Current Scope Clarification: Due to the elapsed time since issuance, the facility controls environment and the Government's requirements have materially changed. The current anticipated need under this solicitation is limited to controls support for the existing seawater system. H Wings, E through F Wings, the NMR, AHUs, or any of the equipment within the building that is not associated with the Seawater System shall be excluded.

The main building controls are being converted from JCI Metasys to Honeywell Tridium under a separate contract. The seawater-system conversion remains unfunded and most likely will not occur until the later stages of FY27.

Offerors should not price support for excluded building systems.

1. Are AHU and Exhaust Fan Motors included?

Answer: No. Air-handling-unit and exhaust-fan motors, including their repair or replacement, are not included in the Government's current anticipated requirement. The requirement is limited to controls support for the seawater system. Work on the underlying mechanical equipment is excluded unless added by a written solicitation amendment.

2. What is the decommissioning schedule for building controls?

Answer: There is no fixed decommissioning date for the seawater-system controls. The main building controls are being converted from JCI Metasys to Honeywell Tridium under a separate contract and are expected to be converted by the time this requirement is awarded or shortly thereafter.

The seawater-system conversion has not been funded. NOAA intends to transition it as soon as funding permits, but the transition most likely will not occur until the later stages of FY27. The contractor should assume that support for the existing seawater-system controls will be required until NOAA provides written direction otherwise.

3. Where are the previously decommissioned controls?

Answer: Previously decommissioned main-building controls are outside the current anticipated scope. The existing seawater-system controls remain the subject of this requirement and can be identified through a site visit and available system documentation.

4. Can we get access to the controls to be decommissioned during demolition?

Answer: No demolition, decommissioning, removal, or salvage work should be assumed or included in the base quotation. If the seawater-system conversion occurs during contract performance, any required access, coordination, or transition support will be addressed through written direction from the Contracting Officer.

5. Is remote access available for the existing JCI controls?

Answer: No remote access should be assumed. NOAA will provide authorized on-site access to the existing seawater-system controls as necessary for contract performance. Any remote connectivity would be subject to NOAA information-technology and cybersecurity approval and separate written authorization, which is highly unlikely.

6. Are we responsible for the cost of the parts, equipment, or labor to install those systems listed below if they fail?

- Intake and return pumps
- Heat exchangers
- UV filtration systems
- Air blowers
- Aquatic monitoring panels

Answer: No. The contractor will not be responsible under the current anticipated scope for purchasing, installing, repairing, or replacing the intake and return pumps, heat exchangers, UV filtration systems, air blowers, or aquatic monitoring panels.

The requirement is limited to controls support. Troubleshooting and service of control components, sensors, actuators, programming, alarms, and interfaces associated with the seawater system may be within scope, but replacement of the major mechanical or process equipment and related non-controls labor is excluded unless separately authorized in writing by the Contracting Officer.

7. Can NOAA provide the current JCI asset inventory, Metasys architecture and software version, available control drawings, panel photographs, and equipment locations for Wings E and F, NMR, and the Seawater System?

Answer: H Wings, E through F Wings, the NMR, AHUs, or any of the equipment within the building that is not associated with the Seawater System are excluded. JCI's METASYS Version is currently 11.0.4.51

NOAA will furnish available inventory, architecture, software-version information, drawings, photographs, and equipment-location information applicable to the seawater-system controls through the Contracting Officer or during the site visit, as available. Offerors should verify field conditions and should not assume that legacy documentation is complete.

8. Can NOAA provide the known deficiencies and recent service history for the covered systems, including the number of emergency calls, labor hours, replaced parts, and unresolved alarms during the past 12 months?

Answer: Only known deficiencies and service history associated with the seawater-system controls are relevant to the current anticipated requirement.

We can do our best to provide available records. We are not presently representing that a complete 12-month record of emergency calls, labor hours, replaced parts, and unresolved alarms is available. Offerors should use the site visit to evaluate observable existing conditions.

9. Which systems require preventive maintenance? Please identify the expected tasks and frequency for each covered system.

Answer: Preventive maintenance under this requirement is limited to the control systems, control panels, controllers, software, field devices, and control interfaces serving the HML seawater system.

Preventive maintenance shall include, at a minimum:

Preventive Maintenance

- The Contractor shall accomplish all work for the HML during the hours of 0700 and 1600 Monday through Friday, excluding Federal Holidays. This allows the flexibility for the contractor to schedule 8 hours of work during a time when HML staff will be at the facility.
- Service and repair of Metasys/Meta System and associated equipment including 1-year warranty for parts and labor.
- Inspect control panels, controllers, power supplies, relays, transformers, terminals, and associated control components.
- Check panels for loose connections, overheating, corrosion, moisture intrusion, damaged wiring, and other visible deficiencies.
- Verify controller power, network communications, and communication between connected devices.
- Review active alarms, alarm histories, trends, overrides, communication faults, and recurring abnormal conditions.
- Verify critical alarms, shutdowns, safeties, permissive, and control interlocks.
- Create or update controller programs, databases, configuration files, graphics, and system backups, when accessible.
- Confirm that available backups can reasonably support recovery following a controller, workstation, software, or database failure.
- Functionally test representative control inputs and outputs.
- Verify the operation and accuracy of accessible sensors, transmitters, switches, actuators, relays, and control interfaces.

- Review control sequences, schedules, setpoints, interlocks, alarm parameters for proper operation, software, firmware, communications, and control-system performance for operational efficiency and reliability.
- Identify and document completed work and deficiencies to control-related conditions that could cause the seawater system to shut down or operate improperly, and recommended corrective actions, and control-related parts requiring replacement.

Emergency and Routine Corrective Service

- The Contractor shall provide emergency response (24 hours per day and 7 days per week) as part of the annual contract with a response time of no more than 2 hours. The contractor shall also provide a toll-free number to be answered 24 hours per day for emergency calls. Upon notification by HML, the contractor personnel must call back to the HML representatives within thirty (30) minutes of being notified of an emergency condition, state the technician's name and estimated time of arrival at site to begin work.
- Be able to respond during routine and after hours, to control-related seawater-system outages and critical alarms.
- Diagnose whether a shutdown or operational failure is caused by controllers, programming, communications, sensors, actuators, power supplies, control wiring, interfaces, or other control-related components.
- Take immediate corrective action to restore the controls and return the seawater system to operation.
- Coordinate with NOAA personnel when the failure appears to involve mechanical, electrical, process, or equipment conditions outside the controls scope.
- Provide routine troubleshooting and corrective service for non-emergency control deficiencies.
- Furnish and install authorized replacement control-related parts.

Offerors shall not price preventive maintenance or corrective service for the main building controls, H Wing, Wings E and F, NMR, AHUs, VAVs, exhaust fans, access-control systems, or equipment unrelated to the seawater-system controls.

10. Will NOAA furnish Metasys credentials, software licenses, system backups, workstations, network access, and any existing spare parts required to service the covered systems?

Answer: NOAA will provide authorized access to the existing seawater-system controls and will furnish available Government-held system records and backups, if accessible.

Unless expressly identified as Government-furnished property in the revised solicitation, the contractor should provide the service tools, compatible programming software and licenses, workstations, diagnostic equipment, and other resources required to perform the work. Remote network access and Government-furnished spare parts should not be assumed.

11. Does the requirement for “factory-trained BAS technicians” require current JCI-issued training or certification? Must the offeror submit evidence with its quotation, and must the prime contractor hold JCI-authorized partner status?

Answer: The intent is for technicians performing the work to possess documented, system-specific training and demonstrated experience appropriate to the installed JCI Metasys platform.

Offerors should submit supporting resumes, training records, or certificates with their quotations. The prime contractor is not required to hold JCI-authorized partner status unless the revised solicitation expressly states otherwise, provided the personnel performing the work meet the stated qualifications and the offeror has lawful access to the software and tools required for service.