

## Questions and Answers #2 1333MF26Q0105 (23-488)

### Fire control monitoring and inspection services

All questions were due by 9/9/26 at 10am EST.

**Q1** - Approximate square footage for Buildings 301, 302, 303, 305, 306, and the Maintenance Archive

*A1: 301 - 259sf, 302 - 455.27sf, 303 - 308sf, 305 - 203sf, 306 - 457sf, MA - 516sf*

**Q2** - Floor plans, existing alarm drawings, or approximate dimensions for the Boat Barn, Turtle Barn, Wet Lab, and Turtle Hospital;

*A2: Boat Barn - 285sf, Turtle Barn - 323sf, Wet Lab - 382sf, Turtle Hospital- 165sf*

*As-Builts are not available for distribution*

**Q3** - The number, size, type, and location of the domestic and fire-line backflow assemblies;

*A3: Total Number of backflow devices are 16, last inspected January 12, 2026*

**Q4** - Clarification of Q&A item 7: the fourth entry repeats "Turtle Barn" with 3 pull handles, 3 horn/strobes, and 1 control panel, while the SOW identifies Turtle Hospital as the fourth facility. Are those quantities intended for Turtle Hospital?

*A4: the turtle hospital and turtle barn are two separate buildings*

**Q5** - The solicitation requires the Quoter to provide written documentation demonstrating a minimum of five years of relevant experience in installing, inspecting, testing, repairing, maintaining, and ensuring the operational readiness of fire alarm systems, fire extinguishers, and backflow prevention devices.

Amendment/Q&A No. 1 further clarifies that the prime contractor may rely on qualified subcontractor personnel to satisfy applicable technical certification and manufacturer authorization requirements.

Accordingly, please confirm whether the prime contractor may also rely on the documented relevant experience of a proposed qualified subcontractor or teaming partner to satisfy the minimum five-year experience requirement, provided that such subcontractor will perform the applicable technical scope under the prime contractor's management and oversight.

*A5 - The Prime contractor needs to have the relevant requirements as well as any proposed subcontractors. It is ultimately up to the prime to confirm requirements have*

*been satisfied by any proposed subcontractor, therefore the prime needs to have the same relevant experience. Please remember that this is set aside 100% for small business, so Prime and Subs should be registered and active as small business under NIACS 238220.*

Q6 - As-Built Plans:

Could you please provide us with a copy of the current As-Built plans for the properties?

**A6:** *As-Builts are not available for distribution*

Q7 - Fire Alarm Design / Second Campus:

Were these properties previously surveyed or designed by a Fire Protection Engineer or licensed fire alarm designer to determine the required quantities and locations of pull stations, strobes, notification devices, etc.?

Additionally, is there a specific reason the scope is requesting four separate fire alarm control panels at the second campus, rather than one main FACP with three associated power supplies/boosters, if the system design and code requirements would allow for that configuration?

My concern is that four independent control panels could potentially require four separate monitoring accounts/contracts, whereas a properly designed single-system configuration could potentially allow the location to operate under one monitoring account. I would like to better understand the intent behind the specified configuration before we price it.

*A7: Locations at "second location" (4900 Fort Crocket) mission have changed and therefore the requirement to be in compliance is required. Quantities were based on previous facility managers notes.*

*The reason that there are four additional panels listed is because there are four separate buildings, following the same manner that the main campus is configured.*

*The intent is to have a single monitoring contract for both locations, as there is a single responsibility for responding to alerts.*

Q8 - Corrective Repairs – Question #9:

Under Question #9 of the Questions & Answers attachment, we are asked to include corrective repairs in our proposal. Could you please clarify how you would like bidders to account for these repairs?

In order to provide accurate repair pricing, we would typically need to inspect and evaluate the existing systems first to determine the actual deficiencies and extent of

corrective work required. Without an existing deficiency report or detailed scope of repairs, I am concerned that providing a repair cost at this stage would be speculative.

Would you prefer that we provide unit pricing/labor rates for future corrective repairs, an allowance, or is there an existing deficiency report that we should use to develop this portion of the proposal?

*A8: This is based on initial inspection based onsite visit determinations.*

Q9 - We would like to request clarification regarding Question 7 – New Fire Alarm Installations. The response lists the following locations:

Boat Barn

Turtle Barn

Wet Lab

Turtle Barn

*A9: Yes, new installation at the four buildings listed above. Neither of the buildings have Fire Alarm Panels, pull boxes, horn/strobes, and detectors installed.*

Because the Statement of Work identifies the four installation locations as the Boat Barn, Turtle Barn, Wet Lab, and Turtle Hospital, please confirm whether the fourth line in the Q&A is intended to read:

Turtle Hospital – Pull Handle: 3, Strobe/Horn: 3, Control Panel: 1

Q10 - Does the government have a current list of all known deficiencies that must be included in the initial price?

*A10: The details for the panels are listed below per building (details as they have been presented to me:*

- 1. Bldg 301 - Has error for sensor (dialer is over copper should be changed to cellular as industry standard with surge protection)*
- 2. Bldg 302 - is not functioning due to water damage (would recommend replacement), one detector also damage by water*
- 3. Bldg 303 - Has error for heat sensor error (dialer is over copper should be changed to cellular as industry standard with surge protection)*
- 4. Bldg 306 functioning properly, but not reporting to monitoring agency (dialer is over copper should be changed to cellular as industry standard with surge protection)*
- 5. Bldg 307 not powered on unknown issue (dialer is over copper should be changed to cellular as industry standard with surge protection)*

6. *Bldg MA not powered on unknown issue (dialer is over copper should be changed to cellular as industry standard with surge protection)*

Q11 - Are floor plans, building square footage, ceiling heights, wall construction, occupancy classifications, and existing utility information available?

*A11: square footage is answered in Q1 and Q2 above - The government does not have floor plans or as built to provide at this time*

Q12 - Are as built plans available?

*A12: See response to Question #6*

Q13 - Have these buildings previously been surveyed in order to determine the amount of pull stations, strobes/horns and control panels?

*A13: Data based on notes from predecessor.*

Q14 - Can you provide the size, manufacture date and exact count of each extinguisher type?

*A14: Please see the labeled Attachment Fire Extinguisher Report.*

Q15 - Are most recent inspection reports available?

*A15: Last inspection was conducted on August 2026*

Q16 - How many extinguishers currently require recharge, six-year maintenance, hydrostatic testing, or replacement?

*A16:*

1. Total number of extinguishers: *100*
2. Six-year maintenance: *last inspection was conducted August 2026*
3. Hydrostatic testing, or replacement: *Assumption is all extinguishers require this as no data is available.*
4. How many extinguishers currently require recharge: *41 units used for training (detailed in attachment).*
5. Six-year maintenance: *last inspection was conducted August 2026*

Q17 - Should pricing be separated by building and service category?

*A17: Pricing should be separated by both service category and building, but presented as a total.*

Q18 - Are taxes applicable, or is the project tax-exempt?

*A18: The Federal government does not pay taxes, however we can not dictate state and local tax requirements on vendors. NOAA will not be issuing tax exempt purchasing documentation for material purchasing, however the contract itself will be tax exempt as the Federal Government does not pay taxes.*