

Request for Expression of Interest

HVAC, Mechanical, and Plumbing Services for Research and Education Campus (REC)

1. INTRODUCTION

Battelle Energy Alliance, LLC (BEA), Management & Operations Contractor for the U.S. Department of Energy (DOE) owned Idaho National Laboratory (INL), is seeking Expressions of Interest (EOI) from prospective offerors to provide maintenance services at the REC leased facilities located in Idaho Falls, ID.

2. PROCESS

BEA is seeking qualified firms to compete for the award of a service subcontract in support of REC facilities. Responders to this EOI, based on information provided, may receive a Request for Proposal (RFP) to for these maintenance services.

The purpose of this EOI is to (1) provide advanced notice of this RFP which is expected to be issued in February of 2019, and (2) seek a qualified contractor to provide mechanical services. Provision of the information, requested below, does not guarantee that your company will receive a subsequent RFP.

3. PROJECT DESCRIPTION

There are approximately 18 facilities and parking lots located on the REC that require HVAC, Mechanical, and Plumbing maintenance services. The majority of the facilities are centrally located in Idaho Falls, while a small portion are located in satellite areas. There are multiple laboratories located at REC with once through ventilation systems.

There are also bus lots located in Rigby, Blackfoot, Pocatello, and Mackay that will require some occasional maintenance activities.

3.1 HVAC/Mechanical Maintenance

Primary HVAC equipment includes: building mechanical room air handling units (cold deck, hot deck and return fans are included), roof-top air handling units, split AC systems, computer room air conditioning (CRAC) units, chillers, plate and tube heat exchangers, pumps, fans, motors, VFDs, filters, gas fired water and hot water boilers, cooling towers, condensing units, air compressors, large rooftop axial plume fans, including all the associated distribution piping and ducting for these systems.

The newer systems are digitally controlled, and the older systems are pneumatically controlled or a combination of pneumatic and digitally controlled. Associated equipment includes, but is not limited to, control devices for the above equipment, consisting of thermostats, duct terminal boxes, dampers, motors, valves, switches, relay time clocks, air monitor equipment, thermometers, gauges, sensors and all ducting, insulation, pneumatic, and electric components that are included in the primary HVAC systems.

Additional services will include modifying and repairing refrigeration - hermetic, semi-hermetic, mechanical, screw, scroll and centrifugal units to 1100 tons; air conditioning, ventilation, computer rooms; process coolers; ice machines; evaporative cooling; air

compressing and related control systems, including pneumatic, and building control systems equipment. Work will include difficult installation tasks involving assembly, testing, calibrating, and initial setup and adjustment of temperature control and environmental control systems such as air conditioning plants, air environmental control systems, air distribution systems and complex dual equipment cooling installations, specialized refrigerated warehouses and facilities, and evaporative mechanical ventilation, and dehumidification systems.

Services will also include installing new or repaired components and performing complex modifications of systems and components in accordance with applicable electrical publications and directives. The maintenance and repair of specialized laboratory equipment such as fume hoods, bio-clean systems, vacuum systems, and refrigeration systems. Completion of complex repairs of system components such as compressors, condensers, heat pumps, regulators, fluid and refrigerant gas lines valves, meters, gauges, thermostats, pumps, mechanical linkage, and electrical sensing, switching and controlling devices including pneumatic controls, variable speed drives, digital controlled devices, electronic, hydronic heating and cooling and economizer systems.

Brazing and welding will need to be performed on refrigerant or glycol piping systems. The welds shall be performed in accordance with the INL Weld Manual, and a weld procedure qualification will be required by the performer.

Mechanical and HVAC work may require the use of authorized factory technicians from Kaiser, Liebert, Carrier, Ingersol-Rand, Rocky Mountain Cummins, and Sabol & Rice. Additional specialty subcontractors may be required to assist in maintenance and repair of specialized systems. The subcontractor will be required to obtain these services from a qualified subcontractor and provide proof that these services, performed by the subcontractor, are fair and reasonably priced.

3.2 Plumbing Maintenance

Plumbing maintenance and repair includes, but is not limited to: installation of new replacement equipment, preventative maintenance, and repair of plumbing systems, such as sewer systems, potable water systems, natural gas, compressed air, argon gas, nitrogen gas, and other gas systems, large diameter piping systems using Victaulic and flanged connections, minor installation and repair of building piping systems, maintenance and repair of Nuova Distribution Espresso Machines, Propress operation, and other plumbing tasks as requested by BEA.

Work to include assembling, installing, and repairing pipes, fittings and fixtures of heating, water, and drainage systems, according to specifications and plumbing codes, study building plans and working drawings to determine work aids required, and sequence of installations. Inspections of structure to ascertain obstructions to be avoided to prevent weakening of structure resulting from installation of pipe, and locate and mark position of pipe and pipe connections and passage holes for pipes in walls and floors. Cutting openings in walls and floors to accommodate pipe and pipe fittings, using hand tools and power tools, cut and thread pipe, using pipe cutters, cutting torch, and pipe-threading machine, bend pipe to required angle by use of pipe-bending machine, or by placing pipe over block and bending it by hand.

Assembly and installation of valves, fittings, and pipes composed of metals, such as iron, steel, brass, and nonmetals, such as glass, vitrified clay, and plastic. Joining pipe by use of screws, bolts, fittings, solder, brazing, Propress, Swagelock, plastic solvent, and caulks joints. Perform hydrostatic, pneumatic, and in-service pressure tests on repaired and modified systems. Install and repair plumbing fixtures, such as sinks, commodes, bathtubs, water heaters, hot water tanks, reverse osmosis systems, de-ionized water systems, garbage disposal units, dishwashers, laboratory sinks, and water softeners. Repair and maintain plumbing by replacing washers in leaky faucets, mending burst pipes, opening clogged drains, and weld holding fixtures to steel structural members.

Plumbing maintenance and repair work may require the use of specialized subcontractors, such as pipe insulators, sewer service, video inspection, asbestos removal, etc. The subcontractor may be required to obtain these services from a qualified subtier and provide proof that these services, performed by the subtier, are fair and reasonably priced.

3.3 Specialty Equipment Moves

Laboratory equipment will be required to be disassembled, packaged, transported, and installed. The use of boom trucks/cranes, manlifts, forklifts, material jacks, material lifts, air skates, toed jack, etc, and qualified equipment operators will be required to perform various equipment moves. Equipment is unique and can require operators to obtain specific training in order to complete disassembly. Fabrication of packaging units may be required occasionally, due to the unique structure of some equipment.

4. ANTICIPATED MAN POWER AND QUALIFICATION EXPECTATIONS

Offeror must have ability to provide 3 HVAC Journeyman, 3 Mechanical Journeyman, and 3 Apprentices. These personnel will be utilized, for the REC maintenance services, on year round, 40 hour week basis, with overtime occurring regularly.

Additional manpower may be required to accommodate outages, installations, or large maintenance operations, etc.

The following is a list of certifications / qualifications that will be required to perform maintenance services at REC.

- Satisfactory completed 11 months of formal HVAC schooling, or graduation from an approved apprenticeship program
- Proof of HVAC technicians' EPA License
- Proof that technicians have ability to perform zero energy verification in LOTO
- Liebert Certified HVAC Technician, with minimum of 2 years' experience
- Fulton Bolier Certification, with minimum of 2 years' experience
- Misubishi Certification, with minimum of 2 years' experience
- Zoomlock Training for non-welded ACR joints, with minimum of 2 years' experience
- 30 Hour OSHA Certification
- Propress Training
- Swagelock certified installers

- Nuova Distribution Espresso machine Training
- Welder Certifications
- Fork Lift Training
- Man Lift Training
- Signalman and rigging certification
- Boom Truck Operators NCCCO certified
- CPR & First Aid Training

5. SUBMITTAL

Interested parties are requested to provide expressions of interest (via email) to, Zachary.Bennett@inl.gov, by close-of-business on **02/22/2019**.

Sufficient written information confirming the offeror's qualifications that address each of the following criteria must be included:

- A Statement of Interest to provide a proposal for this service contract
- Financial and bonding capacity
- Safety record: provide Experience Modification Rates and OSHA 300 logs/300A summaries of each for the previous 3 years
- Identify managerial resources and management plan
- A company profile / resume providing sufficient detail of capabilities and to confirm successful experience with similar service contracts, including:
 - Demonstrated experience working with government agencies.
 - Demonstrated experience and expertise with maintenance and repair of the above listed equipment types.
 - Demonstrated experience with service contracts under the Service Contract Act.
 - Experienced office staff adequately trained and capable of maintaining compliance to all applicable Labor Laws.
 - Experienced office staff capable of providing detailed cost estimates, submitting quarterly chemical inventor reports, vendor data submittals, tracking multiple receipts, time sheets, and compiling invoices in Microsoft Excel and Adobe.
 - Demonstrated experience in contracting and managing multiple subtiers.
 - Copies of associated certificates or licenses
- Provide evidence of company's ability to obtain and maintain a Foreign Ownership, Control of Influence (FOCI) security clearance.