ADDENDUM NUMBER TEN

TO

JPL REQUEST FOR PROPOSAL (RFP) NUMBER SCO-552785

FOR

FACILITIES MAINTENANCE AND OPERATIONS SERVICES AT JPL

NOVEMBER 6TH, 2002

Except as specifically modified herein, this RFP remains unchanged.

Proposers are reminded that receipt of this Addendum must be acknowledged on Attachment A-1 to the RFP.

Questions received through 12:00 Noon on Wednesday, November 6th, 2002 are addressed in this Addendum. If an answer to a question has not yet been developed, the question is so noted.

A. Questions received between October 30th, 2002 and November 05th, 2002 (excluding those questions answered in Addendum Number Nine):

1. Reference APPENDIX 15.4, ITEM 8.

   Question: Is the Wisconsin engine/compressor (bldg. 230) one of the two compressors shown in attachment 2 for building 230? Will jpl provide information for this piece of equipment? **Assume that this is an emergency compressor to provide generator starting air and not one of the two compressors listed for building 230.**

   Answer: The Wisconsin engine (18 h.p.) drives the air compressor, which provides starting air to the Engine Generators.

2. Reference APPENDIX 15.4, ITEM 9.

   Question: We are unable to find a listing for the Bldg. 202 ups system in the appendix 2 equipment list. Will JPL provide a description of this UPS? Is it rotary, static, hybrid? what size is it (KVA), etc?

   Answer: Item 9, Appendix 15.4 requires maintenance of only the batteries and filters of the referenced 150 kVA UPS system. The UPS proper will be maintained by others.

3. Reference APPENDIX 15.4, ITEM 10.

   Question: Do all stationary generators (APPENDIX 16.10) have autostart capability? If not, will JPL provide information on how many generators have autostart?

   Answer: All stationary generators shown in Appendix 16.10, with the exception of M8825, have autostart capability.

4. Reference APPENDIX 15.4, ITEM 12.

   Question: No data has been provided on the number of handholes. Will JPL provide information on the number of handholes to be serviced?

   Answer: At the present time, there are approximately 127 handholes known to exist at JPL.

5. Reference APPENDIX 15.4, ITEM 13.

   Question: No data has been provided on the number of manholes. ADDENDUM 4, PARAGRAPH D, ITEM 3, states that proposers may review JPL plans to determine the number of electrical manholes. Will JPL provide an estimated number that all proposers may use for estimating purposes?

   Answer: At the present time, there are approximately 172 manholes known to exist at JPL.

6. Reference APPENDIX 15.4, ITEM 19 AND ATTACHMENT 16, f. (2) (f), UNINTERRUPTABLE POWER SUPPLY (UPS).

   Question: We are unable to find a listing for the Bldg. 230 UPS system 1 & 2 in the Appendix 2 equipment list. Will JPL provide a description of this UPS? Is it rotary, static, hybrid? What size is it (KVA), etc? The requirements for preventive maintenance specified for UPS systems in Attachment 16 appear to be more comprehensive than the PM requirements specified in Appendix 15.4 which appear to be primarily battery system checks. For example, Attachment 16 specifies measurement of harmonic content, static switch operation, and annual testing of conductor impedances and junction voltages. These tasks are not mentioned in appendix 15.4 PM tasking. Which PM specifications should proposers respond to?

   Answer: Attachment 2, Revision 1 describes all of the battery systems associated with UPS. Attachment 16,Paragraph f.(2) (f) and Attachment 17, Paragraph e) (2) establishes the requirements for maintaining the UPS.

   The UPS in Building 230 is a static system comprised of 3x500 kVA modules with a paralleling cabinet. EPE Model No. 4500T480-480-MM.

   JPL is currently working to replace this system with a state of the art rotary system which may be in place by the time of contract start.

7. Reference Amendment 7, Appendix 11.2 Historical Data for G, PGM, ROI and SFOF.

   Question: The Notes state that the data reflects only labor, material and *services* without overhead or profit. Please define “services” component.

   Answer: “Services” used in the context of this reference is for costs relating to sub-contracted services.

8. Specimen Contract

   Question: Does JPL have a preference whether the offerors include the required executed Contract within the Price volume Proposal Volume, or would you prefer it in a separate, stand-alone volume?

   Answer: Please see Addendum 9.

9. Attachment 15.3 This attachment requires annual magna-flux testing of all hooks, hanger rods and load lifting devices. Currently some hooks are painted and all Hanger Rods and lifting beams are painted.

   Question 9A: In order to Magna-Flux test these devices all paint and coatings must be removed. Does JPL want the contractor to strip the paint and repaint each of these devices each time magna-flux testing is done? If sandblasting or removal of certain devices is required to accurately perform the testing, this test can be more destructive than non-destructive, as it is intended.

   Answer: Please refer to Appendix 15.3, Attachment 22 and NASA Standard 8719.9, Standard for Lifting Devices and Equipment for specific requirements.

   Question 9B: Devices in high bay clean rooms will take considerable time, effort and expense to perform this test annually on all devices and may not be able to be executed at all based on work conducted in those clean rooms during the time of annual inspection. Will the contractor be given an extension in cases where JPL projects cannot be interrupted?

   Answer: Please see Paragraph 2.2.2.3.5.4 of the Specimen Contract.

   Question 9C: Is the considerable expense of Magnaflux testing of devices (other than hooks) annually in clean rooms worth the possible benefit or would JPL consider a longer frequency on Hanger Rods and lifting devices such as every 5 years?

   Answer: Please refer to Appendix 15.3, Attachment 22 and NASA Standard 8719.9, Standard for Lifting Devices and Equipment for specific requirements.

10. Addendum 4 Page 8.

    Question: When will the detailed information gathered at the October 2 meeting between Sempra and JPL be posted to the web as discussed in Addendum 4 page 8 question number 2.

    Answer: Please see Addendum 9.

11. Reference 1. Appendix 15.4 item 24, which requires monthly PM of generators (SFOF) including task 24.7 to check fuel level.

    Question 11A. Does JPL provide the fuel supply for the SFOF generators?
    Question 11B. If the contractor is expected to provide fuel, can JPL provide historical fuel requirements?

    Answer: Please see Attachment 16, Section f, Paragraph (2), Sub-paragraph (e). The M&OS Contractor shall be responsible for supplying fuel to all generators included in this RFP The historical fuel consumption over the past three (3) years are shown below:

Fiscal Year	*SFOF Generators*	*Other Standby Generators (Gasoline)*	*Other Standby Generators (Diesel)*
2000	*4108*	*885*	*1969*
2001	*8509*	*409*	*1080*
2002	*18961*	*471*	*1046*

12. Reference 2. Addenda 8 question 6 and RFP general instructions paragraph 2.1.3.

    Question: Are all RFP related documents posted on the web site including the appendices and attachments considered part of the completed contract required to be submitted with the proposal?

    Answer: Please see Addendum 9.

13. Addendum 8 adds three new buildings (with 8 working days until submission – let alone until ship date) This impacts all stages of the estimate. It also impacts subcontractors – requiring revised quotes affecting overall turnaround time. Is the equipment noted in the addenda contained in the current equipment list? Are specific PMs required beyond what is currently provided? If not, we need to know the frequencies & step details to estimate the added requirements.

    Answer: Per Addendum 9, the due date for Volume 1 and Volume 3 of the proposal, and the completed contract, has been extended to 3:00 p.m. Pacific Standard Time on November 19, 2002.

    The three new buildings and associated equipment shown in Addendum 8, Paragraph B are not separately listed either in Attachment 1 or Attachment 2, Revision 1. PM's and other tasks will be identical to that required for items of equipment listed in Attachment 2, Revision 1 and the appropriate PM/PT&I/PGM maintenance schedules

14. Addendum 4, paragraph B, mentioned that Attachment 16, paragraph k, has been revised to incorporate new requirements for aboveground storage tanks. We are still awaiting posting of revised Attachment 16, current version is dated 8/7/02 which stops at paragraph j.

    Answer: An updated Attachment 16, including paragraph k, is included with this Addendum and is being posted to the web site.

15. Awaiting updated information mentioned in addenda such as revision of Attachment 2 (Addendum 8), MAXIMO modules (Addendum 8).

    Answer: Since the RFP includes all Addenda, proposers are reminded that minor revisions, if any, will only appear in the Addenda. These minor revisions will be incorporated in a final version of all appropriate Appendixes and Attachments.

16. Additional data from Appendix 12.1, not provided with Appendix 12.2. In light of the drastic changes in labor and material burn rates from Appendix 11.2 the manhours and costs to complete are essential.

Answer:

CATEGORIES	***WORK ORDERS AVG. PER MONTH COUNT***	***AVG. TIME PER WORK ORDER HOURS***	***AVG. COST PER WORK ORDER DOLLARS ($)***
Total 'Repair' Work Orders < $2,000	*9.57*	*26.79*	*$ 1,029.37*
Total 'Repair' Work Orders >= $2,000 and < $7,000	*3.77*	*38.01*	*$ 3,183.48*
Total 'Repair' Work Orders >= $7,000 and < $50,000	*0.44*	*73.78*	*$ 11,777.39*

DATA GATHERED FROM CMMS FROM OCTOBER 01, 1998 THROUGH JULY 26, 2002

17. Reference: Attachment 16, Page 6 of 7, paragraph f. (2) (g).

    Question: We are unable to find a listing for 400 hz motor generators and associated equipment in Attachment 2. Will JPL provide this information?

    Answer: Paragraph f. (2) (g) of Attachment 16 has been revised to include this information. Revisions are shown in red bold type highlighted in yellow.

18. Reference: Appendix 15.4, Item 20.

    Question: How many cells are there in the UPS –ALCAD LP-200 battery system/ Building 230 Room 11A? What ups system is this battery system associated with? Is this equipment number S2608 (battery for circuit breaker) shown in attachment 2?

    Answer: There are 37 cells in the Alcad LP-200 battery system which serves the circuit breaker controls on switchboard 12AB. The equipment number for this system is S2608. Appendix 15.4 has been revised to reflect corrections made to the descriptions.

19. Reference: Appendix 15.4, Item 21.

    Question: How many cells are there in the UPS –switchgear ALCAD SYSTEM(3)/Building 230 Rooms 14 and 36? What UPS - switchgear system is this ALCAD BATTERY SYSTEM associated with?

    Answer: There are 37 cells in each of these battery systems. Batteries in Room 14 serve breaker controls on Switchboards 1A and 2A, and batteries in Room 36 serve breaker controls on Switchboards 3A and 3B. Appendix 15.4 has been revised to reflect corrections made to the descriptions.

20. Reference: Appendix 15.4, ITEM 22.

    Question: How many cells are there in the UPS –ALCAD SYSTEM/Building 264 Room 132? What UPS system is this ALCAD BATTERY SYSTEM associated with?

    Answer: There are 24 C&D batteries for breaker control on switchboards 6A and 9A in Room 132. Appendix 15.4 has been revised to reflect corrections made to the descriptions.

21. Reference: Appendix 15.4, Item 23.

    Question: How many cells are there in the UPS –Building 264 West annex system? What UPS system are these batteries associated with?

    Answer: There are 120 C&D batteries for the Piller Rotary type UPS. Each battery has 4 cells each. Appendix 15.4 has been revised to reflect corrections made to the descriptions.

22. Reference: Attachment 2, Rev 1, revised equipment list

Question: We can find only one UPS system in the equipment list. will JPL provide additional information on UPS systems?

EQ #	Key Word	Description	Bldg #	Location
UPS3109	ELECTEQ	POWER SUPPLY, UNINTERRUPTIBLE	310	128

Answer: Attachment 2, Revision 1 describes all of the battery systems associated with UPS. Attachment 16,Paragraph f.(2) (f) and Attachment 17, Paragraph e) (2) establishes the requirements for maintaining the UPS.

23. Appendix 25.1 states that debris cleanup and hardscape blowing of paved areas, patios, and curbs should be performed daily. Attachment 25 paragraph f.(1)(a) indicates cleaning should be performed two times per week. It is also noted that PM workload from Appendix 15.7 does not address this work. Which standard applies?

Answer: Appendix 25.1 has been revised to require debris clean up and hardscape blowing two times per week.

24. Appendix 15.7, Item 9 states all fertilization should be performed semi-annually. Appendix 25.1 states trees and shrubs are to be fertilized once a year, ground cover twice a year and lawns six times a year. Please clarify.

Answer: Item 9,Appendix 15.7 has been revised to refer proposers to Appendix 25.1. Appendix 25.1 has been revised to require fertilization of trees and shrubs annually; ground cover and lawns on a semi-annual basis.

25. Appendix 15.7, Item 4. Lawns are to be mowed weekly. Appendix 25.1 indicates moeing is to be performed weekly April through November and every two weeks December through March. Please clarify.

Answer: Item 4,Appendix 15.7 has been revised to refer proposers to Appendix 25.1. Appendix 25.1 describes the requirement for mowing lawns.

26. The M&OS Contractor Responsibilities identified in paragraph 1.a) states that Sempra Energy Solutions, Inc. (SES) will provide a stock of lamps and ballasts for (eight of the nine Energy Intensive Facilities).
Question: Will Sempra provide lamps only after installation of the new light fixture or for the life of the contract?

Answer: Sempra Energy Solutions, Inc (SES) will provide the following items of materials for warranty replacements during their respective warranty periods. The M&OS contractor shall be responsible for all labor and materials after the expiration of the SES warranty period of these items.

Material	***SES Warranty Period***	***Quantity of Replacements provided by SES***
T-8 Lamps	*2 years*	*225 of T-8 lamps*
Electronic ballasts	*5 years*	*10 for 2-lamp fixtures, 10 for 3-lamp fixtures, 10 for 4-lamp fixtures*
Energy saving magnetic ballasts	*3 years*	*10 for 2-lamp fixtures, 10 for 3-lamp fixtures, 10 for 4-lamp fixtures*

Other magnetic ballasts	*2 years*	*10 for 2-lamp fixtures, 10 for 3-lamp fixtures, 10 for 4-lamp fixtures*
Compact fluorescent lamps	*1 year*	*2 of each type of lamp*
HID Lamp	*2 years*	*2 of each type of lamp*
HID ballasts	*2 years*	*2 each*
All other lamps	*1 year*	*2 each*