environmental Health Specialist (CA-REHS) certification satisfy, or be considered equivalent to, the Certified Industrial Hygienist (CIH) requirement identified in the solicitation? If not, are there any circumstances under which a CA-REHS may serve in the Competent Professional role described in the AIHA Technical Framework: Legionella (2020)?

A36: The CA-REHS will not be accepted as a replacement for the requirement of a CIH requirement.

Q37: Is there a DVBE Participation Requirement for this contract?

A37: Yes, there is a 3% DVBE Participation Requirement for this contract (see IFB Instructions Section B.4 Disabled Veterans Business Enterprise (DVBE) Participation. If this requirement is not met, the quote will be considered non-responsive.

Q38: We are interested in bidding on this project, but we are not a DVBE and we would not need to subcontract to a third party in order to perform this work. I suspect that none of our competitors would be able to meet this requirement either. Can you please tell me what is typically done in this case, or should we simply just not bid?

A38: DVBE requirement for this contract solicitation is mandatory and can be fulfilled through work performed or goods (materials supplier) provided by a DVBE Subcontractor.

As listed on Attachment 3, Diddier's Declaration form Section 2, *work performed or goods provided* for the contract provide a commercially useful function and is considered sub-contracting.

Q39: Could our company put in a Vendor Ad for a Sub-contractor and / or a Vendor Ad as DVBE Subcontractor?

A39: Yes, Vendor Ads for a Sub-contractor and / or a Vendor Ad as DVBE Subcontractor can be posted at the CSCR Posting Event # 38976. This Event posting will be active until the bid due date.

Q40: Who is the current contractor?

A40: Please see answer to question 23.

Q41: What has been the total dollar spent to date on the existing/expiring contract?

A41: The total dollar spent to date on the existing/expiring contract is \$330,351.21, not including unpaid invoices to date.

Q42: Please provide a copy of the current contract.

A42: The previous contract is attached for this solicitation event. Please note that the scope of work differs from the current solicitation.

Q43: Is a copy of the CIH certificate (BGC-issued) required to be included with the bid submission, or is it only required to be submitted to the FMD Contract Administrator prior to beginning services upon contract award.

A43: No, we do not need the CIH certificate to be provided with the bid submission, but it needs to be submitted prior to beginning services. Please see Exhibit A 3. Qualification Requirements A. Contractor must provide appropriately accredited and certified personnel described in this section. All accreditations and certifications required shall be submitted to the FMD Contract Administrator or Designated Representative prior to beginning services associated with this Agreement and must be maintained during the term of this Agreement.