Solicitation #: 140P6426Q0110

Amendment #: P0001

Visitor Center HVAC System Planned Maint – PERI

Questions and Answers listed below:

QUESTIONS:

Question #	Question	Answer/Response
1.	The SF 1449 and CLIN schedule identify a performance period beginning September 1, 2026, while the Statement of Work identifies August 15, 2026. Which beginning and ending dates control for the base year and option years?	Period of Performance will begin Sept. 1, 2026. The SOW will be updated when this Q&A document is posted.
2.	Is attendance at the August 5, 2026 site visit mandatory for technical acceptability, or is it strongly encouraged but optional?	Optional but strongly encouraged.
3.	May a qualified proposed first-tier HVAC subcontractor attend the site visit on behalf of a vendor, provided the attendee is identified as the Prime vendor's proposed team member and vendor remains the prospective prime contractor?	Yes
4.	If a vendor has no completed federal prime contracts. Will the vendor be evaluated neutrally for the absence of relevant prime past performance, and may the Government evaluate clearly attributed and documented experience of the vendor's proposed HVAC subcontractor?	Quote would be considered technically acceptable if it was complete. It would be evaluated against all the other technically acceptable quotes received. The subcontractor's experience would be taken into account during the evaluation process. A Prime's lack of direct experience may be taken into account. Award will be made in accordance with FAR Part 12 to the Offeror that provides the best value to the government based on price, technical, and prior experience. This solicitation is not stating nor required to state the importance assigned to each evaluation factor and/or sub factor (FAR 12.203(c)(2)).

5.	Please confirm whether the fixed planned-maintenance pricing must include all filters, belts, annual maintenance kits, condensate neutralizer media, oil analysis, testing materials, ordinary consumables, travel and mobilization.	All preventative maintenance parts, to include; all filters, belts, annual maintenance kits, condensate neutralizer media, oil analysis, testing materials and ordinary consumables identified in the SOW and Attachment A are to be included in quoted prices. As well as any travel and mobilization costs.
6.	Are refrigerant, replacement parts, corrective repairs and other materials discovered during planned maintenance excluded from the fixed PM price unless separately authorized in writing by the Government?	If there are deficiencies or necessary repairs discovered during a scheduled inspection beyond the scope of the SOW and Attachment A they are to not be corrected without approval. Vendor can provide a quote and they will be notified if the Government wishes to have them make the corrections.
7.	Are current equipment nameplate photographs, exact model and serial numbers, control-system information, maintenance records, or known deficiencies available beyond the equipment list in Attachment A?	Document with equipment data plates posted with Amendment P0001.
8.	Please provide the site visit attendee sign-in sheet.	The Contracting Officer will not be providing this.
9.	(If building is occupied) Are there any phasing requirements? How many people will be in the building? Are there any temporary heating/cooling requirements?	No, there are no phases. Nothing is being installed or replaced. There are quarterly, semi and annual preventative maintenance requirements. The building is occupied. The number of people in the building is not relevant to the requirements. There are no temporary heating/cooling requirements.
10.	Please confirm whether asbestos or lead is present on this project, and if so, provide the relevant documentation.	No asbestos or lead.
11.	Is this project tax exempt?	Yes
12.	When do you anticipate on site work starting?	Shortly after award. Period of performance for the Base Year is 9/01/2026 – 8/31/2027.
13.	Are third party inspections required?	No.
14.	Is permitting required?	No.
15.	Are partitioning, dust containment, and/or negative air machines required for this project?	No.
16.	** Only for HVAC project with controls specfication section 23 09 05 - Does the government have a preferred Direct Digital Control for HVAC company? If so please provide the contact information.	Northwest Controls 3241 W Huntsville Ave Springdale, AR 72762 479-872-9000

17.	Please provide the manufacturer model numbers, serial numbers, capacities/tonnages, approximate ages, and available equipment schedules/nameplate information for all equipment covered by the contract.	Pictures being posted with amendment P0001 and the info in the SOW are the best that can be provided.
18.	Please provide the most recent preventive-maintenance reports, service records, inspection reports, deficiency reports, and outstanding repair recommendations for the HVAC equipment, if available.	This information is not relevant to providing a quote for the preventative maintenance services outlined by the SOW. The contract will be for the services defined moving forward.
19.	Please identify any currently known deficiencies, active alarms, leaks, failed components, or equipment currently out of service.	This information is not relevant to providing a quote for the preventative maintenance services outlined by the SOW. The contract will be for the services defined moving forward.