



Upper Occoquan Service Authority

Leader in Water Reclamation and Reuse

14631 COMPTON ROAD, CENTREVILLE, VIRGINIA 20121-2506
(703) 830-2200

December 1, 2020

TO ALL IFB RECIPIENTS:

For UOSA IFB 21-08 Maintenance Agreement for HVAC Systems

SUBJECT: Addendum # 1

The above numbered solicitation is amended as set forth below. The hour and date specified for receipt of offers:

☐ is not extended

☒ is extended To December 10, 2020 2:00 PM

OFFERORS MUST ACKNOWLEDGE receipt of this Addendum by one of the following methods:

- a. By acknowledgement of this Addendum on Submission Form submitted with the proposal;
- b. By referencing its receipt in your Transmittal Letter

If by virtue of this Addendum you desire to change a proposal already submitted, such change may be made by letter, provided it includes reference to the solicitation and this Addendum and is received prior to the due hour and date specified.

DESCRIPTION OF ADDENDUM:

1. To extend the bid due date from December 7, 2020, 2:00 PM to December 10, 2020, 2:00 PM
2. To provide answers to all questions received before the deadline for questions. Q&A has been provided as Attachment A to this addendum.

All other Terms, Conditions, Tables, Charts and Specifications, and Drawings not otherwise changed remain as originally stated or as shown.

ISSUED BY:

Upper Occoquan Service Authority

A handwritten signature in blue ink, appearing to read 'Dustin Baker', is written over a horizontal line.

Dustin Baker, Senior Buyer

12/01/2020
Date

UOSA IFB 21-08 Maintenance Agreement for HVAC Repairs

Addendum #1, Attachment A – Q&A

1. Regarding Section 2.3 (Minimum Qualifications for Bidders) item B in the solicitation, is this referring to the Virginia trade license or a business license in these Virginia jurisdictions?

Bidders are required to have all licensing legally necessary to perform the requested trade work in each of the Virginia jurisdictions listed in Section 2.3.

2. Who is the incumbent contractor?

The incumbent contractor is Harvey W. Hottel, Inc.

3. What is the contract value for the current PM award period?

It is UOSA's policy not to release pricing information for active solicitations.

4. What is the approximate value of the repair work for the current award period?

Since the repair work section of the IFB is intended for unplanned, as-needed repairs and maintenance, a reliable estimate cannot be created.

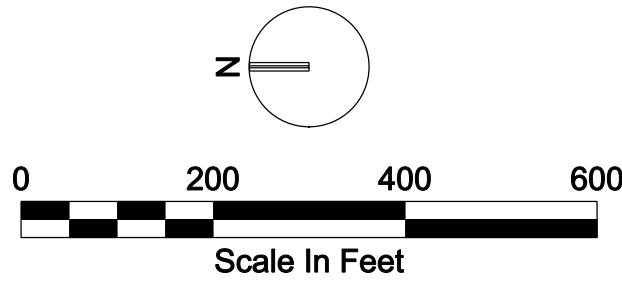
5. Can you provide a reliable air filter and fan belt list?

Yes, the list has been provided as Attachment B to this addendum. The list should provide a reasonable example as to the types and quantities of filters and belts necessary to perform the PM tasks but we do not guarantee that it is 100% accurate.

UOSA IFB 21-08 Maintenance Agreement for HVAC Systems
Addendum #1, Attachment A - Filter and Belt List

CONSTRUCTION PHASES

- PROJECT 15: 1973 - 1978
- PROJECT 27: 1985 - 1988
- CONTRACT 32: 1992 - 1996
- CONTRACT 54: 1997 - 2004
- MISCELLANEOUS PROJECTS: 2004 - PRESENT



UOSA REGIONAL WATER RECLAMATION PLANT

INDEX TO PROCESS STRUCTURES

- 1. NOT USED
- 2. NOT USED
- 3. NOT USED
- 4. PRIMARY CLARIFIERS
- 5. AERATION BASINS
- 6. SECONDARY CLARIFIERS
- 7. ANAEROBIC DIGESTERS
- 8. ANAEROBIC DIGESTER
- 9. RAS SLUDGE PUMP STATION
- 10. NOT USED
- 11. NOT USED
- 12. NOT USED
- 13. CHEMICAL CLARIFIERS
- 14. CHEMICAL TREATMENT PARSHALL FLUMES
- 15. RAPID MIX BASINS
- 16. FLOCCULATION BASINS
- 17. CHEMICAL SLUDGE THICKENERS
- 18. CHEMICAL SLUDGE DISTRIBUTION BOX
- 19. NOT USED
- 20. FILTER BACKWASH EQUALIZING TANK
- 21. FIRST STAGE RECARBONATION BASINS
- 22. RECARBONATION CLARIFIERS
- 23. SECOND STAGE RECARBONATION BASINS
- 24. PRIMARY EFFLUENT JUNCTION BOX
- 25. SIDESTREAM TREATMENT REACTORS (FUTURE)
- 26. SIDESTREAM OFFLINE STORAGE TANK (FUTURE)
- 27. ELECTRICAL SUBSTATION
- 28. BALLAST POND PUMP STATION
- 29. NOT USED
- 30. CHLORINE CONTACT BASINS
- 31. EMERGENCY RETENTION POND PUMP STATION
- 32. BALLAST PONDS
- 33. EMERGENCY RETENTION POND
- 34. NOT USED
- 35. SECONDARY EFFLUENT COLLECTION BOX
- 36. NOT USED
- 37. 1-W VALVE VAULT
- 38. AUXILIARY CARBON DIOXIDE STORAGE
- 39. FUEL OIL STORAGE TANKS
- 40. AMMONIUM SULFATE STORAGE TANKS
- 41. SPILLAGE PITS
- 42. SALT STORAGE BINS
- 43. REGENERANT BASINS
- 44. SOLIDS CONTACT CLARIFIERS
- 45. ARRP CHEMICAL SLUDGE PUMP STATION
- 46. ARRP WET WELL DISTRIBUTION BOX
- 47. VEHICLE WASH STATION
- 48. WASTE OIL STORAGE TANK
- 49. MAINTENANCE YARD
- 50. FUEL STORAGE TANKS
- 51. PRIMARY EFFLUENT DIVERSION FLOW METER VAULT
- 52. WASTE GAS BURNER
- 53. SEPTAGE FACILITY
- 54. PRIMARY SLUDGE PUMP STATION
- 55. PRIMARY EFFLUENT LIFT STATION
- 56. SELECTOR BASINS
- 57. AERATION BASIN DEWATERING PUMP STATION
- 58. BIOFOAM PUMP STATION
- 59. SECONDARY CLARIFIER DEWATERING PUMP STATION
- 60. MIXED LIQUOR/SECONDARY EFFLUENT CHANNEL & CONDUIT
- 61. BREAKPOINT CHLORINATION STATION
- 62. CONTAINMENT AND SPILLAGE PIT
- 63. ERP FLOWMETER VAULT
- 64. LIME SOLIDS LANDFILL
- 65. HEADWORKS ODOR CONTROL
- 66. 2-W PUMP STATION
- 67. NOT USED
- 68. BIOSOLIDS STORAGE PAD
- 69. PRIMARY INFLUENT SPLITTER BOX
- 70. MIXED LIQUOR SPLITTER BOX
- 71. LEACHATE PUMP STATION
- 72. LABORATORY PROCESS DRAIN PUMP STATION
- 73. DECHLORINATION CHANNEL
- 74. CENTRATE PUMP STATION (FUTURE)
- 75. FLAT BRANCH FLOW METER VAULT
- 76. LIME SOLIDS STORAGE PAD
- 77. CARBON CONTACTOR EFFLUENT VALVE VAULT
- 78. CARBON CONTACTOR EFFLUENT FLOWMETER VAULT
- 79. EMERGENCY RETENTION POND DISTRIBUTION BOX
- 80. DIVERSION DISTRIBUTION BOX
- 81. DIVERSION/OUTFALL STRUCTURE
- 82. ERP EMERGENCY DIVERSION/OVERFLOW STRUCTURE

INDEX TO SITE BUILDINGS

- A. PRELIMINARY TREATMENT BUILDING
- B. PRIMARY SCUM PUMP STATION/ ELECTRICAL LOAD CENTER NO. 1
- C. DIGESTER COMPLEX BUILDING
- D. THICKENING AND SCREENING BUILDING
- E. ELECTRICAL LOAD CENTER NO. 2
- F. ADMINISTRATION BUILDING
- G. OPERATIONS BUILDING
- H/1. SOLIDS HANDLING BUILDING
- H/2. LIME STORAGE BUILDING
- I. 1-W BUILDING/ELECTRICAL LOAD CENTER NO. 3
- J. CHEMICAL SLUDGE PUMP BUILDING
- K. THICKENED CHEMICAL SLUDGE PUMP BUILDING
- L. FILTRATION AND ADSORPTION BUILDING
- M. REGENERATION BUILDING/ELECTRICAL LOAD CENTER NO. 7
- N. RECARBONATION SLUDGE PUMPING BUILDING
- O. HYPOCHLORITE FEED PUMP BUILDING
- P. ELECTRICAL LOAD CENTER NO. 5
- Q. AUXILIARY POWER BUILDING
- R. ABSORBER PUMP STATION
- S. MAINTENANCE BUILDING
- T. SALT STORAGE SHED
- U. DEWATERING AND DRYING BUILDING
- V. BLOWER BUILDING
- W. HYDROCHLORIC GAS BUILDING
- X. STORAGE BUILDING
- Y. RECARBONATION BUILDING
- Z. BISULFITE FEED PUMP BUILDING
- AA. SECONDARY TREATMENT CONTROL BUILDING
- BB. ELECTRICAL LOAD CENTER NO. 15
- CC. HEADWORKS ODOR CONTROL BUILDING
- DD. PLANT WASTE PUMP STATION
- EE. SEPTAGE SCREENING BUILDING
- FF. LANDFILL OFFICE
- GG. SUPPLEMENTAL CARBON BUILDING (FUTURE)
- HH. CHEMICAL TREATMENT CONTROL BUILDING
- JJ. CHLORINATION/DECHLORINATION BUILDING
- KK. WAREHOUSE
- LB. LABORATORY
- SS. SIDESTREAM TREATMENT BUILDING (FUTURE)



O&M Number	1412072803	Description	AIR SUPPLY UNIT #3	Location	LABORATORY BUILDING
Tag Number	LB-ASU-003	Asset Number	77500	Business Unit	12000
Model Number	TIDA101H4372	Parent Number	76718	Date Acquired	9/20/2001
Serial Number	M97M00407	LO/TO	DISCONNECT/STARTER @ MCC-29A	Initial Cost	
Equipment Type	HVAC	Manufacturer	THE TRANE COMPANY	Lubricant	
Equip. Sub Type	AIR HANDLER (TYPE I)	Critical		Safety	

Equipment Specifications

CAPACITY (BTU/hr)	
BTU/hr IN	RPM 1780
BTU/hr OUT	VOLTAGE 460
REFRIGERANT	PHASE 3
AMOUNT	AMPS 86
FUEL TYPE	HZ 60
LUBRICANTS	BELT SIZE (5) BX-150
MOTOR HP	FILTERS (1) (5) 12x24x2, (25) 24x24x2
	FILTERS (2) (5) 12x12x12 (25) 24x24x12

75

Equipment Notes

Bill of Materials (if any)

Component Line #	Component #	Component Description	Quantity Per
1	FLT-65%RIGA	-FILTER CARTRIDGE 24X12X12	1.0000
2	FLT-85%RIGA-	-CARTRIDGE FILTER,24X12X12,85%	1.0000
3	FLT-RIGA-FLO	-CARTRIDGE FILTER,24x24x12,65%	1.0000
4	FLT-RIGAFL01	CARTRIDGE FILTER (OBSOLETE)	1.0000
5	TNK-D262	-HUMIDIFIER TANK W/ELECTRODES	1.0000

UPPER OCCOQUAN SERVICE AUTH.
Equipment Master And Specification
Fields

6	CTL-UNT-111-1	UNT CONTROLLER	1.0000
7	CTL-AS-VAVDPT2-1	VAV CONTROLLER	1.0000

UPPER OCCOQUAN SERVICE AUTH.
Equipment Master And Specification
Fields

O&M Number	1412072804	Description	AIR SUPPLY UNIT #4	Location	LABORATORY BUILDING
Tag Number	LB-ASU-004	Asset Number	77518	Business Unit	12000
Model Number	TIDA101H4372	Parent Number	76718	Date Acquired	9/20/2001
Serial Number	M97M00408	LO/TO	DISCONNECT/STARTER @ MCC-29B	Initial Cost	
Equipment Type	HVAC	Manufacturer	THE TRANE COMPANY	Lubricant	
Equip. Sub Type	AIR HANDLER (TYPE I)	Critical		Safety	

Equipment Specifications

CAPACITY (BTU/hr)	RPM	1780
BTU/hr IN	VOLTAGE	460
BTU/hr OUT	PHASE	3
REFRIGERANT	AMPS	86
AMOUNT	HZ	60
FUEL TYPE	BELT SIZE	(5) BX-136
LUBRICANTS	FILTERS (1)	(5)12x24x2 (25)24x24x2
MOTOR HP	FILTERS (2)	(5)12x24x12 (25) 24x24x12

75

Equipment Notes**Bill of Materials (if any)**

Component Line #	Component #	Component Description	Quantity Per
1	FLT-65%RIGA	~FILTER CARTRIDGE 24X12X12	1.0000
2	FLT-85%RIGA-	~CARTRIDGE FILTER,24X12X12,85%	1.0000
3	FLT-RIGA-FLO	~CARTRIDGE FILTER,24x24x12,65%	1.0000
4	FLT-RIGAFL01	CARTRIDGE FILTER (OBSOLETE)	1.0000
5	TNK-D262	~HUMIDIFIER TANK WELECTRODES	1.0000

UPPER OCCOQUAN SERVICE AUTH.
Equipment Master And Specification
Fields

6	CTL-UNT-111-1	UNT CONTROLLER	1.0000
7	CTL-AS-VAVDPT2-1	VAV CONTROLLER	1.0000

LB

BUILDING O2

1112060701	AIR SUPPLY UNIT #1	O2	TWE048C140B	LP-19A, CKTS (24,26)	(1) 20X20X1
O-ASU-001	THE TRANE COMPANY	HVAC		NA	
1112061301	CABINET FAN/MOTOR #1	O2	DBF-10	LP-19A, CKT 21	(1) 20X22X2
O-SF-001	LOREN COOK COMPANY	HVAC	147S54149000007010299-0794-1/ (1) A35		20X22X2

BUILDING Z2

1111070701	AIR SUPPLY UNIT #1	Z2	TWE048X140B	LP-25, CKTS (20,22)	(1) 20X20X1
Z-ASU-001	THE TRANE COMPANY	HVAC		NA	
1111071301	CABINET FAN/MOTOR #1	Z2	DBF-18	DISCONNECT/STARTER @ MCC-25B	(1) 20X22X2
Z-SF-001	LOREN COOK COMPANY	HVAC	9000001040299-0467-1	(1) A54	

4-16x20x2
31"x41 1/2"
32x40x11

BUILDING S1

1301060029	AIR SUPPLY UNIT #1	S1	(3) 16X25X2
S1-AHU-1	THE TRANE COMPANY	HVAC	(1) A-48
1301060061		S1	(1) 9 X33 1/2X 1
S1-HV-1	THE TRANE COMPANY	HVAC	
1301060062		S1	(1) 9 X33 1/2X 1
S1-HV-2	THE TRANE COMPANY	HVAC	
1301060063		S1	(1) 9 X33 1/2X 1
S1-HV-3	THE TRANE COMPANY	HVAC	

BUILDING 78

0907040701	SUPPLY FAN/MOTORE #1	78	DBF-8	LP-19A, CKT 16	17 1/2X15X2
78-SF-001	LOREN COOK COMPANY	HVAC	147S5414900000171020299-102 NA	A-31	

2- 15X17X14

BUILDING A1

0204090801	CENTRAL STATION AIR HANDLER #1	A1	CA012GAHAAC000GA00B0A000	DISCONNECT/STARTER @ MCC-11C	(4) 16X20X2
A-ASU-001	THE TRANE COMPANY	HVAC	K94M90408-10	(2) B-75	4-16"x72" (8) 16X25X2
0204090802	CENTRAL STATION AIR HANDLER #2	A1	CA006GGAHOBAC000CECA00B0	DISCONNECT/STARTER @ MCC-11C	(4) 16X20X2
A-ASU-002	THE TRANE COMPANY	HVAC	K94M89955-57	(1) A-51	
0204090803	CENTRAL STATION AIR HANDLER #3	A1	CA021MAD0B0AD00AC00000	DISCONNECT/STARTER @ MCC-11C	(4) 16X20X2
A-ASU-003	THE TRANE COMPANY	HVAC	K94M8849-50	(1) A-68	4-16"x72" (8) 16X25X2
0204090804	AIR HANDLER #4 LOAD CENTER	A1	BCHC072G1A0A1V0332080AC801140	DISCONNECT/STARTER @ MCC-11A	(1) 20X20X1
A-ASU-004	THE TRANE COMPANY	HVAC	T03F41213	(1) A-45	(1) 20X25X1
0204091301	SUPPLY FAN/MOTOR #1	A1	20CDV	DISCONNECT/STARTER @ MCC-11C	18X30X1
A-SF-001	LOREN COOK COMPANY	HVAC		(1) A-48	

16x72xm (8)
 20x25x2 (2)
 20x20x1 (1)
 20x25x1 (1)
 18x30x1 (1)

BUILDING BB

0306040101	AIR SUPPLY UNIT #1	BB	TWE180B400CA	DISCONNECT/STARTER @ MCC-15C	(8) 15x20x2
BB-ASU-1	THE TRANE COMPANY	HVAC	N3626EL6H	(1) B-60	
0306040102	AIR SUPPLY UNIT #1	BB	TWE180B400CA	DISCONNECT/STARTER @ MCC-15C	(8) 15x20x2
BB-ASU-2	THE TRANE COMPANY	HVAC	N363PG86H	(1) B-60	

BUILDING V1

0406060201	AIR HANDLING UNIT #1	V1	FB4ANF060	LP-L8AB, CKT 31	20X20X1
AH-U-V-1	CARRIER	HVAC	0802A63683	NA	
0406060901	MOTORIZED DAMPER #1	V1			(1) 1/2" CUT TO SIZE
MD-V-1		FAN			
0406060902	MOTORIZED DAMPER #2	V1			(1) 1/2" CUT TO SIZE
MD-V-2					

BUILDING AA

0411071001	AIR SUPPLY UNIT #1	AA	MCCA003	DP-20C,CKTS (13,15,17)	(2) 16X25X2
AA-ASU-001	THE TRANE COMPANY	HVAC	K99D84712M	(1) A-40	
0411071002	AIR SUPPLY UNIT #2	AA	MCCA003	DP-20C, CKTS (14,15,16)	(2) 16X25X2
AA-ASU-002	THE TRANE COMPANY	HVAC		(1) A-44	

BUILDING V2

0412070401	AIR SUPPLY UNIT #1	V2	MCCA050	DISCONNECT/STARTER @ MCC-20B	(6) 16X25X2
V-ASU-001	THE TRANE COMPANY	HVAC		(2) A-57	(6) 20X25X2
0412070402	AIR SUPPLY UNIT #2	V2	MCCA040	DISCONNECT/STARTER @ MCC-20D	(18) 20X20X2
V-ASU-002	THE TRANE COMPANY	HVAC	K99D84726-29M	(2) 5VX1000	

20 X 120 X m (3)
16 X 25 X 2 (6)
20 X 25 X 2 (6)

BUILDING L2

0909070101	HEATING & VENT UNIT #1	L2	DFIA2221 FDFDB842AKM200ESS	DP-14G, CKTS (66,70,72)	(42) 20X20X2
L-HVU-001	THE TRANE COMPANY	HVAC	C99G12379M	(3) BX-120	
0909070102	HEATING & VENT UNIT #2	L2	DFIA2221FDNB4JM4200ESS	DP-14G, CKTS (62,64,65)	(30) 20X20X2
L-HVU-002	THE TRANE COMPANY	HVAC	C99G12381M	(3) BX-112	
0909070103	HEATING & VENT UNIT #3	L2	DFIA2221FDNB4AJM4200ESS	DP-14G, CKTS (56,58,60)	(10) 16X20X2
L-HVU-003	THE TRANE COMPANY	HVAC	C99G12383M	(3) BX-112	(70) 20X20X2
0909070104	HEATING & VENT UNIT #4	L2	DFIA2251FDNB4KN4200ESS	DP-14G, CKTS (50,52,54)	(42) 20X20X2
L-HVU-004	THE TRANE COMPANY	HVAC	C99G12384M	(3) BX-120	
0909070105	HEATING & VENT UNIT #5	L2		DP-14H, CKTS (13,15,17)	(9) 16X20X2
L-HVU-005	THE TRANE COMPANY	HVAC		(2) BX-85	
0909070106	HEATING & VENT UNIT #6	L2		DP-14H, CKTS (19,21,23)	(9) 16x20x2
L-HVU-006	THE TRANE COMPANY	HVAC		(2) BX-85	
0909071001	AIR SUPPLY UNIT #1	L2	MCCA012	DP-14H, CKTS (32,34,36)	(6) 20X20X2
L-ASU-001	THE TRANE COMPANY	HVAC	K99F21199-202N	(1) B-42 A42	
0909071002	AIR SUPPLY UNIT #2	L2	MCCA008	DP-14H, CKTS (38,40,42)	(4) 20X20X2
L-ASU-002	THE TRANE COMPANY	HVAC	K99F21211-15N	(1) AX-51	
0909071301	CEILING SUPPLY UNIT #	L2	PLH30FK	LP-14D, CKT 8	(1) WASHABLE
L-CSU-001	THE TRANE COMPANY	HVAC		NA	
0909071901	CABINET FAN #1	L2	DBF-10	DP-14G, CKTS (20,22,24)	(1) 20X22X2
L-SF-001	LOREN COOK COMPANY	HVAC	147S54100000691010299-1020-1	(1) A-36	

32X40X11 (1)
 16X28X2 (28)
 20X22X11 (3)
 20X20X2 (144)

BUILDING L2

0909071902	CABINET FAN #2	L2	DBF-18	DP-14G, CKTS (26,28,30)	(4) 16X20X2	32x50x3
L-SF-002	LOREN COOK COMPANY	HVAC	900000704010299-1 1/2	(1) A-56	1-31x41 1/2	
0909071903	CABINET FAN #3	L2	DBF-10	DP-14G, CKTS (2,4,6)	(4) 16X20X2	
L-SF-003	LOREN COOK COMPANY	HVAC	14755414900000717020299-0965	(1) A-36	(1) 20x22x2	
0909071904	SUPPLY FAN/MOTOR #4	L2	DBF-10	DP-14G, CKTS (8,10,12)	(42) 20X20X2	
L-HVU-001	THE TRANE COMPANY	HVAC	C99G12379M	(3) BX-120		
L-SF-004				(1) A-35	1-20x22x2	

$$20 \times 20 \times 2 = 144 - 6 \text{ boxes}$$

$$16 \times 20 \times 2 = 22$$

$$20 \times 22 \times 2 = 3$$

BUILDING 584

0414070704	SUPPLY FAN/MOTOR #1	584	DBF-8	LP 26d, ckt 1	17 1/2X 15 PLEAT
58/4-SF-001	LOREN COOK COMPANY	HVAC	147S5411490000012102099-079(1) A-31		

15x17xm(2)

BUILDING 585

0414070705	SUPPLY FAN/MOTOR #1	585	DBF-8	IP-26C. CKT9	17 1/2X 15 PLEAT
58/5-SF-001	LOREN COOK COMPANY	HVAC	147S5411490000012102099-079(1) A-31		

15X17X M(2)

BUILDING 586

0414070706	SUPPLY FAN/MOTOR #1	586	DBF-15	DP-20D, CKTS (13,15,17)	26/12X32X2
58/6-SF-001	LOREN COOK COMPANY	HVAC	90000091010299-0867-1 1/2	(1) A-44	1) 26/12X32X2

1) 26x32 m²

32x26xm(1)

BUILDING 56B

0308040101	HEAT & VENT UNIT #1	56B	DFIA1151 FD	DISCONNECT/STARTER @ MCC-17B (9) 16X20X2
56-HVU-001	THE TRANE COMPANY	HVAC		(1) B72
0308040701	SUPPLY FAN/MOTOR #1	56b	DBF-18	DISCONNECT/STARTER @ MCC-17B (4) 16X20X2
56-SF-001	LOREN COOK COMPANY	HVAC	90000065010299-0408-3/4 (1) A-56	1 - 40X31 m3

BUILDING I1

1206050601	FILTER RACK LOAD CENTER	I1	(3) 16X20X2 (NORTH)
MD-FLT		FAN	(3) 16X20X2 (SOUTH)

16 X 20 X 2 (127)

BUILDING E1

1208040401	MOTORIZED DAMPER/FILETERS #1 E1	D-250
------------	---------------------------------	-------

E-MD-1A	JOHNSON CONTROL	FAN
---------	-----------------	-----

~~(4) 16X25X2~~
4 - 24x24x2

1208040402	MOTORIZED DAMPER/FILETERS #2 E1	D-251
------------	---------------------------------	-------

E-MD-1B	JOHNSON CONTROL	FAN
---------	-----------------	-----

~~(4) 16X25X2~~
4 - 24x24x2

BUILDING P

1209010501	LOUVERS/VENT FILERTS	P	(6) 20X25X2 (1) 16X25X2 E
P-D-01		FAN	(6) 20X25X2 (1) 16X25X2 W

BUILDING Q

1405030301	FILTER FRAME ASSEMBLY, GEN #1	Q	(32) 20X20X2
------------	-------------------------------	---	--------------

Q-FF-1A	FAN
---------	-----

1405030302	FILTER FRAME ASSEMBLY, GEN #2	Q	(30) 24X24X2
------------	-------------------------------	---	--------------

Q-FF-001	FAN
----------	-----

1405030303	FILTER FRAME ASSEMBLY, GEN #3	Q	(30) 24X24X2
------------	-------------------------------	---	--------------

Q-FF-002	FAN
----------	-----

SPLIT SYSTEM ABOVE OFFICE	Q	(1) 20X20X1
---------------------------	---	-------------

ndt 2 new spec

BUILDING JJ

1106071001	AIR SUPPLY UNIT #1	JJ	MCCA010	DISCONNECT/STARTER @ MCC-27D	(3) 16X20X2
JJ-ASU-001	THE TRANE COMPANY	HVAC	K99A30838-41M	(1) AX-31	(3) 20x25x2
1106071002	AIR SUPPLY UNIT #2	JJ	TWE048140B1	LP-27, CKTS (36,38)	(1) 20X20X1
JJ-ASU-002	THE TRANE COMPANY	HVAC		NA	
1106070101	HEATING & VENT UNIT #1	JJ	DFIA1181FD	DISCONNECT/STARTER @ MCC-27C	(3) 20X20X2
JJ-ASU-002	THE TRANE COMPANY	HVAC		(1) B-68	5 (1) 20X25X2

BUILDING C1

0504070401	HEATING & VENT UNIT #1	C1				(8) 16X20X2 4-20x53 Link
C-HVU-1	THE TRANE COMPANY	HVAC		(2) BX-64		(4) 20X20X2
0504070402	HEATING & VENT UNIT #001	C1	GRBA70GFLBON7JU20200FLR	DISCONNECT/STARTER @ MCC-27C		(2) 20X25X2
C-HVU-001	THE TRANE COMPANY	HVAC	A98L49066	NA (1) A-26		(2) 20x30x2
0504071301	AIR CONDITIONING UNIT #1	C1	TCD036C40CBC	DP-24A, CKTS (14,16,18)		(2) 20X25X2
C-ACU-001	THE TRANE COMPANY	HVAC	N34100420D	(1) A-46		

20x50xm (4)
20x30x2 (2)

BUILDING LB

1412072801	AIR SUPPLY UNIT #1	LB	TIDA027H4332	DISCONNECT/STARTER @ MCC-29A	(6) 24X24X2
LB-ASU-001	THE TRANE COMPANY	HVAC	M97M00406	(2) BX-90 S (1) BX-108R	(3) 12X24X2
1412072802	AIR SUPPLY UNIT #2	LB	MCCA021	DISCONNECT/STARTER @ MCC-29C	(4) 16X20X2
LB-ASU-002	THE TRANE COMPANY	HVAC	K98K15723A	(2) BX-59	(8) 16X25X2
1412072803	AIR SUPPLY UNIT #3	LB	TIDA101H4372	DISCONNECT/STARTER @ MCC-29A	(5) 12X24X2 (25) 24X24X2
LB-ASU-003	THE TRANE COMPANY	HVAC	M97M00407	(5) BX-150	(5) 12X24X12 BOX (25) 24X24X12 Box
1412072804	AIR SUPPLY UNIT #4	LB	TIDA101H4372	DISCONNECT/STARTER @ MCC-29B	(5) 12X24X2 (25) 24X24X2
LB-ASU-004	THE TRANE COMPANY	HVAC	M97M00408	(5) BX-136	(5) 12X24X12 BOX (25) 24X24X12 Box
1412072805	HEAT RECOVERY UNIT	LB	MCCA06UBO		(3) 16X20X2 (3) 16X25X2
LB-HRC-001	THE TRANE COMPANY	HVAC	K98L17935A	(6) 5VX-900	(9) 20X20X2 (9) 20X25X2
1412072806	AIR SUPPLY UNIT #5	LB			(4) 16X20X2
LB-ASU-005	THE TRANE COMPANY	HVAC		(1) A-44	

$$24 \times 24 \times 2 = 56$$

$$12 \times 24 \times 2 = 13$$

$$16 \times 20 \times 2 = 11$$

$$16 \times 25 \times 2 = 11$$

$$20 \times 20 \times 2 = 9$$

$$20 \times 25 \times 2 = 9$$

BUILDING D2

0510071101	HEATING & VENT UNIT #1	D2	DFIA1121FDNB4AAF430COABAVAXS	DISCONNECT/STARTER @ MCC-16A	(4) 20X20X2
* D-HVU-001	THE TRANE COMPANY	HVAC	A99A30776	(1) BX-62	20X20X2
0510071102	HEATING & VENT UNIT #2	D2	DFIA1301FDNB47AFSS1000ABSS	DISCONNECT/STARTER @ MCC-16A	(24) 16X20X2
D-HVU-002	THE TRANE COMPANY	HVAC	A99A30777	(3) BX-124	6- 20X68
0510071103	HEATING & VENT UNIT #3	D2	DFIA1301FDNB4AFK41000ABSS	DISCONNECT/STARTER @ MCC-16D	(24) 16X20X2
D-HVU-003	THE TRANE COMPANY	HVAC	A99A30759	(2) BX-124	6- 20X68
0510071104	HEATING & VENT UNIT #4	D2	DFIA230IFDNB4ANP410COABSSA	DISCONNECT/STARTER @ MCC-16C	(42) 20X20X2
* D-HVU-004	THE TRANE COMPANY	HVAC	A99A30760	(4) B-136	6- 20X140
0510071105	HEATING & VENT UNIT	D2	DFIA1221FNDDB4AFJ410COABS	DISCONNECT/STARTER @ MCC-16C	(5) 16X20X2
D-HVU-005	THE TRANE COMPANY	HVAC	A99A30772	(2) BX-73	5- 20X57 (10) 20X20X2
0510072001	AIR SUPPLY UNIT #1	D2	FCBB1002	LP-16C, CKTS (10,12)	(1) 8 7/8X42 7/8X1
D-ASU-001	THE TRANE COMPANY	HVAC		NA	
0510072002	AIR SUPPLY UNIT #2	D2	FCBB1002	LP-16C, CKTS (14,16))	8 7/8X60X1
D-ASU-002	THE TRANE COMPANY	HVAC		NA	
0510072003	AIR SUPPLY UNIT #3	D2	MCCA030	DISCONNECT/STARTER @ MCC-16C	(16) 16X20X2
D-ASU-003	THE TRANE COMPANY	HVAC	K99B51317-20M	(2) AX-54	(4) 20X20X2
0510072601	SUPPLY FAN/MOTOR #	D2	135 VCR BI CW	DISCONNECT/STARTER @ MCC-16A	
D-SF-001	LOREN COOK COMPANY	HVAC	49C00347, 400294-020	(1) A-38	

20X66X4 (12)

20X20X2 (8)

8X42 (1)

20X140X4 (5)

20X54X4 (5)

16X20X2 (16)

8X60X1 (1)

* TWO UNITS ARE
Being change out
during current R2D2
Project

20X20X2

64-16X70X2

BUILDING U

0508081105	HEATING & VENT UNIT #5	U	DFIA2251FDNB4AKL430COABSS	DISCONNECT/STARTER @ MCC-23E (42) 20X20X2	
U-HVU-005	THE TRANE COMPANY	HVAC	A99A30756	(3) BX-158	(6) 20x140
0508081106	HEATING & VENT UNIT #6	U	DFIA2251FDNB4AKL430COABSSAA	DISCONNECT/STARTER @ MCC-23J (42) 20X20X2	
U-HVU-006	THE TRANE COMPANY	HVAC	A99A30757	(3) BX-158	(6) 20x140
0508081107	HEATING & VENT UNIT #7	U	DFIA2251FDNB4AJK430COABSSAA	DISCONNECT/STARTER @ MCC-23J (42) 20X20X2	
U-HVU-007	THE TRANE COMPANY	HVAC	A99A30773	(3) BX-112 (2) 6-15E	(6) 20x140
0508081108	HEATING & VENT UNIT #8	U	DFIA2251FDNB4ANM41000ABS	DISCONNECT/STARTER @ MCC-23H (42) 20X20X2	
U-HVU-008	THE TRANE COMPANY	HVAC	A99A30774	(3) BX-112	(6) 20x140
0508081109	HEATING & VENT UNIT #9	U	DFIA1221FDNB4ACHY20COABAAXS	DISCONNECT/STARTER @ MCC-23I (10) 20X25X2	
7-GVU-009	THE TRANE COMPANY	HVAC	A99A30774	(1) B-104	(5) 20x57
0508082101	AIR SUPPLY UNIT #1	U	FCBB1202	LP-23BB, CKTS (15,17)	(1) 8 7/8X 60 3/4X 1
U-ASU-001	THE TRANE COMPANY	HVAC		NA	
0508082102	AIR SUPPLY UNIT #2	U	FCBB1202	LP-23BB, CKTS (40,42)	(1) 8 7/8 X 42 1/8X 1
U-ASU-002	THE TRANE COMPANY	HVAC		NA	
0508082103	AIR SUPPLY UNIT #3	U	FCBB1202	LP-23BB, CKTS (24,26)	(1) 8 7/8X 60 3/4X 1
U-ASU-003	THE TRANE COMPANY	HVAC		NA	
0508082104	AIR SUPPLY UNIT #4	U	MCCA017	DISCONNECT/STARTER @ MCC-23F (4) 16X20X2	
U-ASU-004	THE TRANE COMPANY	HVAC	K99A32702-06M	(1) BX-42	(8) 16X25X2
0508082105	AIR SUPPLY UNIT #5	U	MCCA030	DISCONNECT/STARTER @ MCC-23E (12) 20X20X2	
U-ASU-005	THE TRANE COMPANY	HVAC	K99A37271-75M	(2) B-56	(4) 20X25X2

BUILDING U

0508082106	AIR SUPPLY UNIT #6	U	MCCA030	DISCONNECT/STARTER @ MCC-23F (4) 16X20X2 (4) 20X20X2
U-ASU-006	THE TRANE COMPANY	HVAC	K99A32351-56M	(2) B-52 (8) 20X25X2
0508082107	AIR SUPPLY UNIT #7	U	FCBB0802	LP-23D, CKTS (10,12) 8 7/8X 42 1/8 X 1
U-ASU-007	THE TRANE COMPANY	HVAC		NA
0508082108	AIR SUPPLY UNIT #8	U	FCBB1202	LP-23D, CKTS (32,34) (1) 8 7/8X 60 3/4X 1
U-ASU-008	THE TRANE COMPANY	HVAC		NA 10 7/8X 60 3/4X 1
0508082109	AIR SUPPLY UNIT #9	U	MCCA006	DISCONNECT/STARTER @ MCC-23E
U-ASU-009	THE TRANE COMPANY	HVAC	K99A32789-93M	(1) A-43 (4) 20x20x2
0508082110	AIR SUPPLY UNIT #10	U	FCBB1002	LP-23E, CKTS (32,34) (1) 8 7/8X 60 3/4X 1
U-ASU-110	THE TRANE COMPANY	HVAC		NA
0508082111	AIR SUPPLY UNIT #11	U	MCCA008	DISCONNECT/STARTER @ MCC-23H (4) 20X20X2
U-ASU-011	THE TRANE COMPANY	HVAC	K99A32987-992M	(1) A-50
0508082112	AIR SUPPLY UNIT #12	U	MCCA030	DISCONNECT/STARTER @ MCC-23H (2) 16X25X2
U-ASU-012	THE TRANE COMPANY	HVAC	K99A328329-34M	(1) A-42
0508082113	AIR SUPPLY UNIT #13	U		(1) 8 7/8X 60 3/4X 1
U-ASU-013		HVAC		
0508081101	HEATING & VENT UNIT #1	U	DFIA1251FDNB4AEJ410COAB	DISCONNECT/STARTER @ MCC-23F (24) 16X20X2
U-HVU-001	THE TRANE COMPANY	HVAC	A99A30769	(2) BX-83 6-20x68
0508081102	HEATING & VENT UNIT #2	U	DFIA2201FDNB4AFK410COASS	DISCONNECT/STARTER @ MCC-23G (25) 16X20X2
U-HVU-002	THE TRANE COMPANY	HVAC	A99430770	(3) B-83 (10) 20X20X2 5) 20x116
0508081103	HEATING & VENT UNIT #3	U	DFI2221FDFDNB4AFK430COABSS	DISCONNECT/STARTER @ MCC-23H (30) 20X20X2
U-HVU-003	THE TRANE COMPANY	HVAC	A99A30755	(2) BX-128 5) 20x116

0x20x2 = ~~20x20x2~~ 237 - 4 box 211mlv

0x25x2 = 22

0x30x2 = 87 5 box 10 1mlv

0x25x2 = 10



BUILDING U

0508081104	HEATING & VENT UNIT #4	U	DFIA1221FDNB4AF5530C0ABSS	DISCONNECT/STARTER @ MCC-23I	(30) 16X20X2
U-HVU-004	THE TRANE COMPANY	HVAC	A99A30771	(3) B-124	(5) 20X20X2 (5) 20x16

8X42X1 (2)
16X25X2 (12)
20X54XM (5)
20X110XM (15)

8X60X1 (5)
20X20X2 (28)
16X20X2 (6)
20X25X2 (24)
20X66XM (6)
20X140XM (24)

BUILDING 77

0906040701	SUPPLY FAN #1	77	DB-8	LP-19A, CKT12	17 1/2X 15-X2
77-SF-001	LOREN COOK COMPANY	HVAC	147S5411490000012102099-102	(1) AP-31	

15 X 17 X M (2)

BUILDING L1



0903070701	HEATING & VENT UNIT, PUMP RM	L1	(4) 16X25X2
------------	------------------------------	----	-------------

HV-L-1		HVAC	(1) A-43
--------	--	------	----------

903070101	UNIT HEATER #1	L1	
-----------	----------------	----	--

AHU-L-1	THE TRANE COMPANY	HVAC	(1) 16X20X2
---------	-------------------	------	-------------

BUILDING H1

0505060400 FILTER RACK LOAD CENTER H1

(4) 16X24X1

H-FLT-01 FAN

0505060102 H1

(1) WASHABLE

ACU-H-2 CARRIER

21 1/2 X 23 1/2 X1

0505060101 H1

(1) WASHABLE

ACU-H-1 CARRIER

21 1/2 X 23 1/2 X1

Gas heater - Modine

A-48

Freight elevator

(1) 16x20x1

TRAVE AHU Bathroom

A-44

(1) 16x20x1

~~(1) 16x20x1~~

(1) 20x20x1

20 X 72 X M (4)

16 X 24 X 1 (4)

16 X 24 X 2 (4)

20 X 20 X 1 (1)

21 X 23 X 1 (2)

BUILDING N3

0712050701	CABINET FAN/MOTOR #1	N3	DBF-15	DISCONNECT/STARTER @ MCC-13D	(1) 32X26-1/2X2
N3-SF-001	LOREN COOK COMPANY	HVAC	14S5414900000763020299-068	(1) A -50	
0712050702	CABINET FAN/MOTOR #2	N3	DBF-10	DISCONNECT/STARTER @ MCC-13D	(1) 20X22X2
N3-SF-002	LOREN COOK COMPANY	HVAC	90000020299-0859-1	(1) A-36	

32X26xm (1)
20X22xm (1)


BUILDING N2

0711050701	CABINET FAN/MOTOR #1	N2	DBF-15	DISCONNECT/STARTER @ MCC-13A	(1) 32X26 1/2X2
N2-SF-001	LOREN COOK COMPANY	HVAC	147S5414900000763020299-068	(1) A-48	
0711050702	CABINET FAN/MOTOR #2	N2	DBF-10	DISCONNECT/STARTER @ MCC-13B	(1) 20X22X2
N2-SF-002	LOREN COOK COMPANY	HVAC	90000020299-0859-1	(1) A-36	

32X26Xm (1)

20X22Xm (1)

BUILDING HH



0707070701	AIR SUPPLY UNIT #1	HH	MCCA003UB0A	DISCONNECT/STARTER @ MCC-21	(2) 16X25X2
------------	--------------------	----	-------------	-----------------------------	-------------

HH-ADU-001	THE TRANE COMPANY	HVAC	K99A30831-36M	(1) A-40
------------	-------------------	------	---------------	----------

0707070702	AIR SUPPLY UNIT #2	HH	TWE180B400CA	DISCONNECT/STARTER @ MCC-21	(8) 15X20X2
------------	--------------------	----	--------------	-----------------------------	-------------

HH-ASU-002	THE TRANE COMPANY	HVAC	N504HNJ6H	1 (1) B-62
------------	-------------------	------	-----------	------------

BUILDING J2

0606070701	AIR SUPPLY UNIT #1	J2	TWE048C140B1	LP-12A, CKTS (22,24)	(1) 20X20X1
J-ASU-001	THE TRANE COMPANY	HVAC		NA	
0606071301	SUPPLY FAN/MOTOR #1	J2	DBF-15	DISCONNECT/STARTER @ MCC-12B	(1) 32X 26 1/2X2
J-SF-001	LOREN COOK COMPANY	HVAC	147S5414900000763020299-063	(1) A-45	
0606071302	SUPPLY FAN/MOTOR #2	J2	DBF-18	DISCONNECT/STARTER @ MCC-12D	(1) 40 1/2X 31 1/2X 2
J-SF-002	LOREN COOK COMPANY	HVAC	900000519010299-0625-3	(2) A-56 (2) A-57	

25X30xm (1)
 32X40xm (1)
 20X20X1 (1)

BUILDING S2

1302071301	HEATING & VENT UNIT #1	S2	DF0A118FNDA4ABH32AA0BFYW/	DISCONNECT/STARTER @ MCC-28	(9) 15X20X2
S-HVU-101	THE TRANE COMPANY	HVAC	A99A30762	BX-54	
1302071302	HEATING & VENT UNIT #2	S2	GRAA40PFKBON6JU20500FLR	DISCONNECT/STARTER @ MCC-28	(12) 20X20X2
S-HVU-102	THE TRANE COMPANY	HVAC	A99B32222	(2) BX-64	
1302073101	AIR SUPPLY UNIT #1	S2	TSCA35	DISCONNECT/STARTER @ MCC-28	(4) 16X25X2
S-ASU-101	THE TRANE COMPANY	HVAC		(2) BX-46	(16) 20X25X2
1302073102	AIR SUPPLY UNIT #2	S2	MCCA006GAV	DISCONNECT/STARTER @ MCC-28	(4) 16X20X2
S-ASU-102	THE TRANE COMPANY	HVAC	K99A32739-42M	(1) A-48	
1302073401	AIR SUPPLY UNIT #3	S2	MCCA014	DISCONNECT/STARTER @ MCC-28	(12) 16X20X2
S-ASU-201	THE TRANE COMPANY	HVAC		1 (4) BX-46	
1302073402	AIR SUPPLY UNIT #4	S2	MCCA014	DISCONNECT/STARTER @ MCC-28	(12) 16X20X2
S-ASU-201	THE TRANE COMPANY	HVAC	K99A3236-40M	BX-46	

15X20X2 (9)
 20X20X2 (8)
 16X20X2 (28)
 20X25X2 (16)
 16X25X2 (9)

BUILDING F

1401040101	AIR SUPPLY UNIT #1	F1	MZ-12	DP-P8, CKT 15	(2) 16X20X4
F1-AHU-1	THE TRANE COMPANY	HVAC	K76E00053	(2) B45 (1) B-58	
1401050140	AIR HANDLING UNIT	F1		(2) 6-45	(2) 12X25X18
F1-AHU-1		HVAC		(1) 6-52	(3) 35X25X16
				(1) 12X20X18	(1) 20X25X2
					(1) 12X20X18
	CEILING HUNG IT	F1		(1) - A-36	(1) 20X20X1
	DATA AIRE				
	IT ROOM	F1			(2) 16X20X4
	DATA AIRE			(1) A-42	

20X20X1 (1)
 16X20X4 (2)
 16X20X2 (4)
 16X25X2 (8)
 20X25X18 (1) BAG
 20X25X18 (2) BAG
 12X20X18 (1) BAG
 12X25X18 (2) BAG

BUILDING GTW

1402060507	AIR SUPPLY UNIT #1	GTW	MVVA021	DISCONNECT/STARTER @ MCC-31A	(4) 16X20X2 (8) 16X25X2
G-ASU-001	THE TRANE COMPANY	HVAC		(2) BX-87 S (2) AX-78 R	(3) 20X24X18 (3) 24X24X18 BG
1402060508	AIR SUPPLY UNIT #2	GTW	MCCA035	DISCONNECT/STARTER @ MCC-31B	(8) 16X25X2 (12) 20X25X2
G-ASU-002	THE TRANE COMPANY	HVAC		5-3VX10000 S (2) A-96	(2) 20X24X18 (6) 24X24X18BG
1402060509	AIR SUPPLY UNIT #3	GTW	MCCA021	DISCONNECT/STARTER @ MCC-31B	(8) 16X25X2 (12) 20X25X2
G-ASU-004	THE TRANE COMPANY	HVAC		5-3VX1000 S (2) AX-85	(2) 20X24X18 (6) 24X24X18BG
1402060510	AIR SUPPLY UNIT #4	GTW	MCCA021	DISCONNECT/STARTER @ MCC-31B	(4) 16X20X2 (8) 16X25X2
G-ASU-004	THE TRANE COMPANY	HVAC		(2) BX-85 S (2) AX-78 R	(3) 20X24X18 (3) 24X24X18BG
1402060516	AIR SUPPLY UNIT # 6	GTW	BU042A-CA00		(1) 28 1/2 X 29 X 4
G-ASU-005	THE TRANE COMPANY	HVAC	441457-001	(1) A-39	(3) 20X24X18 (3) 24X24X18BG

L.L.B.

ATS

(1) 16-39

(1) 16 X 20 X 2

G-ASU - CCS - TRANE

(1) - 16-41

(2) 16 X 25 X 2

16 X 20 X 2 (8)
28 X 29 X 4 (1)
16 X 25 X 2 (48)
20 X 25 X 2 (12)

20 X 24 X 18 (10) B15
24 X 24 X 18 C.7 B06

BUILDING CC1



0205070301	HEAT RECOVERY UNIT	CC1	XB-2-30D-1500	DISCONNECT/STARTER @ MCC-9A	(3) 12X24X2 (3) 24X24X2 SUP
CC-FRU-1	HEATEX INC	HVAC		(2) A-60 SUP (2) A-60 EX	(3) 24X24X2 EXH

BUILDING H2

0511070101	HEATING & VENT UNIT #1	H2	DFIA1151FD	DISCONNECT/STARTER @ MCC-26B	(9) 16X20X2
H-HVU-001	THE TRANE COMPANY	HVAC		(2) BX-68	
0511070102	HEATING & VENT UNIT #2	H2	DFIA1151FDNB4AAG6100EAVAXSS	DISCONNECT/STARTER @ MCC-26B	(9) 16X20X2
H-HVU-002	THE TRANE COMPANY	HVAC	A99A3052	(1) B-59	
0511070103	HEATING & VENT UNIT #3	H2	DFIA1221FD	DISCONNECT/STARTER @ MCC-26B	(12) 20X25X2
H-HVU-003	THE TRANE COMPANY	HVAC	Not used	(2) BX-96	
0511071001	AIR SUPPLY UNIT #1	H2	TWE048C140B	LP-26B, CKT 12	(1) 20X20X1
H-ASU-001	THE TRANE COMPANY	HVAC		NA	

16 X 20 X 2 (18)
 20 X 25 X 2 (12)
 20 X 20 X 1 (1)

BUILDING K2

0806070101	HEATING & VENT UNIT	K2	DFIA1151 FD	DISCONNECT/STARTER @ MCC-22B	(9) 16X20X2
K-HVU-001	THE TRANE COMPANY	HVAC		(2) BX-64	
0806070701	SUPPLY FAN/MOTOR	K2	DBF-10	LP-22, CKT 8	(1) 20X22X2
K-SF-001	LOREN COOK COMPANY	HVAC	147S5414900000585010299-0768	(1) A-37	

16 X 20 X 2 (9)
20 X 22 X m (1)

BUILDING 302

1114030101	SUPPLY FAN/MOTOR #1	302	DBF-10	(1) 20X22X2
30-SF-001	LOREN COOK COMPANY	HVAC	147S541490000036010299-0787 (1) A-35	

20x22xm (1)

BUILDING DD2

1211070101	HEATING & VENT UNIT #1	DD2	DFIA1181FDNB4ABG6600EAVAXSS	DISCONNECT/STARTER @ MCC-18B	(2) 16X25X2	2-16"x45"-13
DD-HVU-001	THE TRANE COMPANY	HVAC	A99A30651	(1) B B-83	(2) 16X20X2	
1211070701	SUPPLY FAN/MOTOR #1	DD2	DBF-10	LP-18, CKT 17	(1) 20X22X2	
DD-SF-001	LOREN COOK COMPANY	HVAC	147S541490000032201029-0703	(1) A-37		
1211070702	SUPPLY FAN/MOTOR #2	DD2	RSFP-100-10	DISCONNECT/STARTER @ MCC-18A	NO FILTER	
DD-SF-002	GREENHECK FAN CORP	HVAC		(1) A-37- ON ROOF		

20X22Xm (1)
16X45Xm (2)



Upper Occoquan Service Authority

Invitation for Bids # 21-08

Maintenance Agreement for HVAC Systems

Issued By:

UOSA Purchasing Department

Administration Building

14631 Centreville, Virginia 20121-2506

703-830-2200 | purchasing@uosa.org | <http://www.uosa.org>

Schedule:

Date Issued:	Friday, November 6, 2020 10:00 AM
Optional Site Visit:	Thursday, November 19, 2020 10:00 AM
Deadline for Questions:	Monday, November 23, 2020 5:00 PM
Bids Must be Received On Or Before:	Monday, December 7, 2020 2:00 PM

NOTICE: Firms who have received this solicitation package from a source other than UOSA's Purchasing Office should immediately contact UOSA's Purchasing Department and provide their name and mailing address in order that amendments to this solicitation or other communications can be sent to them. Firms who fail to notify the Purchasing Office with this information assume complete responsibility in the event that they do not receive communications prior to the closing date.

TABLE OF CONTENTS

Section 1 – Summary Information and Submission of Bids	3
1.1 Introduction.....	3
1.2 Objective	3
1.3 Period of Contract	3
1.4 Contract Award.....	3
1.5 Pre-Bid Meeting and Site Inspections	4
1.6 New and “True Tested” Equipment	4
1.7 Bidder’s Representation.....	4
1.8 Questions and Communications	5
1.9 Instructions for Submitting Bids.....	5
1.10 Bid submission Requirements	5
1.11 Late Bids	6
1.12 Net Prices.....	6
Section 2 – Specifications and/or Scope of Work	7
2.1 General Requirements.....	7
2.2 General Description of Work.....	7
2.3 Minimum Qualifications for Bidders.....	8
2.4 Preventive Maintenance Work.....	8
2.5 Repair and Installation Work.....	8
2.6 Submittals	9
2.7 Inspection.....	9
2.8 Materials and Workmanship.....	9
2.9 Discrepancies	10
2.10 Changes to Existing Conditions.....	10
2.11 Use of Subcontractors.....	10
2.12 Staging Area	10
2.13 Cleaning Up	10
2.14 Compliance with Existing Laws	10
2.15 Warranty	11
Attachment A – UOSA Standard Terms and Conditions	
Attachment B – References	
Attachment C – List of Buildings and Equipment	
Attachment D - Bid Summary Sheet	
Attachment E – Solicitation Response Form	

SECTION 1 – SUMMARY INFORMATION AND SUBMISSION OF BIDS

1.1 Introduction

The Upper Occoquan Sewage Authority, doing business as The Upper Occoquan Service Authority (UOSA), is a public body politic and corporate organized under the Virginia Water Authorities Act. UOSA was created by the concurrent actions of its member jurisdictions and chartered by the State Corporation Commission of Virginia on April 1, 1971. The member jurisdictions include the Counties of Fairfax and Prince William and the Cities of Manassas and Manassas Park. UOSA is located in Fairfax County and currently employs approximately 180 individuals. UOSA currently owns and operates an advanced water reclamation plant with a capacity of 54 million gallons per day (“mgd”) and a regional system of interceptor sewer lines, pump stations and force mains that deliver sewage from the four member jurisdictions to the treatment plant.

1.2 Objective

This Invitation for Bid (IFB) seeks bids to establish term contract with a with a licensed Heating, Ventilating, and Air Conditioning (HVAC) contractor to provide and implement regular OEM specified Preventive Maintenance for all UOSA facilities and equipment identified in Attachment C. All Preventative Maintenance work shall be bid on a lump sum basis for each piece of equipment and location. This work shall include but not be limited to the following (see Section 2 for full details):

- Quarterly air filter replacement
- Inspection of evaporators, heating coils, motors, heaters, chillers, drip pans, etc.
- Supplying written reports to project manager describing all broken, damaged, equipment found during inspection

Additionally, bidders shall provide hourly pricing and standard parts markup for any work required which falls outside the scope of the required Preventative Maintenance. The pricing provided will become part of the contract and will be used for repairs to existing HVAC systems and for the purchase and installation of new HVAC equipment when required.

1.3 Period of Contract

The term for any contract resulting from this solicitation shall be for one (1) year from date of execution. UOSA shall have the option to extend the Contract for four (4) additional one (1) year periods, contingent upon contractor performance and availability of funds for the purpose.

The initial contract period will begin July 1, 2021. Scheduling of Work and facility access shall be arranged with the UOSA Project Manager once a valid UOSA purchase order is received by the contractor. Each contract period (beginning on or about July 1st of the new contract year) will be evidenced by the issuance of a valid Purchase Order from UOSA’s Purchasing Department. UOSA will not, under any circumstances, agree to an automatic renewal requirement.

1.4 Contract Award

- A. UOSA will award a term contract to the lowest responsive and responsible bidder based on the lowest Total Lump Sum (Attachment D).
- B. UOSA reserves the right to reject any and all bids, in whole or in part, to waive minor informalities and delete items prior to making the award, whenever it is deemed in the sole opinion of UOSA to be in its best interest.

- C. UOSA reserves the right to seek additional bids from other contractors, assign purchase orders to other contractors, or perform the work using UOSA personnel based on its sole discretion, in consideration of its knowledge and/or evaluation of Contractors' qualification, expertise, capabilities, performance record, availability, cost, delivery time and any other factors as may be pertinent to the project, if deemed to be in the best interest of UOSA.

1.5 Pre-Bid Meeting and Site Inspections

UOSA will conduct an Optional Pre-Bid Meeting and Site Tour/Survey on the day and time shown on the front cover for all interested Bidders to familiarize themselves with the requested services, UOSA's facilities and to allow all potential Bidders an opportunity to collect necessary data and to seek answers to any questions which they may have concerning the service requirements. While attendance at this meeting will not be a prerequisite to submitting a bid, Bidders who intend to submit a bid are encouraged to attend. All potential Bidders will meet at UOSA's Administration Building no later than ten minutes prior to the start of this meeting.

Site Visit and Inspection

UOSA will conduct a site tour and inspection immediately following the pre-bid meeting. This will be the only scheduled time available for a site visit. UOSA requires that all questions as a result of the site visit be submitted to UOSA Purchasing Department in writing by the (Deadline for Questions) date shown on the cover sheet of this document.

The site visit and inspection are not mandatory and are not a pre-requisite for submitting bids. However, failure to attend the site visit and inspection will not relieve the Bidder from the responsibility for ascertaining conditions at the site, and claims as a result of failure to inspect the job site will not be considered by UOSA. All Bidders will have the opportunity to submit questions in writing following the conclusion of the site visit and inspection in compliance with the bid document. All questions will be answered via an Addendum.

All potential Bidders and/or their representatives should plan to be on-site for a minimum of 2-3 hours to complete the Site Tour.

1.6 New and "True Tested" Equipment

- A. All equipment furnished under any contract resulting from this IFB shall be factory new, unused equipment.
- B. No Beta items will be accepted. All equipment submitted for consideration shall be "True Tested" that is: Has been in production and certified for the intended application that the equipment has been designed and has been in use in commercial environments for a period of no less than three (3) years.

1.7 Bidder's Representation

- A. Bidder has read and understands the Bidding Documents and its Bid is made in accordance therewith.
- B. The Bidder shall make a careful examination to determine accuracy of the specifications, and shall be satisfied as to the quantity and quality of materials and workmanship required for the Work. UOSA shall not be held responsible for any omissions.
- C. Its Bid is based upon all of the materials, systems, and equipment required by the Bidding Documents without exception.
- D. Pre-Existing Conditions: By submitting a bid in response to this solicitation, Bidders agree that a diligent site survey has been performed. Bidders confirm that the price elements contained in its Bid reflect any and all conditions under which the work must be accomplished. After contract award, any

claim based upon conditions that the Contractor should reasonably have discovered during the Site Survey or at the Optional Pre-bid Meeting and Site Tour will not be considered by UOSA.

- E. If required, it has visited the site and has familiarized itself with the local conditions under which the work is to be performed and has correlated its observations with the requirements of the proposed Contract Documents.

1.8 Questions and Communications

All contact between prospective Bidders and UOSA with respect to this solicitation should be in writing through the Purchasing Office. Questions concerning this solicitation are due by the deadline for questions shown on the cover page. Misinterpretation of specifications shall not relieve the Contractor(s) of responsibility to perform. Substantive questions must be submitted in writing via mail, e-mail, fax, etc., to the attention the UOSA Purchasing Department (see contact information on the cover of this document). Questions submitted after the deadline will not be answered. All properly submitted substantive questions will be responded to in writing, in the form of an addendum to the solicitation. Failure to submit questions or to otherwise seek clarification(s) by the deadline for submitting questions shall constitute a waiver of any potential claim by the Bidder/contractor.

Communications between prospective Bidders, their agents and/or representatives and any member of UOSA other than as authorized herein, concerning this solicitation are prohibited. In any event and in all circumstances, unauthorized communications cannot be relied upon.

1.9 Instructions for Submitting Bids

The deadline for submitting Bids is shown on the cover sheet. Bidders mailing bids should allow sufficient mail delivery time to insure timely receipt by the Purchasing Department. Bids will be opened in accordance with the provisions of the Virginia Public Procurement Act.

No faxed, emailed or electronic format Bids will be accepted. Bids must be submitted in sealed envelopes or packages, and identified on the outside of the package as follows:

From:	
Name of Bidder	Due Date
Street	IFB No.
City, State Zip	IFB Title

1.10 Bid submission Requirements

- A. All bids should be submitted on the attached Bid Summary Sheet, Attachment D. By submitting a bid in response to this solicitation, whether on the attached Bid Summary Sheet or other form, bidder agrees to be bound by the terms, conditions and specifications contained herein along with any addenda to this solicitation. Failure to use the attached Bid Summary Sheet will be at the Bidder's risk and peril. If in the opinion of the Purchasing representative responsible for this procurement the bidder failed to provide all necessary information either on the attached form or some other form, the bid shall be declared to be non-responsive.
- B. Bidder shall submit with the Bid, on the form provided (Attachment B), the name, address, telephone number and point-of-contact of a minimum of three municipalities, for which the bidder

has provided similar services within the preceding 5 years. References may be checked prior to Award. UOSA reserves the right to obtain additional references, either directly through the Bidder or other legitimate sources. UOSA reserves the unilateral right to reject any Bid for which an unacceptable reference is identified.

- C. By submitting a bid in response to this solicitation, bidder agrees to be bound by the terms, conditions and specifications contained herein along with any addenda to this solicitation.
- D. Bidders shall provide the following completed documents in the order listed herein:
 - 1. Attachment B – References (in identical format provided in Attachment B)
 - 2. Attachment D - UOSA Bid Summary Sheet
 - 3. Attachment E – Solicitation Response Form
 - 4. Signed copy of all addendums if any are issued prior to the due date

1.11 Late Bids

Bids or unsolicited amendments to Bids arriving after the closing date and time will not be considered. Bids received after the bid submission deadline will be returned to the Bidder unopened providing that sufficient bid identification information is shown on the outside of the Bid envelope.

1.12 Net Prices

All bid prices must be net and shall include, **without exception**, all charges that may be imposed in fulfilling the terms of this Invitation and any resulting contract. All bid prices shall be FOB Destination, freight fully prepaid and allowed, subject only to any discounts for prompt payment that may be provided in this invitation. The prices offered, should they be accepted and a Contract awarded, shall remain firm for the initial contract period. Any future price increases are subject to the terms specified in [Article IV - Pricing, Item 4.2 - Price Firm Period and Cost Increases].

End Section 1

SECTION 2 – SPECIFICATIONS AND/OR SCOPE OF WORK

2.1 General Requirements

- A. The Contractor shall provide experienced personnel under competent supervision to perform all work required in a safe and workmanlike manner. Contractor must use trained technicians, to recognize problems related to HVAC.
- B. The Contractor shall maintain all UOSA equipment covered by the Contract in good and proper working order.
- C. The Contractor shall provide all materials specifically required for the Work to be performed in this IFB.
- D. The Contractor shall schedule work with the Project Manager.
- E. The Contractor shall notify the Project Manager of equipment failure and problems.
- F. All work must be performed during normal working hours, Monday through Friday between the hours of 7:00 AM and 3:30 PM.
- G. Access to UOSA sites must be arranged in advance. UOSA is a secured facility.
- H. Contractor shall not be allowed to subcontract any portion of this contract without prior written permission from UOSA.
- I. Contractor must submit a written invoice to UOSA's A/P department and a detailed written explanation of all work performed to the Project Manager.
- J. The owner may from time to time may add or remove equipment from the existing equipment list as required. Maintenance for additional equipment shall be billed at the same price structure as existing equipment during the current contract term.
- K. Contractor must be willing to work in areas of the plant where raw sewage is treated. Some buildings use chemicals to treat wastewater and can become unpleasant. Contractor personnel will at no time be exposed to or be in direct contact with raw sewage. Contractor will be responsible for any safety items and PPE needed (hardhats, gloves etc.).

2.2 General Description of Work

- A. Contractor shall provide preventive maintenance services as described in the paragraph below.
- B. The Contractor shall, when required, perform repairs and furnish and install new equipment. All repairs, both emergency and planned, shall be billed at a fixed hourly rate that the Contractor has provided as part of this solicitation (Attachment D, Part 2). Mark-ups for rental equipment and subcontractors shall also be as provided as part of this solicitation.
- C. All materials and equipment supplied by the Contractor will be at manufacturer's list price less discount at all times. Please provide the discount percentage from manufacturer's list price in the space provided on Attachment D, Part 2.
- D. The work to be performed shall consist of providing all materials, labor, supervision, tools, equipment, travel, insurance and permits necessary to service, all equipment for the heating, ventilating and air conditioning systems identified in Attachment C.
- E. All work shall be coordinated with UOSA Project Manager or the UOSA employee assigned.
- F. Work under this solicitation is not to begin until the Contractor receives a purchase order. The Contractor shall start Work in a timely fashion after the Contractor receives the purchase order.
- G. Travel and Related Expenses: All costs to and from the work site, and miscellaneous expenses (copying, clerical support, etc.,) are to be included in the total price.

2.3 Minimum Qualifications for Bidders

- A. Bidders shall submit evidence that the contractor submitting the bid maintains a permanent place of business, has had at least five (5) years' experience in providing HVAC maintenance services for similar equipment, has available qualified personnel, and has equipment and financial resources necessary to undertake and perform the contract properly and expeditiously if the contract is awarded to him.
- B. Each Bidder must be licensed to operate in Fairfax and Prince William Counties, and the cities of Manassas and Manassas Park, located in the Commonwealth of Virginia.
- C. Each bidder must submit an inventory of equipment and vehicles that the contractor maintains and has available at all times for routine emergency service and repairs.
- D. Employees assigned to any contract awarded as a result of this IFB must be Technically Certified - Hold a CFC certification and have worked in the HVAC field for at least 5 years.
- E. UOSA reserves the right to ask Bidders for any additional information that UOSA, in its sole discretion, deems necessary to make an award.

2.4 Preventive Maintenance Work

- A. The Contractor shall provide and implement OEM specified Preventive Maintenance Services. This includes, but is not limited to, the following:
 - i. Air filters: Change Air Filters. Contractor shall supply all filters. Filters identified as "washable" shall be cleaned per manufacturer's specifications and re-installed. Filter change out and cleaning will be on a 3-month replacement schedule, except that the 65% and 85% filters in Building LB shall be changed once per year during the second scheduled service of the year.
 - ii. Evaporator and Heating Coils: Inspect Evaporator and Heating Coils for dirt build up. Cleaning if needed will be verified and approved by the Project Manager. Contractor may be required to submit a written quote.
 - iii. Air Supply and Air Return motors: Adjust tension on Belts on Air Supply and Air Return motors quarterly and replace once a year.
 - iv. Motors: Inspect all motors for wear/vibration and lubricate all moving parts as needed.
 - v. Heaters/Chillers: Inspect heaters/chillers for water leaks and report any problems to Project Manager.
 - vi. Condensate Drip pans: Inspect condensate drip pans and clean if required.
 - vii. Control cabinets: Inspect cabinet components for damaged or broken parts (i.e., broken or burnt wires).
 - viii. All HVAC Equipment: Check all equipment for broken or damaged components and supply written report to Project Manager. Inspect HVAC equipment for refrigerant leaks and report problems to the Project Manager.

2.5 Repair and Installation Work

- A. Equipment deficiencies and required repairs outside of the maintenance agreement scope shall be identified and reported to UOSA Project Manager.
- B. Equipment that is AHRI or Energy Star Certified is strongly preferred.
- C. UOSA will issue purchase orders for individual specific projects on an as needed basis. Contractor shall complete all Work based on individual purchase orders and in accordance with applicable specifications, contract documents, information included as a response to this solicitation and all applicable local, state and federal standards and applicable manufacturer recommended specifications for all materials and proprietary installation processes.

- D. UOSA will request quotes with a firm/fixed cost from the Contractor prior to issuing any purchase order. Quotes are to be returned within ten (10) working days, unless a different time of return is mutually agreed to. These quotes shall be furnished by the Contractor at no charge and are considered an overhead cost to be included in the bid amounts.
- E. Quotes shall be valid for acceptance by UOSA for a minimum of 30 days. Quotes will cover only quoted Work; unforeseen or unknown repairs will be mutually agreed upon by the Contractor and UOSA.
- F. The Contractor **shall** specify the following in all quotes;
 - Short description of the scope of Work or reference to received information
 - Product name(s) of proposed material
 - Name of manufacturer(s) of equipment
 - Anticipated time of completion (number of work days)
 - Labor cost
 - Cost of materials

When applicable;

- Cost of subcontractors, including mark-up
 - Cost of rental equipment, including mark-up
 - Any safety concerns that the Contractor has in order to complete the Work
- G. All estimation and quotation preparation shall be provided at no cost or obligation to UOSA.

2.6 Submittals

- A. Unless UOSA has specified the equipment and material to be used to complete a specific project the Contractor shall provide four (4) copies of the technical specifications, drawings, cut sheets, etc. (as applicable) for equipment and material that the Contractor proposes to use. UOSA will review and approve these submittals in a timely fashion prior to beginning of Work. If the Contractor proposes any changes to what UOSA has specified he/she shall submit details of these revisions for UOSA's review and approval.
- B. After completion of Work and before final payment the Contractor shall submit applicable warranties to UOSA and provide UOSA with information so UOSA can complete the "as-built" drawings.
- C. The Contractor shall submit four hard copies of Maintenance Manuals that includes the manufacturer's recommended maintenance schedule, spare parts, etc.

2.7 Inspection

- A. All Work and materials may be subject to a final inspection by an authorized representative of UOSA.
- B. If the contract documents, UOSA's instructions, or laws, ordinances or regulations of any public authority require any Work to be tested or approved, the Contractor shall give UOSA timely notice of readiness for inspection by the proper authorities. If any such Work shall be covered up without approval or consent, it must, if required by UOSA or other proper authorities, be uncovered for examination at Contractor's expense.

2.8 Materials and Workmanship

- A. UOSA desires and expects first class work and materials in all Work performed. The UOSA Project Manager and his staff will periodically inspect the work being performed by the contractor for compliance to the specifications. At time of inspection, the Contractor, if requested, shall

provide a knowledgeable representative to assist in the inspection of the work for conformance with specifications. The Owner may prepare a list of discrepancies and deficiencies. Any deficiencies shall be promptly and permanently corrected prior to final acceptance of the work, and shall be the full responsibility of the Contractor.

- B. The Owner reserves the right to employ an independent contractor to conduct inspections and tests of materials, etc. as the Owner may deem necessary to assure complete compliance with the requirements of the specifications of this IFB. The Contractor shall offer full cooperation with personnel in the employ of the Owner in making these inspections and tests.

2.9 Discrepancies

The Contractor shall immediately report to the Project Manager, in writing, any discrepancies found between the stated requirements and site conditions or any inconsistencies or ambiguities in the equipment. The Owner shall promptly correct such inconsistencies or ambiguities in writing. Work done by the Contractor in the affected area, after his discovery of such discrepancies, inconsistencies or ambiguities shall be done at the Contractor's risk.

2.10 Changes to Existing Conditions

Contractor shall promptly notify the Project Manager or his designee of any site changes that may affect the Project as soon as such changes are discovered. Work in the affected area shall be halted until the Project Manager or his designee inspects the newly discovered condition. To the extent that such changes affect the scope of the contract, the Contractor shall submit a written quote for any work necessary to complete the Project. Such quotes shall be submitted within ten days of discovery and shall include a detailed listing of all additional price changes to UOSA.

2.11 Use of Subcontractors

Any Sub-Contractors to be used to perform any Work must be approved in writing and in advance by UOSA.

2.12 Staging Area

When applicable the Project Manager will designate an area for the Contractor to use as a staging area. The area may be changed from time to time depending on UOSA needs. Areas to be considered will be the parking area south of Building LB and the area north of Building CC-1. The Contractor may leave up to two (2) trucks and one (1) dumpster during each PM visit. Contractor must keep area clean at all times. Dumpster must be removed at the earliest time possible and will not be allowed to become overfull before removing.

2.13 Cleaning Up

The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of the Work, he shall remove all his waste materials and rubbish from and about the work area as well as all his tools, equipment, machinery and surplus materials.

2.14 Compliance with Existing Laws

Work performed under the terms of this solicitation shall meet all applicable local ordinances, state and federal laws and rules and regulations applicable to the business to be carried on under this solicitation. The contractor is responsible for all necessary permits and licenses required to comply with the Work specified in this solicitation.

2.15 Warranty

- A. Workmanship Warranty: The contractor shall guarantee all work performed against any defects in workmanship; and shall satisfactorily correct, at no cost to UOSA, any such defect that may become apparent within one (1) year from the date of acceptance of the work. If the Contractor fails or refuses to correct the deficiency, UOSA have the deficiency corrected and charge the Contractor the costs occasioned thereby or obtain an equitable adjustment in the contract price.
- B. Material Warranty: Parts furnished by the contractor shall be the latest improved models in current production, as offered to commercial trade, and shall be of OEM quality material. USED, SHOPWORN, DEMONSTRATOR, PROTOTYPE, RECONDITIONED, DISCONTINUED MODELS OR MATERIALS ARE NOT ACCEPTABLE. All filters furnished must be constructed and designed to meet the replacement frequency specified in this IFB. The warranty period shall commence upon date of installation and acceptance by UOSA. Vendor shall provide the UOSA Project Manager with all manufacturers' warranty documents upon completion of installation and prior to leaving the job site.
- C. The Contractor warrants that, unless otherwise specified, all materials and equipment incorporated in the work under the contract shall be new, in first class condition, and in accordance with the contract documents. The Contractor further warrants that all workmanship shall be of the highest quality and in accordance with contract documents and shall be performed by persons qualified at their respective trades.
- D. Work not conforming to these warranties shall be considered defective.
- E. This warranty of materials and workmanship is separate and independent from and in addition to any of the Contractor's other guarantees or obligations in this contract.
- F. Any implied warranties, including but not limited to the warranty for "Merchantability and Fitness for A Particular Purpose" cannot be waived and are a mandatory part of this solicitation and any ensuing Contract.

End Section 2

ATTACHMENT A – UOSA STANDARD TERMS AND CONDITIONS

STANDARD TERMS AND CONDITIONS

[Non-Construction]

The following Terms and Conditions establish requirements and conditions governing responsibility, policy, and procedures under the Contract Documents that apply during the performance of the Contract and Warranty Period. Additional requirements and conditions appear in other Contract Documents. The Contract Documents may be modified only in writing, signed by the Owner.

ARTICLE I **DEFINITIONS**

Whenever used in this solicitation or in the Contract Documents, the following terms have the following meanings, which are applicable to both the singular and plural and the male and female gender thereof:

- 1.0 Acceptance:** UOSA's acceptance of any Phase or of the Project as a whole from the Contractor upon confirmation from the Contract Manager and the Contractor that the Phase or the Project as a whole is totally complete in accordance with the Contract requirements and that all defects have been eliminated. Final Acceptance is UOSA's written determination that the Work (excluding Warranties) is complete. Final Acceptance is confirmed by the making of Final Payment of the Contract Price for the affected Phase or for the Project as a whole including any Change Orders or other modification thereto. Contractor is responsible for all Work until Final Acceptance.
- 1.1 Bidder:** The individual or business entity who or which submits a Bid or a Proposal to the RFP or IFB (see also, Offeror).
- 1.2 Change Order:** A written modification to the Contract affecting Contract Price or Contract Time, or both, signed by both parties. A Unilateral Change Order is a Change Order issued by UOSA establishing a modification when the parties cannot agree on a Change Order, with the right reserved to the Contractor to initiate a claim if the parties are unable to agree on the disputed terms. Any modification to the Contract affecting Contract Price or Contract Time shall be made only by Change Order or Unilateral Change Order.
- 1.3 Contract:**
- A. "The Contract" is the written agreement of the parties, and shall be deemed to incorporate the Contract Documents covering the performance of the Work and the furnishing of services, labor, materials, Equipment, incidental services, tools, and equipment for the performance of the Work. It shall be deemed to include Supplemental Agreements amending or extending the scope of the Work contemplated and which may be required to achieve Acceptance and Final Acceptance or both. The Contract, as so defined, represents the entire and integrated agreement between the Owner and the Contractor, and supersedes all prior negotiations, representations, or agreements, both written and oral.
 - B. References to the "executed Contract" or the "signed Contract" refers to that portion of the Contract signed by parties. For Projects under \$50,000 and where specifically noted therein, a Purchase Order may take the place of the executed Contract.
 - C. The Contract may be modified only in writing signed by the Owner. The Contractor recognizes that no representative or agent of Owner has any authority to modify the Contract Documents in any other manner, express or implied. The Contractor agrees that it shall not rely upon or in any way assert the occurrence of any modification of any Contract Document other than in writing signed by the Owner and waives any right or ground to do so.
- 1.4 Contract Documents:** The Contract Documents consist of the Invitation for Bid ("IFB") OR the Request for Proposal ("RFP"), a signed copy of the Bid Form OR Proposal (including drawings and submittals and excluding any terms and conditions contrary or in addition to those in the RFP unless specifically agreed to in writing as a Supplemental Condition), the signed Contract, the Payment Bond (if any), the Performance Bond (if any), the Terms and Conditions, the Supplemental Conditions, and shall include all modifications of any of the foregoing incorporated by Addenda into the Contract Documents prior to execution of the Contract, and all Supplemental Agreements or Changes to the Contract Documents made subsequent to execution of the Contract.
- 1.5 Contract Manager:** The UOSA employee designated for purposes of oversight of the Contract and the Work. The Contract Manager is the Owner's authorized representative for all aspects of the Contract after Contract Award. UOSA may also designate a Technical Representative for routine coordination with the Contractor. The Contract Manager and the Technical Representative, if any, should be identified in the executed Contract. However, any change to the Contract affecting the Contract Price or the Contract Time is not effective and has no force and effect unless and until signed by the UOSA Executive Director or, in the absence of the Executive Director, UOSA Deputy Executive Director, or designee.
- 1.6 Contract Price:** The total compensation to be paid the Contractor for performance of all requirements of the Contract Documents. Any provision of the Contract Documents which imposes any responsibility or performance obligation upon the Contractor shall be deemed to include the phrase "within the Contract Price." Any claim or request by the Contractor for additional compensation for any reason shall be deemed to be a claim for modification of the Contract Price and must be submitted in strict accordance with the Disputes clause.
- 1.7 Contract Time:** The time within which the Contractor is required to achieve Acceptance, and thereafter to achieve Final Acceptance, of the Work. The Contract Time is of the essence of the Contract.
- 1.8 Contractor:** The person or persons, partnership, firm, joint venture, or corporation submitting a Bid or Proposal for the Work contemplated.
- 1.9 Notice:** The term "Notice" or the requirement to notify, as used in the Contract Documents or applicable state or federal statutes, shall mean a written communication delivered in person or by certified or registered mail to the individual, or to a member of the firm, or to an officer of the corporation for whom it is intended. Certified or registered mail shall be addressed to the last business address known to the party who gives the Notice. Notice to the Owner shall be given at the office of the Owner's Contract Manager. Notice is effective upon receipt. Communications by email shall not satisfy any Notice requirements of the Contract Documents except as may be provided specifically.

- 1.10 Notice to Proceed:** A written Notice given by the Owner to the Contractor establishing the date on which the Contract Time will commence and on which the Contractor shall be authorized to begin the Work. The execution of a Task Order or the issuance of a Purchase Order shall operate as a Notice to Proceed for the Work included in that document.
- 1.11 Offeror:** The individual or business entity who or which submits a Bid or a Proposal to the RFP or IFB. (see also, Bidder)
- 1.12 Owner:**
- A. Owner means the Upper Occoquan Sewage Authority, also known as Upper Occoquan Service Authority, and referred to by the acronym "UOSA", whose address is 14631 Compton Road, Centreville, Virginia, 20121-2506 (telephone number 703-830-2200). The Executive Director of the Upper Occoquan Sewage Authority shall have the authority to act on behalf of the Upper Occoquan Sewage Authority for all purposes under this Contract, and in the absence or incapacity of the Executive Director, the Deputy Executive Director shall have all powers and authority of the Executive Director. The Executive Director may designate a Contract Manager for purposes of over-sight of the Contract and the Work.
 - B. UOSA is a public body politic and corporate organized under the Virginia Water and Waste Authorities Act and subject to the Occoquan Policy. UOSA was created by the concurrent actions of the governing bodies of Fairfax County, Prince William County, the Town of Manassas (now the City of Manassas), and the Town of Manassas Park (now the City of Manassas Park) and was chartered by the State Corporation Commission of Virginia on April 1, 1971. UOSA was formed to acquire, finance, construct, operate and maintain facilities for the abatement of pollution resulting from sewage in its service areas in order to protect water quality in the Occoquan Watershed.
 - C. UOSA currently owns and operates an advanced water reclamation plant and a regional system of interceptor sewer lines, pump stations and force mains that deliver sewage from the four member jurisdictions to the treatment plant.
- 1.13 Partial Utilization:** The terms "or a defined portion thereof," "Partial Utilization," "Owner's Partial Utilization," "defined portion of the Work," "Owner's use of portions of the Work," or words of similar import when used in the Contract Documents shall be deemed to mean such portion of the Work as may be designated by the Owner in its sole discretion as having achieved that degree of completion which will permit the Owner to take over and commence the use and operation thereof prior to Acceptance of all Work. Such determination as to a defined portion of the Work so as to permit Owner's Partial Utilization shall not affect the determination of either Acceptance or Final Acceptance of the Work as a whole, which is understood to be indivisible, nor shall such determination have any impact on the obligation of the Owner to assess and deduct Liquidated Damages for failure to achieve Acceptance of the Work.
- 1.14 Project:** The term "Project" shall be synonymous with the term "the Work."
- 1.15 Proposal:** The response by an Offeror to the RFP.
- 1.16 Subcontractor:** Any party, entity, or enterprise of any sort other than the Contractor providing labor or services to the Project pursuant to any agreement or arrangement with the Contractor.
- 1.17 Supplemental Agreements:** Written agreements covering alterations, amendments, or extensions to the Contract and include Change Orders and Unilateral Change Orders.
- 1.18 UOSA:** Upper Occoquan Service Authority, interchangeable with "Owner."
- 1.19 Work:** The word "Work" within the Contract Documents shall include all services, material, labor, equipment and tools, Equipment, appliances, machinery, transportation, appurtenances, bonds, insurance, and all related costs necessary to perform and complete the Contract, and any such additional items and costs not specifically indicated or described which can be reasonably inferred as belonging to the item described or indicated or as required by industry practice, custom or usage to provide a complete and satisfactory deliverable system, structure or product in strict compliance with all requirements of the Contract Documents. Work means the same as "Project".

ARTICLE II

THE CONTRACTOR REPRESENTATIONS AND OBLIGATIONS

- 2.0 Arrearage:** By submitting a Bid or Proposal in response to this IFB or RFP, the Offeror shall be deemed to represent that it is not in arrears in the payment of any obligation due and owing UOSA, the Commonwealth of Virginia, or any public body within Virginia. Said representation shall include the payment of taxes and employee benefits. Offeror further agrees that it shall make diligent effort to avoid becoming in arrears during the term of the Contract.
- 2.1 Collusion:** By submitting a bid or a proposal, Offeror represents that such bid or proposal is submitted without prior understanding, agreement, or connection with any corporation, partnership, firm, or person submitting a proposal for the same requirements, without improper collusion or fraud. Collusive bidding is a violation of State and Federal law and can result in fines, prison sentences, and civil damage awards. All Bidders are required to sign the included UOSA Solicitation Disclosure Form that is included at the beginning of the Solicitation document. (Disclosure form must be filled out in its entirety.)
- 2.2 Compliance with Laws:** The Offeror/Contractor hereby represents and warrants that:
It is qualified to do business in the Commonwealth of Virginia and that it will take such action as, from time to time hereafter, may be necessary to remain so qualified;
It shall comply with all federal, State and local laws, regulations, and ordinances applicable to its activities and obligations under the Contract including, but not limited to the Virginia Procurement Act;
It shall obtain at its expense, all regulatory and professional licenses, business licenses, permits, insurance, and governmental approvals, if any, necessary to the performance of its obligations under the Contract; and
The Offeror shall include in its bid or Proposal the identification number issued to it by the Virginia State Corporation Commission. Any bidder that is not required to be authorized to transact business in the Commonwealth of Virginia as a foreign business entity under Title 13.1 or Title 50 of the Virginia Code or as otherwise required by law shall include in its bid a statement describing why the bidder is not required to be so authorized. Any Offeror that fails to provide this required information shall not be entitled to a Contract Award.

- 2.3 Contractor's Responsibilities:** The Contractor shall be responsible for all Work required by this solicitation. The use of Subcontractors is prohibited, without prior written consent from UOSA. Any consent to use Subcontractors, shall not relieve the Contractor of liability under the Contract.
- 2.4 Debarment Status:** By submitting a Bid or a Proposal, Offeror certifies that it is not currently debarred by the Commonwealth of Virginia (or any other Virginia public body) from submitting Offers or proposals on contracts for the type of goods and/or services covered by this solicitation, nor is it an agent of any person or entity that is currently so debarred.
- 2.5 Drug-free Workplace:** During the performance of this Contract, the Contractor agrees to (i) provide a drug-free workplace for the Contractor's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the Contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the Contractor that the Contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every Subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each Subcontractor or vendor.
- 2.6 Duration of Bids/Proposals:** Bids/Proposals shall be valid for a minimum of 90 days following the deadline for submitting bids. If an award is not made during that period, all offers shall be automatically extended for another 90 days. Bids/Proposals will be automatically renewed until such time as either an award is made or proper notice is given to UOSA of Bidder's/Offeror's intent to withdraw its bid/proposal. Bids/Proposals may only be canceled by submitting written notice at least 15 days before the expiration of the then current 90-day period.
- 2.7 Employment Discrimination:**
- A. By submitting their bids or proposals, Offerors certify to UOSA that they will conform to the provisions of the Federal Civil Rights Act of 1964, as amended, as well as the Virginia Fair Employment Contracting Act of 1975, as amended, and where applicable, the Virginians With Disabilities Act, the Americans With Disabilities Act and § 2.2-4310 of the Virginia Public Procurement Act.
 - B. During the performance of this Contract, the Contractor agrees as follows:
 - 1. The Contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
 - 2. The Contractor, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, will state that such Contractor is an equal opportunity employer.
 - 3. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.
 - 4. The Contractor will include the provisions of the foregoing paragraphs 1, 2 and 3 in every Subcontract or purchase order over \$10,000.00, so that the provision will be binding upon each Subcontractor or vendor.
- 2.8 Employment of Aliens:** It shall be the responsibility of the Contractor to comply and to require compliance by others on the Project with all federal, state and local laws dealing with employment of aliens, including, but not limited to, the requirements and prohibitions provided in the Immigration and Nationality Act (INA) of 1952, as amended, and the Immigration Reform and Control Act (IRCA) of 1986, as amended, which control employment of unauthorized aliens. By entering into a Contract with UOSA, Contractor represents that it does not, and shall not during the performance of the Contract, knowingly employ an unauthorized alien.
- 2.9 Ethics in Public Contracting:** Contractor hereby certifies that it has familiarized itself with the following provisions of the Virginia Code, and that all amounts received by it pursuant to any Contract or Task Order Awarded to it are proper and in compliance therewith: Section 2.2-3100 et. seq., the State and Local Government Conflict of Interests Act; Section 2.2-4367 et seq., Ethics in Public Contracting; Section 18.2-498.1 et seq., Virginia Governmental Frauds Act; and Articles 2 (Section 18.2-438 et seq.) and 3 (Section 18.2-446 et seq.) of Chapter 10 of Title 18.2.
- 2.10 Examination of Records:** The Offeror agrees that in any resulting Contract, either UOSA or its duly authorized representative shall have access to and the right to examine and copy any directly pertinent books, documents, papers, and records of the Contractor involving transactions related to any resulting Contract. This obligation shall expire five years after the final payment for the final service performed as a result of any and all Contract(s), Task Order(s) or Purchase Orders awarded pursuant to this solicitation, or until audited by UOSA, whichever is sooner. Contractor will provide reasonable access to any and all necessary documents and upon demand provide copies of documents if so required by UOSA or its representative(s). UOSA will reimburse the Contractor for any reasonable expenses it incurs as a result of such a request.
- 2.11 Independent Contractor:** The Contractor shall perform or cause to be performed all Work under the Contract as an independent contractor and shall not be considered either an agent or employee of the Owner or of the Engineer.
- 2.12 Permits and Inspections (where applicable):**
- A. The Contractor shall obtain and provide any and all required permits from the appropriate local authority.
 - B. The Contractor shall be responsible for scheduling all inspections and performing all work necessary for testing and inspections as required by any and all authorities having jurisdiction during the course of Work.
- 2.13 Safety Program and Contractor's Compliance (where applicable):** If applicable to this contract:

- A. The Contractor shall comply with all applicable Federal, State, and local safety programs, regulations, standards, and codes, to include though not limited to:
 - 1. The Virginia Uniform Statewide Building Code;
 - 2. Building Officials & Code Administrators (BOCA) codes (together with adopted International Codes);
 - 3. Virginia Department of Health (VDH) regulations;
 - 4. Virginia Department of Environmental Quality (DEQ) regulations;
 - 5. Virginia-OSH (VOSH) regulations, and
 - 6. National Electric Code (NEC).
- B. The Contractor shall have a current written safety program, that complies with all applicable OSHA and VOSH standards for General Industry regulations, and if required, a written Permit Required Confined Space Entry Program that complies with VOSH Standard Confined Space Entry Standard 1910.146. A copy of these programs shall be provided to the Purchasing Manager with the Contractor's general safety program not later than seven days after contract award and before beginning Work.
- C. If the Work requires working in a confined space, the Contractor shall utilize only personnel trained for confined space entry and shall provide all entry equipment including atmospheric test equipment.
- D. Contractor's employees shall wear hard hats and steel toe shoes while working in all applicable areas.

2.14 Superintendence by Contractor (where applicable):

- A. The Contractor shall have a competent Superintendent, satisfactory to UOSA, to oversee the progress of the Work. The Contractor shall be responsible for coordinating all portions of the Work except where otherwise specified in the Contract Documents, and for all safety and worker health programs and practices. The Contractor shall notify the Contract Manager, in writing, of any proposed change in Superintendent including the reason therefore prior to making such change.
- B. The Contractor shall at all times enforce strict discipline and good order among the workers on the project. The Contractor shall not employ on the Project any unfit person, anyone not skilled in the work assigned to him, or anyone who will not work in harmony with those employed by the Contractor, subcontractors, UOSA or UOSA's separate Contractors and their subcontractors.
- C. UOSA may, in writing, require the Contractor to remove from UOSA property, any employee UOSA deems to be incompetent, careless, not working in harmony with others on the site, or otherwise objectionable.

2.15 UOSA Drug and Alcohol Policy: The Contractor shall be subject to follow this UOSA Policy at all times while on UOSA premises.

A. Drugs or Alcohol and the Job:

The nature of the Work of UOSA requires that the highest standards of safety be maintained for the public, employees and Contractors working at UOSA. The use of drugs, i.e., controlled substances or alcohol while on the job or working while under their influence poses a threat to that health and safety.

B. Guidelines for Drugs and Alcohol:

All employees and Contractors are required to work with faculties unimpaired. Therefore, the use or possession of drugs or alcohol while on UOSA premises is strictly prohibited. Working or reporting to work in a condition that would prevent the employee or Contractor from performing his duties in a safe or effective manner for any reason also is prohibited. Any illegal substances will be turned over to the appropriate law enforcement agency and may result in criminal prosecution.

Employees or Contractors undergoing prescribed medical treatment with a controlled substance are required to advise their supervisor, contract administrator and/or the UOSA safety officer of such treatment. Prescribed use of controlled substances as a part of a medical treatment is not necessarily grounds for disciplinary action. However, where such use adversely affects an employee or Contractor's ability to perform his or her job safely and effectively, alternative work assignment or other appropriate action will be employed.

C. Detection of Drugs or Alcohol:

As a part of its program to prevent the use of controlled substances and alcohol that affect the workplace and in the event of an accident or any incident where safety rules have been or appear to have been violated, employees or Contractors involved or responsible may be required to undergo a urine test or other method for the purpose of detecting the use or presence of controlled substances or alcohol. In addition, where a supervisor, contract administrator or safety officer has reason to believe that an employee or Contractor may be drug or alcohol impaired, he or she may require the employee or Contractor to submit to such testing. The cost of any such testing required for a Contractor will be charged to that Contractor or deducted from payments to the Contractor. An employee's or Contractor's refusal to submit to a urine or other test or to cooperate with UOSA's effort to eliminate drugs or alcohol in the workplace may be grounds for disciplinary action, including termination of employment or contract.

2.16 UOSA Smoking Policy: The Contractor shall be subject to follow this UOSA Policy at all times while on UOSA premises.

Purpose:

The purpose of the UOSA smoking policy is to maintain UOSA as a safe and smoke-free environment for everyone.

Policy:

Because of the numerous potentially flammable solids, liquids, and gases encountered in UOSA operations. With limited exceptions smoking must be prohibited in the UOSA workplace.

Smoking is prohibited inside the security fence of the Plant and all Pump Stations except in the following Plant locations:

patio area on the east side of the Laboratory Building;
patio area north of Building H/1;
the immediate area at the south entrance to Building S/2;
the east side of X/1;
the north side of D/2; and
the east balcony off the 2nd floor of Building U.

Employees may smoke in the patio area on the east side of Building F.

The public will be allowed to smoke on the west side of Building F.

The users must keep all smoking areas clean. Failure to do so may result in the loss of the smoking privileges. Trash receptacles and cigarette disposal receptacles will be provided at each approved location. The responsibility of emptying the receptacles rests with the users.

Other Non-UOSA Sites:

Contractor shall obey all nonsmoking rules and regulations when performing work for UOSA on non-UOSA premises. It is the responsibility of the Contractor to identify these prohibited areas and inform its employees that smoking is not allowed in specified restricted areas.

- 2.17 Vehicle Operation Compliance:** Vehicles being driven on UOSA property must comply with the posted speed limit, stop and yield signs. Operators found in non-compliance will be asked to leave UOSA property. The Contractor may be required to replace the offenders with new personnel if deemed to be in the best interest of the Authority by UOSA's Safety Officer.

ARTICLE III **CONTRACT TERMS**

- 3.0 Contract Changes / Change Orders:** No verbal agreement or conversation with any officer, agent or employee of UOSA either before or after the execution of any Contract resulting from this solicitation or follow-on negotiations, shall affect or modify any of the terms, conditions, specifications, or obligations contained in the solicitation, or resulting Contract. No alterations to the Terms and Conditions or any other change affecting Contract Price or Contract Time, or both, shall be valid or binding upon UOSA unless made in writing in the form of a Change Order and signed by UOSA's Executive Director or Deputy Executive Director, or designee.

In any event and in all circumstances, the Contractor shall be solely liable and responsible for, and UOSA shall be under no obligation to pay for, any Contract changes or deviations made without first receiving a Written Change Order to deviate from the Contract.

Changes can be made to the contract in any of the following ways:

1. By mutual agreement between the parties in a written Change Order.
2. By UOSA issuing a Unilateral Change Order ordering the Contractor to proceed with the work. Any claim for an adjustment in Contract Price under this provision must be asserted by Notice to the UOSA Contract Manager. Neither the existence of a claim nor a dispute resolution process, litigation or any other provision of this Contract shall excuse the Contractor from promptly complying with the changes ordered by the Unilateral Change Order or with the performance of the Contract generally.

- 3.1 Contract Documents Precedence:** The Contract to be entered into as a result of this solicitation shall be by and between the Offeror as Contractor and UOSA. The Contract Documents shall include the following items, which are listed in order of precedence:

1. Supplemental Agreements, with the most recent having precedence,
2. Fully executed Task Orders, (if applicable)
3. The fully executed Contract
4. The Terms and Conditions
5. The RFP or IFB and any Addenda to the IFB or RFP,
6. The Offeror's Bid or Proposal (including any drawings and submittals), and excluding terms and conditions that are not expressly agreed to in writing by UOSA in a Supplemental Agreement.

Anything called for by one of the Contract Documents and not called for by the others shall be of like effect as if required or called for by all, except that a provision clearly designed to negate or alter a provision contained in one or more of the other Contract Documents shall have the intended effect.

The intent of the Contract Documents is to describe a functionally complete Project to be performed in accordance with the Contract Documents. Any services, material, labor, equipment, tools, Equipment, appliances, machinery, transportation, appurtenances, bonds, insurance, and all related costs that may reasonably be inferred from the Contract Documents as being required to produce the intended result shall be deemed to be part of the Work whether or not specifically called for. When words which have a well-known technical or trade meaning are used to describe any portion of the Work, such words shall be interpreted in accordance with that meaning. The words "will" or "shall" are used interchangeably and denote mandatory, non-discretionary conduct or intent.

By submitting an Offer or Bid in response to this solicitation, the Offeror agrees to all Terms and Conditions and to the Specifications contained in the RFP or IFB, unless and except as otherwise noted as an exception in the Offeror's Bid or Proposal. Any terms and conditions that the Offeror proposes to use must be submitted as part of the Bid or Proposal (unless otherwise specifically noted in this solicitation or otherwise required in accordance with Virginia law) but shall not be deemed accepted terms agreed to by the Owner unless and until those terms are incorporated expressly into the Contract by Supplemental Agreement or by Change Order signed by both parties. Terms and conditions submitted by an Offeror after the required submission date will not be considered for incorporation into the terms of the awarded Contract.

Terms and conditions submitted by an Offeror after the required submission date will not be considered for incorporation into the terms of the awarded Contract.

All time limits stated in the Contract Documents, including but not limited to the time for completion of the Work, are of the essence.

3.2 Default: The Contractor may be deemed by the Owner to be in default of the Contract if the Contractor:

1. abandons the Work or a defined portion thereof; or
2. persistently or repeatedly fails or refuses to perform the Work or a defined portion thereof; or
3. persistently or repeatedly fails to make prompt payment to Subcontractors for material or labor; or
4. persistently or repeatedly disregards laws, ordinances, or regulations; or
5. fails to prosecute the Work either in a timely manner or in conformance with the Contract Documents; or
6. neglects or refuses to remove and replace at its own cost Work rejected by the ; or
7. is otherwise in breach of the Contract.

3.3 Delays:

- A. The Contractor shall not be responsible for delays caused by UOSA, its agents, or other contractors under contract with UOSA. To the extent that the Contractor is unable to proceed with timely performance due solely to the actions or inactions of UOSA, its agents, employees or such other contractors, the Contractor shall be granted an extension to the performance schedule equal to the documented amount of time the Contractor was prevented from performing work, so long as the Contractor submits a Notice of Claim to UOSA at the time the delay begins or within seven (7) days thereafter if the resulting delay was not reasonably foreseeable. This Notice is condition precedent to the assertion of any claim for additional time or compensation.
- B. Any claim for an extension of time for a delay for any cause, shall be made by filing a Notice of claim with the Owner at the time the delay begins or within seven (7) days thereafter if the resulting delay was not reasonably foreseeable. The Notice of claim for any delay shall be submitted in duplicate, in writing, and shall state the circumstances of the occurrence, the justification for the delay and for the extension of time, and provide the estimated duration of the delay and of the time extension requested.
- C. Within seven (7) days after the delay has ceased, the Contractor shall give written Notice to the Owner of the actual date of the cessation of the delay and the anticipated time extension. Within twenty (20) days after the delay has ceased, the Contractor shall submit a written statement of the actual time extension requested as a result of the claimed delay which shall include all documentation and supporting information for such claimed delay required by the Contract Documents.
- D. The Contractor shall be entitled to an extension of time for delay caused by any act or any neglect of the Owner, the Engineer or by any separate contractor employed by the Owner; or by strikes, lockouts, fire, insurrection, war, acts of public authorities, lightning, hurricane, tornado, flood, abnormal and unusually severe weather as defined above, or for any delays arising as a result of the occurrence of any physical conditions, subsurface conditions or soil conditions which may be encountered in the prosecution of the Work and which, in the exercise of reasonable care and due diligence in the investigation and analysis of all information available, should not have been foreseeable, anticipated, or indicated; or by any other cause which in the opinion of the Owner is entirely beyond the expectation and control of and arises without the fault or negligence of the Contractor. Entitlement to such extension of time shall, however, be subject to all limitations on claims for delay set forth in the Contract, and shall be conditioned upon strict compliance with all Notice and submission requirements imposed by therein. The Contractor shall be entitled to an extension of time for such causes only for the number of days of delay which the Owner may determine to be due solely to such causes and then only to the extent that such occurrences actually delay the Acceptance of the Project or defined portions thereof. *If the delay is not due solely to such causes but also is due concurrently to causes for which the Contractor is not entitled to an extension of time, the Contractor shall not be entitled to an extension of time for such period of concurrent delay.* Any request for extension of time shall, to the extent that such information has not been included in any previously submitted Time Impact Analysis, as may be required by the Specifications, be accompanied by detailed documentation of what specific schedule activities were affected, when they were affected and for what duration, as well as what actions the Contractor took to eliminate or mitigate the extent of the delay. Provided, however, compliance with this requirement shall not be in lieu of, nor result in any extension of, the submittal requirements for a Time Impact Analysis as required by Specifications.

3.4 Disputes:

- A. In any case where the Contractor deems it is due additional compensation beyond the Contract Price, the Contractor shall give written Notice of such claim to the Owner at the time of the discovery of the occurrence of the event giving rise to the claim and before beginning any Work on which the claim is based. Such Notice shall identify itself as a Notice of claim, shall state the circumstances of the occurrence, shall specify the additional work contemplated as being required, shall state why such work is not already included within the scope of the Contract Documents, and to the extent reasonably foreseeable shall estimate the anticipated amount of the claim. If the Owner declines to consent to a Change Order and directs the Contractor to proceed with such Work, then the Contractor shall so proceed and within ten (10) days after completion of the Work for which additional compensation is claimed shall submit in writing to the Owner an itemization of the actual additional compensation claimed. Strict compliance with these provisions shall be a condition precedent to the assertion of any claim, and any claim for additional compensation not presented as required in this provision shall be barred. Compliance with such requirements, however, shall not create any presumption of the validity of such claim.
- B. The Owner will make the final decision on all requests for additional compensation or an extension of Contract Time. Within ninety (90) days after the Contractor files its itemization of the actual amount of additional compensation claimed, the Owner shall present the Owner's final written decision to the Contractor as to whether any additional compensation should be paid. A written decision by the Owner within the stated time shall be a condition precedent to the institution of any judicial claim for relief by the Contractor. The Owner's written decision shall be final and conclusive unless the Contractor institutes appropriate judicial appeal within six (6) months of the date of the decision by the Owner. In the event the Owner has not rendered a decision on a claim for additional compensation or extension of Contract Time within the specified time frame after submission of such claim as provided herein, the claim shall be deemed denied and the Owner's final decision shall be deemed to have been issued on the last day of the specified time frame after submission of the claim. In the interest of compromise, the Owner may, but is not required to, consider further submissions by the Contractor related to a claim after a final decision on a claim, but no such actions by the Owner shall in any way affect or extend the effective date of the Owner's final decision on the claim.

- C. If the Owner agrees to pay additional compensation in response to such claim, payment shall be made in accordance with or pursuant to such Supplemental Agreement as may be reached between the Owner and the Contractor.
- D. The Contractor shall comply with all directions and decisions of the Owner or Owner's agent (if applicable) and shall proceed diligently with performance of the Contract and with any disputed work pending final resolution of any claim or dispute, whether for additional compensation or extension of time. "Final resolution" as used throughout the Contract Documents shall mean the conclusion or exhaustion of all judicial proceedings.
- E. If the Contractor at any time determines the Owner to be in material breach of the Contract, the Contractor shall provide Notice of claim thereof to the Owner within seven (7) days of the occurrence the Contractor deems to constitute such material breach. Such Notice shall specify the precise occurrence(s) of such material breach. The Contractor's continuing performance under the Contract, after giving such Notice of claim, including but not limited to receiving moneys thereunder, shall constitute an election to waive such material breach and to confirm the continued existence of the Contract.
- F. No payment or partial payment on any claim shall be made prior to final resolution of such claim.
- G. All matters of dispute must be resolved either to the mutual satisfaction of the Owner and the Contractor or by final resolution as a condition precedent to the Owner's obligation to make final payment for the Work to the Contractor.
- H. The Contractor shall make no claim against any officer, agent, or employee of the Owner for, or on account of, any act or omission to act in connection with the Contract, and hereby waives any and all rights to make any such claim or claims.
- I. If additional compensation and/or extension of time is granted as to any claim, the same shall be incorporated in a Change Order to the Contract. The Contractor shall not be entitled to recover interest on any amounts claimed to be due from the Owner which are the subject of a good faith dispute by the Owner which are paid by the Owner within thirty (30) days following the final resolution of such dispute.
- J. The terms "claim" and "dispute" are used interchangeably in the Contract Documents and either shall mean any request by the Contractor for compensation in excess of that to which the Owner agrees, for a time extension in excess of that to which the Owner agrees, or for any other relief beyond that to which the Owner agrees.
- K. For any judicial proceedings arising from or related to the Contract Documents, the Contractor and the Owner hereby consent to exclusive venue and jurisdiction in the Circuit Court of Fairfax County, Virginia, or the United States District Court for the Eastern District of Virginia (Alexandria Division).
- L. Failure of the Owner to require compliance with any term or condition of this Contract shall not be deemed a waiver of such term or condition, or a waiver of the subsequent enforcement thereof, including but not limited to the Owner's claim for a subsequent material breach of Contract.
- M. Failure by the Contractor to comply with any condition precedent to a claim provided by the Contract Documents shall be an absolute bar to such claim.

3.5 Examination and Verification of Contract Documents: By executing the Contract, the Contractor confirms that it has thoroughly examined and become familiar with all of the Contract Documents; that it has determined the nature and location of the Work; the general and local conditions; the availability and competence of labor; the availability of equipment, materials, supplies, and Equipment, and all other matters which can in any way affect the Work under the Contract. Failure to have made any examination necessary for these determinations shall not release the Contractor from any of the obligations of the Contract nor be grounds for any claim based upon unforeseen conditions. No verbal agreement or conversation with any officer, agent, or employee of the Owner, either before or after the execution of the Contract, shall affect or modify any of the terms or obligations of the Contract Documents.

3.6 Indemnity:

- A. To the maximum extent permitted by law, the Contractor shall indemnify, save harmless and defend UOSA, or any employee of UOSA, against liability for any suits, actions, or claims of any character whatsoever, whether in tort, contract or other remedy, arising from or relating to the performance of the Contractor or its Subcontractors under this Contract. This indemnification obligation shall include but not be limited to attorneys' fees and other costs or fees commonly associated with litigation.
- B. UOSA does not agree to indemnify the Contractor for any reason, or to "hold harmless" the Contractor or others for any matters relating to this Contract or for performance or non-performance of work hereunder.
- C. The Contractor shall be responsible for its Work and every part thereof, and for all materials, equipment, and property of any and all description used in connection therewith. The Contractor assumes all risks of direct and indirect damage or injury to any person or property wherever located, resulting from any action, omission, commission, or operation under the contract, or in connection in any way whatsoever with the contracted work.
- D. The Contractor shall immediately notify the Contract Manager of any claim or suit made or filed against the Contractor or its Subcontractors regarding any matter resulting from or related to the Contractor's obligations under the Contract, and shall keep UOSA reasonably informed of the status of such claim. The Contractor will cooperate, assist, and consult with UOSA in the defense or investigation of any suit or action made or filed against UOSA as a result of or relating to the Contractor's performance under this Contract.

3.7 Insurance: The Contractor shall, during the continuance of all work under the contract provide and agree to maintain the following:

- A. **General Insurance Requirements:** Before commencing work, the Contractor shall procure and maintain at its own expense, minimum insurance in forms and with insurance companies acceptable to UOSA to cover loss or liability arising out of the Work. All insurance policies must be from insurers authorized to conduct business within Commonwealth of Virginia and must have a Best's rating of at least A- and a financial size of class VIII or better in the latest edition of Best's Insurance Reports.

- B. **Workers' Compensation and Employers' Liability Insurance:** The Contractor shall obtain Statutory Workers' Compensation Insurance covering injury to employees of the Contractor while performing work within the scope of their employment and Employers' Liability Insurance with limits of at least \$100,000/\$500,000/\$100,000.
- C. **Required Commercial General Liability Insurance:** This insurance must be written on an "occurrence" basis and shall be endorsed to include UOSA as an additional insured and shall provide at a minimum the following:

General Aggregate Limit (Other than Products-Completed Operations)	\$1,000,000
Products-Completed Operations Aggregate Limit	\$ 500,000
Personal & Advertising Injury Limit	\$ 500,000
Each Occurrence Limit	\$ 500,000

- D. **Business Automobile Liability Insurance:** This insurance shall apply to any auto, including all owned, hired and non-owned vehicles, covering Bodily Injury and Property Damage with a combined single limit of at least \$500,000 each accident.
- E. **Professional Liability Insurance, Errors & Omissions:** This insurance shall be written on a "claims made" basis, and shall be provided to UOSA during the course of the Project and continuing for at least three (3) years after completion of construction. Minimum coverage amount \$1,000,000.
- F. **Certificates of Insurance:** The Contractor shall provide UOSA with a certificate of insurance evidencing the required coverage before commencing with the work. Insurance certificates shall provide that UOSA be notified at least 30 days prior to any change or cancellation of the said insurance policies.

3.8 Latent Defects: No failure on the part of either the Owner to discover and either to condemn or reject Work which does not comply with the intent and requirements of the Contract Documents shall be construed to imply acceptance thereof. The Owner reserves and retains all of its rights and remedies at law or in equity against the Contractor for correction of any and all defective or nonconforming Work whenever discovered, whether before, during or after the Warranty Period.

No tests or inspections conducted by the Owner or others shall relieve the Contractor of its obligations to execute the Work in strict compliance with the requirements of the Contract Documents and to correct defective or nonconforming Work not initially identified by the Owner or others at the time of tests or inspections but discovered subsequently.

3.9 Liquidated Damages: Should the Contractor fail to achieve Acceptance or Final Acceptance of the Work within the periods of time required by the Contract Documents, the Contractor shall reimburse the Owner for the additional expense and damage incurred by the Owner as a result thereof for each calendar day that the Work, or any defined portion thereof, remains uncompleted. The parties hereby agree that the damages to the Owner for the continued expense of completion of the Work and on account of the value of the operation of the facilities which are dependent upon such completion are anticipated to be substantial but are not readily ascertainable. It therefore is agreed that the amount of such additional expense and damage incurred by the Owner by reason of a failure to complete the Work within the required times shall be the per diem rates stipulated in the Contract Documents. It is expressly understood and agreed that these amounts are not to be considered in the nature of a penalty, but as Liquidated Damages. The Contractor hereby waives any defense as to the validity of any Liquidated Damages under the Contract as they may appear on the grounds that such Liquidated Damages are void as penalties or are not reasonably related to actual damage. The Owner shall deduct from funds otherwise due the Contractor Liquidated Damages which have been assessed. In the event more than one ground for assessment of Liquidated Damages as provided by the Contract Documents exists concurrently, such grounds shall be deemed to be independent and all applicable Liquidated Damages shall be deducted cumulatively.

3.10 Ownership of the Work: Upon Final Acceptance, UOSA shall own all the Work, including, but not limited to, all technologies, materials, software and processes provided under this Contract, except as specifically agreed to by the parties in a Supplemental Agreement prior to the performance of that portion of the Work that the Contractor does not intend to turn over ownership to UOSA. The presumption is that all Work will become UOSA's property with UOSA's ability to exercise control and access to all portions of the Work.

The Contractor, shall indemnify and hold harmless UOSA, its employees and officers from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or un-patented invention, process or article provided by the Contractor. If the Contractor uses any design, device, or materials covered by letters, patent, copyright, or licenses, all royalties and/or costs arising from the use of such design, device or materials in any way involved in the work are included in the Contract Price.

3.11 Right to Accept Defective or Nonconforming Performance: If any part or portion of the Work shall prove defective or nonconforming or otherwise not in accordance with the intent and requirements of the Contract Documents, the Owner, at its sole discretion, shall have the right and authority to accept such Work and make such deductions in the payment therefore as may be just and reasonable. The Owner shall be under no obligation to accept any defective or nonconforming Work.

3.12 Site Safety and Access:

- A. UOSA shall have the right to deny access to the Site, or require the Contractor to remove from the Site, any individual who has exhibited violent, abusive, threatening, negligent, careless, or dangerous behavior or conduct.
- B. UOSA may limit, restrict, or prohibit access to areas of the Site on a permanent or temporary basis. When access to such restricted areas is required by the Contractor to perform the Work, the Contractor shall obtain permission from the UOSA Contract Manager and shall comply with such conditions or limitations to access as may be imposed by the UOSA Contract Manager.
- C. UOSA may restrict parking or require parking permits for vehicles to be brought onto the plant. The Contractor shall be responsible for arranging transportation for its personnel to reach the job sites from whatever parking area is provided by UOSA.

3.13 Termination:

For Convenience:

The Owner may terminate performance of the Work under the Contract for its convenience in whole, or from time to time in part, whenever the Owner determines that such termination is in the best interest of the Owner.

Upon receipt of such Notice of Termination, the Contractor shall immediately, to the extent of the termination:
stop Work;

place no further subcontracts or orders for materials or services;

transfer title and deliver to the Owner all materials and Equipment for which the Owner has made payment or will make payment pursuant to this Article, and turn over to the Owner all complete or partial Drawings, releases, information, manuals and other such documentation related to such materials and Equipment;

assign to Owner all Subcontracts as designated by Owner to be assigned and terminate all other subcontracts; and
commence demobilization and removal of operations from the Site (if applicable).

The Owner will pay all reasonable costs associated with the Contract that the Contractor had incurred up to the date of Termination and reasonable demobilization costs. However, the Contractor shall not be reimbursed for any profit and/or overhead that had not been earned up to the date of termination.

For Cause:

If the Contractor is in default, written Notice of such default shall be given to the Contractor. If the Contractor does not cure such default within ten (10) days following such Notice, the Owner may:

1. terminate the Contract by written Notice;
2. withhold further payment to the Contractor until satisfactory performance has resumed;
3. transfer the obligation to perform the Contract from the Contractor to the Surety (if any);
4. take over the Work as a whole or that portion of the Work which has been improperly performed or not timely executed, and make good the deficiencies and deduct the cost thereof from the payments then or thereafter due the Contractor. Any such action by the Owner shall not prejudice any warranty rights of the Owner nor any rights of the Owner under the Contractor's Payment Bond or Performance Bond (if any) or general Virginia law. Provided, however, the Owner may so proceed without such Notice if an emergency or danger to the Work or the public exists; and/or
5. all finished or unfinished Work provided by the Contractor shall, at the Owner's option, become the Owner's property.

Upon determination of the damages resulting to the Owner as a result of Contractor's default, if the amount due Contractor for Work properly performed prior to Contractor's receipt of Notice of Termination exceeds the Owner's damages, the Owner shall pay such excess to the Contractor. If the damages to the Owner exceed the amount due Contractor for Work properly performed prior to Contractor's receipt of Notice of Termination, the Contractor shall pay such excess to the Owner.

The Owner may avail itself of any other legal remedy to protect its interests and recoup its damages.

If the Contractor is sold, bought, goes bankrupt, or goes into receivership, the Owner reserves the right to terminate for cause.

The Owner may cancel this solicitation at any time and for any reason prior to execution of the Contract

3.14 Time is of the Essence: All time limits stated in the Contract Documents, including but not limited to the time for completion of the Work, are of the essence.

3.15 Virginia Freedom of Information Act- Disclosure of Information: As a public body, the Owner is subject to the Virginia Freedom of Information Act and its records are public records except as defined in that statute. Any information which the Contractor deems to be confidential or proprietary shall be marked by the Contractor in accordance with the Virginia Freedom of Information Act. No separate non-disclosure agreement will be provided.

3.16 Warranty: The Contractor shall warrant that, unless otherwise specified, all Materials and Equipment incorporated in the Work under the Contract shall be new, in first class condition, and in strict accordance with the Contract Documents. The Contractor further shall warrant that all Workmanship shall be of the highest quality and in strict accordance with Contract Documents and shall be performed by persons qualified at their respective trades.

Warranty Period. All warranties and guarantees against any defect in the Work, including materials, equipment and parts, shall apply from the date of Acceptance of the Work and shall continue for a period of one (1) year thereafter.

All warranties set forth in the IFB or RFP or in any other Contract Document are separate and independent from and in addition to any of the Contractor's other guarantees or obligations in any Contract awarded as a result of this solicitation.

In addition to the foregoing warranties, Contractor shall warrant that (1) the Work performed and materials to be supplied are fit and sufficient for the purpose intended; (2) the Work performed and the materials supplied are merchantable, of good quality and free from defects, whether patent or latent, in material or workmanship; and (3) the Work performed and the materials provided conform to the Specifications of the solicitation. To the extent that Contractor engages Subcontractors or Vendors, Contractor shall ensure that all Subcontractors and Vendors provide these same warranties to the Owner. Such Subcontractor or Vendor warranties shall not be in lieu of or otherwise relieve Contractor of its warranty obligations as stated in this solicitation or in any Contract Document.

Any implied warranties, including but not limited to the warranty for "Merchantability and Fitness for A Particular Purpose" are not waived and are a mandatory part of this solicitation and any ensuing Contract.

Work not conforming to any warranty shall be considered defective.

The Contractor hereby agrees to make at its expense, all repairs or replacements necessitated by defects or non-conformities in the Work, including Materials, Equipment and Parts, and to pay for any damage to other work resulting from such defects or non-conformities which become evident at any time prior to the expiration of any applicable Warranty Period or such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by the Contract Documents or otherwise provided. Defects or non-conformities which are remedied as a result of obligations of the warranty shall subject the remedied portion of the Work to an extended

Warranty Period of one (1) year from the date upon which such defect or nonconformity was fully remedied or from the date of Final Acceptance, whichever is later. The Contractor must submit to the Owner a written certification that the item of defective or nonconforming Work has been corrected. Un-remedied defects or non-conformities identified for correction during the Warranty Period but remaining after its expiration shall be considered as part of the obligations of the warranty.

No tests or inspections conducted by the Owner, its Engineer or others shall relieve the Contractor of its obligations to execute the Work in strict compliance with the requirements of the Contract Documents and to correct defective or nonconforming Work not initially identified by the Owner, the Engineer or others at the time of tests or inspections, but discovered subsequently.

The Contractor further shall assume responsibility for a similar warranty for all Work provided by Subcontractors, Manufacturers or Manufacturers/Suppliers.

The Contractor shall agree to hold the Owner harmless from liability of any kind arising from damage due to said defects or non-conformities. The Contractor shall make all repairs and replacements promptly upon receipt of written order for same from the Owner. If the Contractor after receipt of written demand for repair from Owner fails to make or complete the repairs and replacements within fourteen (14) days, or within such lesser time as in the opinion of the Owner may be necessary to avoid serious impairment to the operation of the facilities or to prevent a threat to health or safety, or if the Owner otherwise has a reasonable grounds to determine that the Contractor will not perform the Work in question, the Owner may perform such repairs or replacements and the Contractor shall be liable for the cost thereof. Any condition of such urgency that in the opinion of the Owner immediate corrective action is required may be remedied by the Owner without prior Notice to the Contractor, and the Contractor shall be liable for the cost thereof. Any such corrective action taken by the Owner shall be without prejudice to the Contractor's warranty obligations as set forth herein, which shall remain in full force and effect as if such corrective measures had been taken by the Contractor. In addition to the extension of the Warranty Period otherwise provided in this Article, the Warranty Period of any Work item requiring repair shall be extended by the number of days in excess of fourteen (14) days following written demand for correction required to accomplish the repairs to the satisfaction of the Owner. Any repetitive Equipment malfunction identified within the Warranty Period shall remain under warranty until it has been fully corrected and has performed without malfunction for one full year.

ARTICLE IV **PAYMENT**

4.0 Acceptance of Final Payment Constitutes Release: The acceptance by the Contractor of final payment shall release the Owner and the Engineer, as representative of the Owner, from all claims and all liability to the Contractor for all things done or furnished in connection with the Work, and from every act of the Owner and others relating to or arising out of the Work. No payment, however, final or otherwise, shall operate to release the Contractor or its Sureties from obligations under the Contract Documents.

4.1 Payment:

A. Invoices:

Invoices for completed Work shall be submitted by the Contractor directly to the payment address shown on the Purchase Order/Contract. Invoices shall show the Owner's Purchase Order or Contract number and either the social security number (for individual Contractors) or the federal employer identification number (for proprietorships, partnerships, and corporations) and are subject to review and approval by the Owner's Contract Manager.

B. Partial Payments:

Requests for partial payments or advance payments must be submitted as part of the Bid or Proposal along with a justification. The Owner reserves the right to accept, reject or negotiate requests for partial payments. If the request is rejected, the Bidder/Offeror must waive the requirement in order to remain in consideration.

C. Refunds:

If the Contractor is declared to be in default, the Owner will be eligible for a full and immediate refund for payments made to the Contractor.

4.2 Price Firm Period and Cost Increases (if applicable):

A. Bid/Proposal Prices:

Pricing shall be firm and fixed as originally bid/proposed and accepted. Contract pricing for additional materials, options, accessories, labor (including subcontractors), etc., will be firm and fixed for the initial 12-month contract period. Surcharges (i.e. fuel surcharges) shall NOT be allowed to be added to invoices as an additional line item. All charges shall be included in the price bid on the Bid Summary Sheet or provided as a Cost Proposal in response to an RFP. Any provision of the Contract Documents which imposes any responsibility or performance obligation upon the Contractor shall be deemed to include the phrase 'within the contract price'.

B. Annual Increases for Labor, Materials and Maintenance:

1. After the first year (and any year thereafter), contract prices may not be increased by more than the Cost of Living as indicated in the Consumer Price Index – Urban (i.e., "CPI-U") for the calendar month ending two months before the expiration month of the then current contract year.
2. Increases based upon factors other than the CPI (e.g., Force Majeure, etc.) may be submitted when and, as they occur providing that sufficient detailed supporting documentation is included with the request. The Owner reserves the right to reject any such request or negotiate a mutually agreeable price.
3. The Owner reserves the right to periodically check market pricing for similar services. Based upon those findings the Owner reserves the right to require the Contractor to enter into negotiations to arrive at pricing consistent the competitive marketplace. Failure to arrive at acceptable contract pricing may result in cancellation and rebid the contract.

4.3 Prompt Payment:

- A. The Contractor shall take one of the two following actions within seven days after receipt of amounts paid to the Contractor by the Owner for work performed by any Subcontractor(s) under the Contract:

1. The Contractor shall pay its Subcontractor(s) or for the proportionate share of the total payment received from the Owner attributable to the work performed by the Subcontractor under that contract; or
 2. Notify the Owner and any Subcontractor(s), in writing, of his intention to withhold all or a part of the Subcontractor's payment with the reason for nonpayment.
- B. Bidders shall include in their bid submissions either: (i) if an individual Contractor, their social security numbers; and (ii) proprietorships, partnerships, and corporations to provide their federal employer identification numbers.
- C. The Contractor shall pay interest to the Subcontractor(s), on all amounts owed by the Contractor that remain unpaid after seven days following receipt by the Contractor of payment from the Owner for work performed by the Subcontractor under the Contract, except for amounts withheld as allowed under A above.
- D. Unless otherwise provided under the terms of this Contract, interest shall accrue at the rate of .10% percent per month.
- E. The Contractor shall include in each of its Subcontracts a provision requiring each Subcontractor to include or otherwise be subject to the same payment and interest requirements with respect to each lower-tier Subcontractor.
- F. A Contractor's obligation to pay an interest charge to a Subcontractor pursuant to the payment clause in this section shall not be construed to be an obligation of the Owner. A contract modification shall not be made for the purpose of providing reimbursement for the interest charge. A cost reimbursement claim shall not include any amount for reimbursement for the interest charge.
- 4.4 Release of Liens and Claims (where applicable):** The Contractor hereby acknowledges and agrees that the Owner is an agency of the Government and as such its property is immune from mechanic's liens. The Contractor hereby waives any and all mechanics' rights it may purport to have, and agrees that it shall neither file nor assert any such lien claim.

As a condition precedent to final payment for the Work, the Contractor shall sign and deliver to the Owner a release of liens and claims sworn to under oath and duly notarized. The release shall state that the Contractor has satisfied all claims and indebtedness of every nature in any way connected with the Work, including, but not limiting the generality of the foregoing, all payrolls, amounts due to subcontractors, accounts for labor performed and materials and equipment furnished, incidental services liens, and judgments.

ARTICLE V **DELIVERY**

- 5.0 Default:** In case of default by the Contractor, or failure to deliver the supplies or services ordered by the time specified, the Owner, after due notice (oral or in writing), will cure the failure by procuring the items ordered from other sources and hold Contractor responsible for any excess cost occasioned thereby.
- 5.1 Discounts:** If discount for prompt payment is allowed, the discount period will begin on the date of receipt of proper invoice, or material/service, whichever is later.
- 5.2 Strict Adherence to Contract Documents:**
- A. Goods or Services delivered must be strictly in accordance with the Contract Documents and shall not deviate in any way therefrom. Equipment, materials and/or supplies delivered on this order shall be subject to inspection and test upon receipt. If rejected, they shall remain the property of the vendor and the order shall be considered as not received.
 - B. Contractor shall provide the exact quantities specified on this order. The Owner will not pay for overages and if delivered the Owner will – at its sole option and discretion – either return the additional quantities to the seller, at the seller's risk and expense, or accept the additional quantities at no additional cost to the Owner.
- 5.3 Taxes and Freight:**
- A. Deliveries against this order must be free of excise or transportation taxes.
 - B. All prices unless otherwise specified are F.O.B. Destination, Freight Prepaid and Allowed.

ARTICLE VI **MISCELLANEOUS TERMS**

- 6.0 Assignment of Interest:** The Contractor shall not assign any interest in the Contract and shall not transfer any interest in the same.
- 6.1 Cooperative Procurement:** Subject to the mutual agreement between the parties, any contract awarded on the basis of this solicitation may be used by any public entity to enter into a contract for the services described and defined herein, with the successful Bidder/Offeror.
- Except for contracts for professional services, a public body may purchase from another public body's contract even if it did not participate in the procurement process if the procurement was designated as a cooperative procurement to which other public bodies may participate. This is such a cooperative procurement. However, the Contractor is under no obligation to participate with other public bodies.
- 6.2 Equal Opportunity:** The Upper Occoquan Service Authority does not discriminate against any bidder or offeror in the solicitation or awarding of contracts because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment
- 6.3 Governing Law:** Notwithstanding Offeror's submitted terms and conditions to the contrary and without regard to conflicts of law principles, the solicitation and any resulting Contract shall be governed in all respects by the laws of the Commonwealth of Virginia.
- 6.4 Hard Hat Area:** Contractor's employees shall wear hard hats while working in areas designated as hard hat areas by the Owner's Safety Officer.

- 6.5 Hours of Operation and Holidays:** The Owner's typical work schedule is 8:00 a.m. through 4:30 p.m. Monday through Friday excluding the Owner's holidays. Contractor's access to work sites and work areas shall be limited to these same days and hours, but may be modified with the prior written approval of the Owner's Contract Manager. In any event and under all circumstances, the unilateral decision of the Owner's Contract Manager regarding access to the Owner's facilities shall be final. The following list identifies the twelve (12) Owner's Holidays that are normally taken and should be included by the Contractor in its planned Work schedule as non-Work days:

New Year's Day
Martin Luther King Day
President's Day
Memorial Day
Independence Day
Labor Day
Veterans Day
Thanksgiving Day
Friday after Thanksgiving Day
Christmas Day
Christmas Eve or Day after Christmas
New Year's Eve

- 6.6 Partial Invalidity/Waiver:** Neither any payment for, nor acceptance of, the whole or any part of the services by the Owner, nor any extension of time, shall operate as a waiver of any provision of any Contract resulting from this IFB/RFP, nor of any power herein reserved to the Owner, or any right to damages herein provided, nor shall any waiver of any breach of any Contract be held to be a waiver of any other or subsequent breach. Failure of the Owner to require compliance with any term or condition of any Contract shall not be deemed a waiver of such term or condition or a waiver of the subsequent enforcement thereof.
- 6.7 Taxes:** The Owner is exempt from Federal Excise Taxes, Virginia State Sales and Use Taxes, and the District of Columbia Sales Taxes and Transportation Taxes. The Owner's federal tax identification number is 54-0902952.

ATTACHMENT B – REFERENCES

Reference 1:

Company Name:	
Address:	
Contact Person:	
Telephone:	
Fax:	
Email:	
Description and years of Work:	

Reference 2:

Company Name:	
Address:	
Contact Person:	
Telephone:	
Fax:	
Email:	
Description and years of Work:	

Reference 3:

Company Name:	
Address:	
Contact Person:	
Telephone:	
Fax:	
Email:	
Description and years of Work:	

Reference 4:

Company Name:	
Address:	
Contact Person:	
Telephone:	
Fax:	
Email:	
Description and years of Work:	

Reference 5:

Company Name:	
Address:	
Contact Person:	
Telephone:	
Fax:	
Email:	
Description and years of Work:	

End Attachment – B

ATTACHMENT C – LIST OF BUILDINGS AND EQUIPMENT

Facility	Tag Number	Equipment Description	Manufacturer	Description	Remark	Equipment Type	Date Acquired
302	30-SF-001	SUPPLY FAN/MOTOR#1 1/3HP	LOREN COOK COMPANY	DBF-10; 1475541490000036010299-0787		MOTOR <5 HP	11/13/2003
302	30-WACU-001	HEAT PUMP	THE TRANE COMPANY	PTHC1501JDA; A02E00467/1242422R	LP-19B, CKT 8;	HEAT PUMP	9/9/2003
56B	56-HVU-001	HEAT & VENT UNIT #1 550 MBH	THE TRANE COMPANY	DFIA1151FDNB4ABG6200EVAXSS; A99A30761	DISCONNECT/STARTER @ MCC-17B; AHG+	AIR HANDLER (TYPE I)	10/3/2003
56B	56-SF-001	SUPPLY FAN/MOTOR#1 .75HP	LOREN COOK COMPANY	DBF-18; SER#90000065010299-0408-3/4	DISCONNECT/STARTER @ MCC-17B;	MOTOR <5 HP	10/3/2003
584	58/4-SF-001	SUPPLY FAN/MOTOR#1 0.5HP	LOREN COOK COMPANY	DBF-8; 14755411490000012102099-0790	LP-26D, CKT 1;	MOTOR <5 HP	11/20/2003
585	58/5-SF-001	SUPPLY FAN/MOTOR#1 0.5HP	LOREN COOK COMPANY	DBF-8; 14755411490000012102099-0790	IP-26C, CKT 9;	MOTOR <5 HP	11/20/2003
586	58/6-SF-001	SUPPLY FAN/MOTOR#1 1.5HP	LOREN COOK COMPANY	DBF-15; 90000091010299-0867-1 1/2	DP-20D, CKTS (13,15,17);	MOTOR <5 HP	11/20/2003
632	63-SF-001	SUPPLY FAN/MOTOR#1 1/25HP	LOREN COOK COMPANY	AQ1210; 136010299-1050-1/2	LP-27, CKT 23;	MOTOR <5 HP	9/28/2001
732	73-WACU-001	WALL A/C UNIT	THE TRANE COMPANY	PTHC1501JAA;	LP-25, CKT 19;	PORTABLE UNIT A/C	7/1/2003
77	77-SF-001	SUPPLY FAN #1	LOREN COOK COMPANY	DB-8; 14755414900000171010299-1026	LP-19A, CKT 12;	AIR HANDLER (TYPE I)	7/1/2003
78	78-SF-001	SUPPLY FAN/MTR#1	LOREN COOK COMPANY	DBF-8; 14755414900000171020299-1026	LP-19A, CKT 16;	MOTOR <5 HP	7/1/2003
A1	A-ASU-001	CENTRAL STATION AIR HANDLER #1				AIR HANDLER (TYPE I)	8/1/1996
A1	A-ASU-002	CENTRAL STATION AIR HANDLER #2	THE TRANE COMPANY	K94M89956		AIR HANDLER (TYPE I)	8/1/1996
A1	A-ASU-003	CENTRAL STATION AIR HANDLER #3	THE TRANE COMPANY	K94M88850		AIR HANDLER (TYPE I)	8/1/1996
A1	A-ASU-004	AIR HANDLER #4, LOAD CENTER	THE TRANE COMPANY	BCHC072G1A0A1V0332080AC801140; T03F41213	DISCONNECT/STARTER @ MCC-11A;	AIR HANDLER (TYPE I)	8/13/2003
A1	A-SF-001	SUPPLY FAN/MOTOR#1 1.5HP	LOREN COOK COMPANY	20CDV	DISCONNECT/STARTER @ MCC-11C;	MOTOR <5 HP	8/13/2003
AA	AA-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	MCCA003; K99D84712M	DP-20C, CKTS (13,15,17);	AIR HANDLER (TYPE I)	11/20/2003
AA	AA-ASU-002	AIR SUPPLY UNIT #2	THE TRANE COMPANY	MCCA003;	DP-20C, CKTS (14,16,18);	AIR HANDLER (TYPE I)	11/20/2003
BB	BB-ASU-1	AIR SUPPLY UNIT #1	THE TRANE COMPANY	TWE180B400CA; N3626EL6H	DISCONNECT/STARTER @ MCC-15C;	AIR HANDLER (TYPE I)	10/14/2003
BB	BB-ASU-2	AIR SUPPLY UNIT #2	THE TRANE COMPANY	TWE180B400CA; N363PG86H	DISCONNECT/STARTER @ MCC-15D;	AIR HANDLER (TYPE I)	10/14/2003
C1	C-ACU-001	AIR CONDITIONING UNIT #1	THE TRANE COMPANY	TCDO36C40CBC; N34100420D	DP-24A, CKTS (14,16,18);	AIR HANDLER (TYPE I)	7/1/2003
C1	C-HVU-001	HEAT & VENT UNIT #001 700 MBH	THE TRANE COMPANY	GRBA70GFLBON7JU20200FLR; A98L49066	DISCONNECT/STARTER @ MCC-24B; AHG+	AIR HANDLER (TYPE I)	7/1/2003
C1	C-HVU-002	HEATING & VENT UNIT #2					
C1	C-SF-001	SUPPLY FAN #1	LOREN COOK COMPANY	SWB245; 98010299-0733-1/2	DISCONNECT/STARTER @ MCC-24B;	SUPPLY	7/1/2003
CC1	CC-HRU-1	HEAT RECOVERY UNIT	HEATEX INC.	XB-2-30D-1500;	DISCONNECT/STARTER @ MCC-9A;	AIR HANDLER (TYPE I)	8/1/1996
CFS	A/C-H-05	AIR CONDITIONER, CONTROL ROOM	THE TRANE COMPANY			SPLIT SYSTEM A/C	10/27/2003
CFS	HVU-H-1	HEATING & VENT UNIT #1 x	THE TRANE COMPANY		DP-P4C, CKT 15;	AIR HANDLER (TYPE I)	7/1/1988
CFS	HVU-H-2	HEATING & VENT UNIT #2 x		TWE048C140B;		AIR HANDLER (TYPE I)	7/1/1988
D2	D-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	FCBB1002;	LP-16C, CKTS (10,12);	AIR HANDLER (TYPE I)	7/1/2003
D2	D-ASU-002	AIR SUPPLY UNIT #2	THE TRANE COMPANY	FCBB1002;	LP-16C, CKTS (14,16);	AIR HANDLER (TYPE I)	7/1/2003
D2	D-ASU-003	AIR SUPPLY UNIT #3	THE TRANE COMPANY	MCCA030; K99B51317-20M	DISCONNECT/STARTER @ MCC-16C;	AIR HANDLER (TYPE I)	7/1/2003

UOSA IFB # 21-08 Maintenance Agreement for HVAC Systems

Facility	Tag Number	Equipment Description	Manufacturer	Description	Remark	Equipment Type	Date Acquired
D2	D-SF-001	SUPPLY FAN/MTR#1 .75HP	LOREN COOK COMPANY	135 VCR BI CW; 49C00347,400294-020	DISCONNECT/STARTER @ MCC-16A;	MOTOR <5 HP	7/1/2003
DD2	DD-HVU-001	HEAT & VENT UNIT #1 550 MBH	THE TRANE COMPANY	DFIA1181FDNB4ABG6600EAVAXSS; A99A30651	DISCONNECT/STARTER @ MCC-18B; AHG+	AIR HANDLER (TYPE I)	7/1/2003
DD2	DD-SF-001	SUPPLY FAN/MOTOR#1 1/3HP	LOREN COOK COMPANY	DBF-10; 147S5414900000322010299-0703	LP-18, CKT 17;	MOTOR <5 HP	7/1/2003
DD2	DD-SF-002	SUPPLY FAN/MTR#2 1HP	GREENHECK FAN CORPORATION	RSFP-100-10;	DISCONNECT/STARTER @ MCC-18A;	MOTOR <5 HP	7/1/2003
F1	F1-ACU-1	A/C UNIT SERVER ROOM F1		CAJCC304INI301; C08B01978	DISCONNECT@PNL MDP CKT20/22/24; DISCONNECT@PNL MDP CKT25/27/29	SPLIT SYSTEM A/C	11/10/2008
F1	F1-ACU-2	A/C UNIT PHONE ROOM F1		DAPA-0312-AO; 2008-0530-E	DISCONNECT@PNL M CKT 7/9/11/13;	SPLIT SYSTEM A/C	11/10/2008
F1	F1-AHU-1	AIR HANDLING UNIT F1		OHS-024-HAH-Q; 04243020		AIR HANDLER (TYPE I)	11/12/2008
G	G-ACU-001	AIR HANDLER #1 (COMPUTER RM)		MVVA021;	; EDPAC REPLACEMENT	AIR HANDLER (TYPE I)	10/19/2004
GTW	G-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	MCCA035;	DISCONNECT/STARTER @ MCC-31A;	AIR HANDLER (TYPE I)	9/28/2001
GTW	G-ASU-002	AIR SUPPLY UNIT #2	THE TRANE COMPANY	MCCA035;	DISCONNECT/STARTER @ MCC-31B;	AIR HANDLER (TYPE I)	9/28/2001
GTW	G-ASU-003	AIR SUPPLY UNIT #3	THE TRANE COMPANY	MCCA021;	DISCONNECT/STARTER @ MCC-31A;	AIR HANDLER (TYPE I)	9/28/2001
GTW	G-ASU-004	AIR SUPPLY UNIT #4	THE TRANE COMPANY	MCCA0003;	DISCONNECT/STARTER @ MCC-31B;	AIR HANDLER (TYPE I)	9/28/2001
GTW	G-ASU-005	AIR SUPPLY UNIT #5	THE TRANE COMPANY	BU042A-CA00; 441457-001		AIR HANDLER (TYPE I)	9/28/2001
GTW	G-ASU-006	AIR SUPPLY UNIT #6	LIEBERT CORP.		; 4th FLOOR MECHANICAL ROOM	AIR HANDLER (TYPE I)	7/15/2003
H1	A/C-H-04	AIR CONDITIONER, TSO OFFICE		CH3632; ICM326HC	Carrier unit meter station office;	PORTABLE UNIT A/C	6/26/2000
H1	H-FLT-01	FILTER RACK, LOAD CENTER		; T-10	Trane unit in RS control room; LOAD CENTER (WEST WALL)	FILTER FRAME	2/17/2005
H2	H-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	DFIA1151FDUB4HAG6200EAXAVSS; A99A3075A	LP-26B, CKT 12;	AIR HANDLER (TYPE I)	7/1/2003
H2	H-HVU-001	HEAT & VENT UNIT #1 275 MBH	THE TRANE COMPANY	DFIA1151FDNB4AAG6100EAVAXSS; A99A30752	DISCONNECT/STARTER @ MCC-26B; AHG	AIR HANDLER (TYPE I)	7/1/2003
H2	H-HVU-002	HEAT & VENT UNIT #2 275 MBH	THE TRANE COMPANY	DFIA1221FDNB4ABJG200EAVSS; A99A30753	DISCONNECT/STARTER @ MCC-26B; AHG	AIR HANDLER (TYPE I)	7/1/2003
H2	H-HVU-003	HEAT & VENT UNIT #3 550 MBH	THE TRANE COMPANY	MCCA003UBOA; K99A30831-36M	DISCONNECT/STARTER @ MCC-26B; AHG+	AIR HANDLER (TYPE I)	7/1/2003
HH	HH-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	TWE180B400CA; N504HNJ6H	DISCONNECT/STARTER @ MCC-21;	AIR HANDLER (TYPE I)	9/28/2001
HH	HH-ASU-002	AIR SUPPLY UNIT #2	THE TRANE COMPANY		DISCONNECT/STARTER @ MCC-21;	AIR HANDLER (TYPE I)	9/28/2001
I1	MD-FLT	FILTER RACK, LOAD CENTER		TWE048C140B1;		FILTER FRAME	7/1/1974
J2	J-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	DBF-15; 147S5414900000763020299-0638-1	LP-12A, CKTS (22,24);	AIR HANDLER (TYPE I)	7/1/2003
J2	J-SF-001	SUPPLY FAN/MTR#1 1HP	LOREN COOK COMPANY	DBF-18; 900000519010299-0625-3	DISCONNECT/STARTER @ MCC-12B;	MOTOR <5 HP	7/1/2003
J2	J-SF-002	SUPPLY FAN/MTR#2 3HP	LOREN COOK COMPANY	MCCA010; K99A30838-41M	DISCONNECT/STARTER @ MCC-12D;	MOTOR <5 HP	7/1/2003
JJ	JJ-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	TWE048140B1;	DISCONNECT/STARTER @ MCC-27D;	AIR HANDLER (TYPE I)	11/12/2003
JJ	JJ-ASU-002	AIR SUPPLY UNIT #2	THE TRANE COMPANY	DFIA1181FDNB4ABG3600EAVAXSS; A99A30776	LP-27, CKTS (36,38);	AIR HANDLER (TYPE I)	11/12/2003
JJ	JJ-HVU-001	HEAT & VENT UNIT #1 550 MBH	THE TRANE COMPANY	DFIA1151FDNB4AAF6200EAVAXSS; A99A30768	DISCONNECT/STARTER @ MCC-27C; AHG+	AIR HANDLER (TYPE I)	7/1/2003
K2	K-HVU-001	HEAT & VENT UNIT 275 MBH	THE TRANE COMPANY	DBF-10; 147S5414900000585010299-0768	DISCONNECT/STARTER @ MCC-22B; AHG	AIR HANDLER (TYPE I)	9/28/2001
K2	K-SF-001	SUPPLY FAN/MOTOR 1/3HP	LOREN COOK COMPANY	TWE090;	LP-22, CKT 8;	MOTOR <5 HP	9/28/2001
L1	AHU-L-1	AIR HANDLING UNIT, CONTROL RM	THE TRANE COMPANY			AIR HANDLER (TYPE I)	11/29/1993
L1	HV-L-1	HEATING & VENT UNIT, PUMP RM		MCCA012; K99F21199-202N		AIR HANDLER (TYPE I)	12/1/1974
L2	L-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	MCCA008; K99F21211-15N	DP-14H, CKTS (32,34,36);	AIR HANDLER (TYPE I)	11/12/2003

UOSA IFB # 21-08 Maintenance Agreement for HVAC Systems

Facility	Tag Number	Equipment Description	Manufacturer	Description	Remark	Equipment Type	Date Acquired
L2	L-ASU-002	AIR SUPPLY UNIT #2	THE TRANE COMPANY	PLH30FK;	DP-14H, CKTS (38,40,42);	AIR HANDLER (TYPE I)	7/1/2003
L2	L-CSU-001	CEILING SUPPLY UNIT #1	THE TRANE COMPANY	DFIA2251FDNFB4AKM4200ESS; C99G12379M	LP-14D, CKT 8;	AIR HANDLER (TYPE I)	7/1/2003
L2	L-HVU-001	HEAT & VENT UNIT #1 2475 MBH	THE TRANE COMPANY	DFIA2221FDNB4AJM4200ESS; C99G12381M	DP-14G, CKTS (68,70,72); AHG+	AIR HANDLER (TYPE I)	7/1/2003
L2	L-HVU-002	HEAT & VENT UNIT #2 2200 MBH	THE TRANE COMPANY	DFIA2221FDNB4AJM4200ESS; C99G12383M	DP-14G, CKTS (62,64,66); AHG+	AIR HANDLER (TYPE I)	11/12/2003
L2	L-HVU-003	HEAT & VENT UNIT #3 2200 MBH	THE TRANE COMPANY	DFIA2251FDNB4AKN4200ESS; C99G12384M	DP-14G, CKTS (56,58,60); AHG+	AIR HANDLER (TYPE I)	11/12/2003
L2	L-HVU-004	HEAT & VENT UNIT #4 2475 MBH	THE TRANE COMPANY	DFIA1181FDNB4ABH6200EAVAXSS; C99G12385M	DP-14G, CKTS (50,52,54); AHG+	AIR HANDLER (TYPE I)	11/12/2003
L2	L-HVU-005	HEAT & VENT UNIT #5 550 MBH	THE TRANE COMPANY	DFIA1881FDND4ABH6200EAVAXSS; C99G12386M	DP-14H, CKTS (13,15,17); AHG+	AIR HANDLER (TYPE I)	7/1/2003
L2	L-HVU-006	HEAT & VENT UNIT #6 550 MBH	THE TRANE COMPANY	DBF-10; 147S54100000691010299-1020-1	DP-14H, CKTS (19,21,23); AHG+	AIR HANDLER (TYPE I)	7/1/2003
L2	L-SF-001	CABINET FAN #1	LOREN COOK COMPANY	DBF-18; 900000704010299-1 1/2	DP-14G, CKTS (20,22,24);	AIR HANDLER (TYPE I)	7/1/2003
L2	L-SF-002	CABINET FAN #2	LOREN COOK COMPANY	DBF-10; 147S5414900000717020299-0965	DP-14G, CKTS (26,28,30);	AIR HANDLER (TYPE I)	7/1/2003
L2	L-SF-003	CABINET FAN #3	LOREN COOK COMPANY	DBF-10; 147S541900000717020299-0965	DP-14G, CKTS (2,4,6);	AIR HANDLER (TYPE I)	7/1/2003
L2	L-SF-004	SUPPLY FAN/MOTOR#4 .75HP	LOREN COOK COMPANY	TIDA027H4332; M97M00406	DP-14G, CKTS (8,10,12);	MOTOR <5 HP	7/1/2003
LB	LB-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	MCCA021; K98K15723A	DISCONNECT/STARTER @ MCC-29A;	AIR HANDLER (TYPE I)	9/20/2001
LB	LB-ASU-002	AIR SUPPLY UNIT #2	THE TRANE COMPANY	TIDA101H4372; M97M00407	DISCONNECT/STARTER @ MCC-29C;	AIR HANDLER (TYPE I)	9/20/2001
LB	LB-ASU-003	AIR SUPPLY UNIT #3	THE TRANE COMPANY	TIDA101H4372; M97M00408	DISCONNECT/STARTER @ MCC-29A;	AIR HANDLER (TYPE I)	9/20/2001
LB	LB-ASU-004	AIR SUPPLY UNIT #4	THE TRANE COMPANY		DISCONNECT/STARTER @ MCC-29B;	AIR HANDLER (TYPE I)	9/20/2001
LB	LB-ASU-005	AIR SUPPLY UNIT #5	THE TRANE COMPANY	MCCA06UBO; K98L17935A		AIR HANDLER (TYPE I)	7/1/2003
LB	LB-CUH-001	CABINET UNIT HEATER (ENTRANCE)	THE TRANE COMPANY	FCBB02;		SPACE HEATER (ELECT)	9/20/2001
LB	LB-CUH-001	CABINET UNIT HEATER (ENTRANCE)	THE TRANE COMPANY	MCCA06UBO; K98L17935A		SPACE HEATER (ELECT)	9/20/2001
LB	LB-HRC-001	HEAT RECOVERY UNIT	THE TRANE COMPANY	DBF-15; 147S5414900000763020299-0687		AIR HANDLER (TYPE I)	9/20/2001
N2	N2-SF-001	CABINET FAN/MTR#1 1.5HP	LOREN COOK COMPANY	DBF-10; 90000020299-0859-1	DISCONNECT/STARTER @ MCC-13A;	MOTOR <5 HP	9/28/2001
N2	N2-SF-002	CABINET FAN/MTR#2 1HP	LOREN COOK COMPANY	DBF-15; 147S5414900000763020299-0687	DISCONNECT/STARTER @ MCC-13B;	MOTOR <5 HP	9/28/2001
N3	N3-SF-001	CABINET FAN/MTR#1 1.5HP	LOREN COOK COMPANY	DBF-10; 90000020299-0859-1	DISCONNECT/STARTER @ MCC-13D;	MOTOR <5 HP	9/28/2001
N3	N3-SF-002	CABINET FAN/MTR#2 1HP	LOREN COOK COMPANY	TWE048C140B;	DISCONNECT/STARTER @ MCC-13D;	MOTOR <5 HP	9/28/2001
O2	O-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	DBF-10; 147S54149000007010299-0794-1/2	LP-19A, CKTS (24,26);	AIR HANDLER (TYPE I)	11/13/2003
O2	O-SF-001	CABINET FAN/MTR#1 1/5HP	LOREN COOK COMPANY		LP-19A, CKT 21;	MOTOR <5 HP	11/13/2003
P	P-D-01	LOUVERS/VENT FILTERS		TWE018C140B0; P496A631V		FILTER FRAME	12/1/1974
Q	Q-ASU-001	AIR SUPPLY UNIT	THE TRANE COMPANY		LP-10CD, CKTS (1,3);	AIR HANDLER (TYPE I)	3/26/2004
Q	Q-FF-001	FILTER-FRAME ASSEMBLY, GEN #2				FILTER FRAME	9/20/2002
Q	Q-FF-002	FILTER-FRAME ASSEMBLY, GEN #3				FILTER FRAME	9/20/2002
Q	Q-FF-1A	FILTER-FRAME ASSEMBLY, GEN #1				FILTER FRAME	3/26/2004
Q	Q-SF-001	SUPPLY FAN/MOTOR #1	LOREN COOK COMPANY	EZ30E8ECF951JRZ; G02-11887		SUPPLY	3/26/2004
S1	S-A/C-01	HEAT/COOLING UNIT,ELECT OFFICE	ISLANDAIRE, INC.	DL 1 HORIZ CEILING; K77E18401		SPACE HEATER (HW)	8/15/2002
S2	S-HVU-01	HEATING/VENT UNIT #1	THE TRANE COMPANY	DR 1 HORIZ CEILING; K77E18402	DISCONNECT @ MCC-MDP-3;	AIR HANDLER (TYPE I)	2/10/1977

UOSA IFB # 21-08 Maintenance Agreement for HVAC Systems

Facility	Tag Number	Equipment Description	Manufacturer	Description	Remark	Equipment Type	Date Acquired
S2	S-HVU-02	HEATING/VENT UNIT #2	THE TRANE COMPANY	TSCA35;	DISCONNECT @ MCC-MDP-3;	AIR HANDLER (TYPE I)	2/10/1977
S2	S-ASU-101	AIR SUPPLY UNIT #1	THE TRANE COMPANY	MCCA006GAV; K99A32739-42M	DISCONNECT/STARTER @ MCC-28;	AIR HANDLER (TYPE I)	9/20/2001
S2	S-ASU-102	AIR SUPPLY UNIT #2	THE TRANE COMPANY	MCCA014;	DISCONNECT/STARTER @ MCC-28;	AIR HANDLER (TYPE I)	9/20/2001
S2	S-ASU-201	AIR SUPPLY UNIT #3	THE TRANE COMPANY	MCCA014; K99A3236-40M	DISCONNECT/STARTER @ MCC-28;	AIR HANDLER (TYPE I)	9/20/2001
S2	S-ASU-202	AIR SUPPLY UNIT #4	THE TRANE COMPANY	FFHB02;	DISCONNECT/STARTER @ MCC-28;	AIR HANDLER (TYPE I)	9/20/2001
S2	S-CUH-101	CABINET UNIT HEATER #1	THE TRANE COMPANY	FFHB02;	LP-28D, CKT 26; WEST FOYER	SPACE HEATER (HW)	9/20/2001
S2	S-CUH-102	CABINET UNIT HEATER #2	THE TRANE COMPANY	FFHB02;	LP-28A, CKT 5; SOUTH FOYER	SPACE HEATER (HW)	9/20/2001
S2	S-CUH-103	CABINET UNIT HEATER #3	THE TRANE COMPANY	TSCA35;	LP-28A, CKT 5; SOUTH FOYER	SPACE HEATER (HW)	9/20/2001
S2	S-CUH-104	CABINET UNIT HEATER #4	THE TRANE COMPANY	FFHB02;	DISCONNECT/STARTER @ MCC-28;	SPACE HEATER (HW)	9/20/2001
S2	S-CUH-104	CABINET UNIT HEATER #4	THE TRANE COMPANY	DFOA118FND44ABH32AAOBFYWS; A99A30762	LP-28A, CKT 5; SOUTH FOYER	SPACE HEATER (HW)	9/20/2001
S2	S-HVU-101	HEAT & VENT UNIT #1 550 MBH	THE TRANE COMPANY	GRAA40PFKBON6JU20500FLR; A99B32222	DISCONNECT/STARTER @ MCC-28; AHG+	AIR HANDLER (TYPE I)	9/20/2001
S2	S-HVU-102	HEAT & VENT UNIT #2 400 MBH	THE TRANE COMPANY	FCBB1202;	DISCONNECT/STARTER @ MCC-28; AHG+	AIR HANDLER (TYPE I)	4/30/2018
U	U-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	FCBB1202;	LP-23BB, CKTS (15,17);	AIR HANDLER (TYPE I)	11/12/2003
U	U-ASU-002	AIR SUPPLY UNIT #2	THE TRANE COMPANY	FCBB1202;	LP-23BB, CKTS (40,42);	AIR HANDLER (TYPE I)	11/12/2003
U	U-ASU-003	AIR SUPPLY UNIT #3	THE TRANE COMPANY	MCCA017; K99A32702-06M	LP-23BB, CKTS (24,26);	AIR HANDLER (TYPE I)	7/1/2003
U	U-ASU-004	AIR SUPPLY UNIT #4	THE TRANE COMPANY	MCCA030; K99A37271-75M	DISCONNECT/STARTER @ MCC-23F;	AIR HANDLER (TYPE I)	11/12/2003
U	U-ASU-005	AIR SUPPLY UNIT #5	THE TRANE COMPANY	MCCA030; K99A32351-56M	DISCONNECT/STARTER @ MCC-23E;	AIR HANDLER (TYPE I)	11/12/2003
U	U-ASU-006	AIR SUPPLY UNIT #6	THE TRANE COMPANY	FCBB0802;	DISCONNECT/STARTER @ MCC-23F;	AIR HANDLER (TYPE I)	11/12/2003
U	U-ASU-007	AIR SUPPLY UNIT #7	THE TRANE COMPANY	FCBB1202;	LP-23D, CKTS (10,12);	AIR HANDLER (TYPE I)	11/12/2003
U	U-ASU-008	AIR SUPPLY UNIT #8	THE TRANE COMPANY	MCCA006; K99A32789-93M	LP-23D, CKTS (32,34);	AIR HANDLER (TYPE I)	11/12/2003
U	U-ASU-009	AIR SUPPLY UNIT #9	THE TRANE COMPANY	FCBB1002;	DISCONNECT/STARTER @ MCC-23E;	AIR HANDLER (TYPE I)	11/12/2003
U	U-ASU-010	AIR SUPPLY UNIT #10	THE TRANE COMPANY	MCCA008; K99A32987-992M	LP-23E, CKTS (32,34);	AIR HANDLER (TYPE I)	11/12/2003
U	U-ASU-011	AIR SUPPLY UNIT #11	THE TRANE COMPANY	MCCA030; K99A328329-34M	DISCONNECT/STARTER @ MCC-23H;	AIR HANDLER (TYPE I)	11/12/2003
U	U-ASU-012	AIR SUPPLY UNIT #12	THE TRANE COMPANY		DISCONNECT/STARTER @ MCC-23H;	AIR HANDLER (TYPE I)	11/12/2003
U	U-ASU-013	AIR SUPPLY UNIT #13	THE TRANE COMPANY	; K99A30843-44M	LP-23B, CKTS (34,36);	AIR HANDLER (TYPE I)	11/12/2003
U	U-FCU-001	FAN-COIL UNIT #1		FCBB0802;	DISCONNECT/STARTER @ MCC-23F;	SPACE HEATER (ELECT)	11/12/2003
U	U-FCU-002	FAN-COIL UNIT #2		FCBB1202;	LP-23D, CKTS (10,12);	SPACE HEATER (ELECT)	11/12/2003
U	U-FCU-003	FAN-COIL UNIT #3		MCCA006; K99A32789-93M	LP-23D, CKTS (32,34);	SPACE HEATER (ELECT)	11/12/2003
U	U-FCU-004	FAN-COIL UNIT #4		FCBB1002;	DISCONNECT/STARTER @ MCC-23E;	SPACE HEATER (ELECT)	11/12/2003
U	U-FCU-005	FAN-COIL UNIT #5		MCCA008; K99A32987-992M	LP-23E, CKTS (32,34);	SPACE HEATER (ELECT)	11/12/2003
U	U-FCU-006	FAN-COIL UNIT #6		DFIA1251FDNB4AEJ410COABS; A99A30769	DISCONNECT/STARTER @ MCC-23H;	SPACE HEATER (ELECT)	11/12/2003
U	U-HVU-001	HEAT & VENT UNIT #1 1100 MBH	THE TRANE COMPANY	DFIA2201FDNB4AFK410COABS; A99A30770	DISCONNECT/STARTER @ MCC-23F; AHG+	AIR HANDLER (TYPE I)	11/12/2003
U	U-HVU-002	HEAT & VENT UNIT #2 1375 MBH	THE TRANE COMPANY	DFIA2221FDNB4AFK430COABS; A99A30755	DISCONNECT/STARTER @ MCC-23G; AHG+	AIR HANDLER (TYPE I)	11/12/2003
U	U-HVU-003	HEAT & VENT UNIT #3 1375 MBH	THE TRANE COMPANY	DFIA2201FDNB4AF5530COABS; A99A30771	DISCONNECT/STARTER @ MCC-23H; AHG+	AIR HANDLER (TYPE I)	11/12/2003

UOSA IFB # 21-08 Maintenance Agreement for HVAC Systems

Facility	Tag Number	Equipment Description	Manufacturer	Description	Remark	Equipment Type	Date Acquired
U	U-HVU-004	HEAT & VENT UNIT #4 1375 MBH	THE TRANE COMPANY	DFIA2251FDNB4AKL430COABSSAA; A99A30756	DISCONNECT/STARTER @ MCC-23I; AHG+	AIR HANDLER (TYPE I)	11/12/2003
U	U-HVU-005	HEAT & VENT UNIT #5 2475 MBH	THE TRANE COMPANY	DFIA2251FDNB4AKL430COABSSAA; A99A30757	DISCONNECT/STARTER @ MCC-23E; AHG+	AIR HANDLER (TYPE I)	11/12/2003
U	U-HVU-006	HEAT & VENT UNIT #6 2475 MBH	THE TRANE COMPANY	DFIA2251FDNB4AJK430COABSSAA; A99A30758	DISCONNECT/STARTER @ MCC-23J; AHG+	AIR HANDLER (TYPE I)	11/12/2003
U	U-HVU-007	HEAT & VENT UNIT #7 2200 MBH	THE TRANE COMPANY	DFIA2251FDNB4ANM41000ABS; A99A30773	DISCONNECT/STARTER @ MCC-23J; AHG+	AIR HANDLER (TYPE I)	11/12/2003
U	U-HVU-008	HEAT & VENT UNIT #8 3025 MBH	THE TRANE COMPANY	DFIA1221FDNB4ACH420COABVAXS; A99A30774	DISCONNECT/STARTER @ MCC-23H; AHG+	AIR HANDLER (TYPE I)	11/12/2003
U	U-HVU-009	HEAT & VENT UNIT #9 825 MBH	THE TRANE COMPANY	FB4ANF060; 0802A63683	DISCONNECT/STARTER @ MCC-23I; AHG+	AIR HANDLER (TYPE I)	11/12/2003
V1	AHU-V-1	AIR HANDLING UNIT #1	CARRIER		LP-L8AB, CKT 31;	AIR HANDLER (TYPE I)	4/1/2002
V2	V-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	MCCA040; K99D84726-29M	DISCONNECT/STARTER @ MCC-20B;	AIR HANDLER (TYPE I)	11/20/2003
V2	V-ASU-002	AIR SUPPLY UNIT #2	THE TRANE COMPANY	TWE048C140B;	DISCONNECT/STARTER @ MCC-20D;	AIR HANDLER (TYPE I)	11/20/2003
Z2	Z-ASU-001	AIR SUPPLY UNIT #1	THE TRANE COMPANY	DBF-18; 9000001040299-0467-1	LP-25, CKTS (20,22);	AIR HANDLER (TYPE I)	7/1/2003
Z2	Z-SF-001	CABINET FAN/MOTOR#1 1HP	LOREN COOK COMPANY	DBF-18/9000001040299-0467-1	DISCONNECT/STARTER @ MCC-25B;	MOTOR <5 HP	7/1/2003

End Attachment - C

ATTACHMENT D - BID SUMMARY SHEET

Contract Award will be based on the Part 1 Total Lump Sum provided below. Pricing provided in Part 2 will not be considered for bid award. All pricing included on the winning bid sheet will be incorporated into the final contract.

Part 1

Bidders must provide an Annual Maintenance Price for maintenance services for each building listed below. Price shall include all labor, transportation and materials required to provide the Work specified in this solicitation, including filter replacements at the frequencies specified and replacement of drive belts as required for the equipment listed. No extra fees allowed.

Item	Facility	Tag Number	Equipment Description	Annual Maintenance Price
1	302	30-SF-001	SUPPLY FAN/MOTOR#1 1/3HP	\$
		30-WACU-001	HEAT PUMP	
2	56B	56-HVU-001	HEAT & VENT UNIT #1 550 MBH	\$
		56-SF-001	SUPPLY FAN/MOTOR#1 .75HP	
3	584	58/4-SF-001	SUPPLY FAN/MOTOR#1 0.5HP	\$
4	585	58/5-SF-001	SUPPLY FAN/MOTOR#1 0.5HP	\$
5	586	58/6-SF-001	SUPPLY FAN/MOTOR#1 1.5HP	\$
6	632	63-SF-001	SUPPLY FAN/MOTOR#1 1/25HP	\$
7	732	73-WACU-001	WALL A/C UNIT	\$
8	77	77-SF-001	SUPPLY FAN #1	\$
9	78	78-SF-001	SUPPLY FAN/MTR#1	\$
10	A1	A-ASU-001	CENTRAL STATION AIR HANDLER #1	\$
		A-ASU-002	CENTRAL STATION AIR HANDLER #2	
		A-ASU-003	CENTRAL STATION AIR HANDLER #3	
		A-ASU-004	AIR HANDLER #4, LOAD CENTER	
		A-SF-001	SUPPLY FAN/MOTOR#1 1.5HP	
11	AA	AA-ASU-001	AIR SUPPLY UNIT #1	\$
		AA-ASU-002	AIR SUPPLY UNIT #2	
12	BB	BB-ASU-1	AIR SUPPLY UNIT #1	\$
		BB-ASU-2	AIR SUPPLY UNIT #2	
13	C1	C-ACU-001	AIR CONDITIONING UNIT #1	\$
		C-HVU-001	HEAT & VENT UNIT #001 700 MBH	
		C-HVU-002	HEATING & VENT UNIT #2	
		C-SF-001	SUPPLY FAN #1	
14	CC1	CC-HRU-1	HEAT RECOVERY UNIT	\$
15	CFS	A/C-H-05	AIR CONDITIONER, CONTROL ROOM	\$
		HVU-H-1	HEATING & VENT UNIT #1 x	
		HVU-H-2	HEATING & VENT UNIT #2 x	
16	D2	D-ASU-001	AIR SUPPLY UNIT #1	\$
		D-ASU-002	AIR SUPPLY UNIT #2	
		D-ASU-003	AIR SUPPLY UNIT #3	
		D-SF-001	SUPPLY FAN/MTR#1 .75HP	

UOSA IFB # 21-08 Maintenance Agreement for HVAC Systems

17	DD2	DD-HVU-001	HEAT & VENT UNIT #1 550 MBH	\$
		DD-SF-001	SUPPLY FAN/MOTOR#1 1/3HP	
		DD-SF-002	SUPPLY FAN/MTR#2 1HP	
		E-MD-1B	MOTORIZED DAMPER/FILTERS #2	
18	F1	F1-ACU-1	A/C UNIT SERVER ROOM F1	\$
		F1-ACU-2	A/C UNIT PHONE ROOM F1	
		F1-AHU-1	AIR HANDLING UNIT F1	
19	G	G-ACU-001	AIR HANDLER #1 (COMPUTER RM)	\$
20	GTW	G-ASU-001	AIR SUPPLY UNIT #1	\$
		G-ASU-002	AIR SUPPLY UNIT #2	
		G-ASU-003	AIR SUPPLY UNIT #3	
		G-ASU-004	AIR SUPPLY UNIT #4	
		G-ASU-005	AIR SUPPLY UNIT #5	
		G-ASU-006	AIR SUPPLY UNIT #6	
21	H1	A/C-H-04	AIR CONDITIONER, TSO OFFICE	\$
		H-FLT-01	FILTER RACK, LOAD CENTER	
22	H2	H-ASU-001	AIR SUPPLY UNIT #1	\$
		H-HVU-001	HEAT & VENT UNIT #1 275 MBH	
		H-HVU-002	HEAT & VENT UNIT #2 275 MBH	
		H-HVU-003	HEAT & VENT UNIT #3 550 MBH	
23	HH	HH-ASU-001	AIR SUPPLY UNIT #1	\$
		HH-ASU-002	AIR SUPPLY UNIT #2	
24	I1	MD-FLT	FILTER RACK, LOAD CENTER	\$
25	J2	J-ASU-001	AIR SUPPLY UNIT #1	\$
		J-SF-001	SUPPLY FAN/MTR#1 1HP	
		J-SF-002	SUPPLY FAN/MTR#2 3HP	
26	JJ	JJ-ASU-001	AIR SUPPLY UNIT #1	\$
		JJ-ASU-002	AIR SUPPLY UNIT #2	
		JJ-HVU-001	HEAT & VENT UNIT #1 550 MBH	
27	K2	K-HVU-001	HEAT & VENT UNIT 275 MBH	\$
		K-SF-001	SUPPLY FAN/MOTOR 1/3HP	
28	L1	AHU-L-1	AIR HANDLING UNIT, CONTROL RM	\$
		HV-L-1	HEATING & VENT UNIT, PUMP RM	
29	L2	L-ASU-001	AIR SUPPLY UNIT #1	\$
		L-ASU-002	AIR SUPPLY UNIT #2	
		L-CSU-001	CEILING SUPPLY UNIT #1	
		L-HVU-001	HEAT & VENT UNIT #1 2475 MBH	
		L-HVU-002	HEAT & VENT UNIT #2 2200 MBH	
		L-HVU-003	HEAT & VENT UNIT #3 2200 MBH	
		L-HVU-004	HEAT & VENT UNIT #4 2475 MBH	
		L-HVU-005	HEAT & VENT UNIT #5 550 MBH	
		L-HVU-006	HEAT & VENT UNIT #6 550 MBH	
		L-SF-001	CABINET FAN #1	
		L-SF-002	CABINET FAN #2	
		L-SF-003	CABINET FAN #3	
		L-SF-004	SUPPLY FAN/MOTOR#4 .75HP	

UOSA IFB # 21-08 Maintenance Agreement for HVAC Systems

30	LB	LB-ASU-001	AIR SUPPLY UNIT #1	\$
		LB-ASU-002	AIR SUPPLY UNIT #2	
		LB-ASU-003	AIR SUPPLY UNIT #3	
		LB-ASU-004	AIR SUPPLY UNIT #4	
		LB-ASU-005	AIR SUPPLY UNIT #5	
		LB-CUH-001	CABINET UNIT HEATER (ENTRANCE)	
		LB-CUH-001	CABINET UNIT HEATER (ENTRANCE)	
		LB-HRC-001	HEAT RECOVERY UNIT	
31	N2	N2-SF-001	CABINET FAN/MTR#1 1.5HP	\$
		N2-SF-002	CABINET FAN/MTR#2 1HP	
32	N3	N3-SF-001	CABINET FAN/MTR#1 1.5HP	\$
		N3-SF-002	CABINET FAN/MTR#2 1HP	
33	O2	O-ASU-001	AIR SUPPLY UNIT #1	\$
		O-SF-001	CABINET FAN/MTR#1 1/5HP	
34	P	P-D-01	LOUVERS/VENT FILTERS	\$
35	Q	Q-ASU-001	AIR SUPPLY UNIT	\$
		Q-FF-001	FILTER-FRAME ASSEMBLY, GEN #2	
		Q-FF-002	FILTER-FRAME ASSEMBLY, GEN #3	
		Q-FF-1A	FILTER-FRAME ASSEMBLY, GEN #1	
		Q-SF-001	SUPPLY FAN/MOTOR #1	
36	S1	S-A/C-01	HEAT/COOLING UNIT,ELECT OFFICE	\$
37	S2	S-HVU-01	HEATING/VENT UNIT #1	\$
		S-HVU-02	HEATING/VENT UNIT #2	
		S-ASU-101	AIR SUPPLY UNIT #1	
		S-ASU-102	AIR SUPPLY UNIT #2	
		S-ASU-201	AIR SUPPLY UNIT #3	
		S-ASU-202	AIR SUPPLY UNIT #4	
		S-CUH-101	CABINET UNIT HEATER #1	
		S-CUH-102	CABINET UNIT HEATER #2	
		S-CUH-103	CABINET UNIT HEATER #3	
		S-CUH-104	CABINET UNIT HEATER #4	
		S-CUH-104	CABINET UNIT HEATER #4	
		S-HVU-101	HEAT & VENT UNIT #1 550 MBH	
		S-HVU-102	HEAT & VENT UNIT #2 400 MBH	
38	U	U-ASU-001	AIR SUPPLY UNIT #1	\$
		U-ASU-002	AIR SUPPLY UNIT #2	
		U-ASU-003	AIR SUPPLY UNIT #3	
		U-ASU-004	AIR SUPPLY UNIT #4	
		U-ASU-005	AIR SUPPLY UNIT #5	
		U-ASU-006	AIR SUPPLY UNIT #6	
		U-ASU-007	AIR SUPPLY UNIT #7	
		U-ASU-008	AIR SUPPLY UNIT #8	
		U-ASU-009	AIR SUPPLY UNIT #9	
		U-ASU-010	AIR SUPPLY UNIT #10	
		U-ASU-011	AIR SUPPLY UNIT #11	
		U-ASU-012	AIR SUPPLY UNIT #12	
		U-ASU-013	AIR SUPPLY UNIT #13	
		U-FCU-001	FAN-COIL UNIT #1	
		U-FCU-002	FAN-COIL UNIT #2	
		U-FCU-003	FAN-COIL UNIT #3	
		U-FCU-004	FAN-COIL UNIT #4	
		U-FCU-005	FAN-COIL UNIT #5	
		U-FCU-006	FAN-COIL UNIT #6	

		U-HVU-001	HEAT & VENT UNIT #1 1100 MBH	
		U-HVU-002	HEAT & VENT UNIT #2 1375 MBH	
		U-HVU-003	HEAT & VENT UNIT #3 1375 MBH	
		U-HVU-004	HEAT & VENT UNIT #4 1375 MBH	
		U-HVU-005	HEAT & VENT UNIT #5 2475 MBH	
		U-HVU-006	HEAT & VENT UNIT #6 2475 MBH	
		U-HVU-007	HEAT & VENT UNIT #7 2200 MBH	
		U-HVU-008	HEAT & VENT UNIT #8 3025 MBH	
		U-HVU-009	HEAT & VENT UNIT #9 825 MBH	
39	V1	AHU-V-1	AIR HANDLING UNIT #1	\$
40	V2	V-ASU-001	AIR SUPPLY UNIT #1	\$
		V-ASU-002	AIR SUPPLY UNIT #2	
41	Z2	Z-ASU-001	AIR SUPPLY UNIT #1	\$
		Z-SF-001	CABINET FAN/MOTOR#1 1HP	
TOTAL LUMP SUM				\$

Part 2

The following section to be used for miscellaneous maintenance services and repairs as needed and will not be considered for Bid Award. Any quotes requested by UOSA for additional work outside the scope of the above PM work must use the submitted rates.

A. LABOR

Labor rates shall be paid on the basis of time on the job site. Labor rates shall include all direct and indirect costs. General and administrative costs such as cost incurred for transportation of workers, material acquisition, handling and delivery for movement of contractor owned or rental equipment, and projected supervision and profit, are not chargeable directly but are considered overhead and must be included in the labor rates. Mark rates that are not applicable with N/A.

Craft	Regular ¹	Overtime ²	Double Overtime ³
Certified HVAC Technician			
HVAC Helper:			
Licensed Electrician			
General Laborer			
Sheet Metal Mechanic			
Other: _____			
Other: _____			
Other: _____			

¹ Up to 40 hours/week, Monday through Friday

² Above 40 hours/week, Monday through Friday

³ Weekends, holidays and overnight work (after 9 pm)

- B.** The Contractor may be required to use contractor-owned equipment to fulfill the requirements of the contract. Equipment rates are excluding operators. Mark rates that are not applicable with N/A.

Equipment	Hourly Rate¹	Daily Rate	Weekly Rate
Crane			
Man-Lift			
Forklift			
Other_____			
Other_____			
Other_____			

¹ 4 hrs minimum

- C.** MATERIALS, RENTAL EQUIPMENT AND SUBCONTRACTORS

Bidders to specify a discount (%) off manufacturer's list price for parts purchased that are not part of the original contract: _____%.

The Contractor may be required to provide rental equipment and subcontractors to fulfill the requirements of the contract. If the Contractor provides materials and/or subcontractors, the compensation will be based on the actual cost with a mark-up equal to the percentages provided below. The Contractor shall make every attempt to obtain the lowest price for the materials and rental equipment to which the percentage mark-up will be applied.

Item	Mark-up [%]
Subcontracting	
Rental Equipment	

End of Attachment - D



Attachment E -Solicitation Response Form

IFB Number: 21-08

Title: Maintenance Agreement for HVAC Services

Company Identification

Name _____
Mailing _____
Address _____
Remit _____
Address _____
FEIN # _____

Contact Name _____
Title _____
Phone _____
Fax _____
Email _____
VA SCC ID # _____

**Pursuant to VA Code § 2.2-4311.2, an offeror organized or authorized to transact business in the Commonwealth must include its VA SCC provided ID# or proof of pending application for SCC authorization. If offeror is exempt from SCC authorization requirement they shall include, as a separate attachment, a statement accurately and completely reflecting why the offeror does not need to be so authorized. See Section 2.2 in the Standard Terms and Conditions.*

Company Classification

Principal place of business located in (state) _____ State of incorporation _____

Check one: Sole Prop. ☐ Partnership ☐ Limited Partnership ☐ Corporation ☐ Limited Liability Corporation ☐

Check all that apply: Small ☐ Women Owned ☐ Minority Owned ☐ Service Disabled Veteran Owned ☐

Addenda Receipt Confirmation:

Addendum # _____ ☐, Addendum # _____ ☐, Addendum # _____ ☐, Addendum # _____ ☐, Addendum # _____ ☐

Confirmation of Compliance to Solicitation Requirements, Terms and Conditions

The undersigned offers and agrees to furnish the goods, and/or services requested in solicitation [] in accordance with the attached offer. The undersigned certifies that they have read and understand all standard and supplemental terms and conditions provided in the aforementioned solicitation including but not limited to Standard Terms and Conditions Section 2.1 - Collusion, Section 2.2 - Compliance with Laws and Section 2.9 - Ethics in Public Contracting.

The attached offer is in accordance with all specifications and offeror accepts all terms and conditions contained in and incorporated by reference into the solicitation,

☐ with no exceptions.

☐ with the following exceptions/modifications (provided as separate attachment).

Note: Any material exceptions to solicitation specifications, terms or conditions will render an offer non-responsive. UOSA, in its sole discretion, will determine what constitutes a material exception.

Authorized Signature _____
(must be original, ink signature)

Date _____

Printed Name _____

Title _____

Submission Checklist – The following documents and forms are required as part of your submission. See Section 1.10

Solicitation Response Form (this form) _____

Attachment B - References _____

Attachment D - Bid Summary Sheet _____