

SECTION 1 - THE SCHEDULE

CONTINUATION TO SF-1449
RFQ NUMBER SRP380-14-Q-0099
PRICES, BLOCK 23

I. PERFORMANCE WORK STATEMENT

- A. The purpose of this firm fixed price contract is for the Contractor to provide all labor, materials, tools, supplies, equipment, transportation and supervision, unless otherwise indicated, in performing **water treatment services** for the chillers, air handling units, fan coil units and cooling towers, located at the Chancery and Seafront Compounds. (including the NOX1, NOX2 and NOX3 Buildings), American Embassy Manila, in accordance with the description/ specifications and work statement in **Attachment 1**.
- B. The contract will be for a one-year period from the date of the contract award, with three (3) one-year options to renew.
- C. The U.S. Government will supply all expendable materials, supplies and chemicals required for the Contractor to perform these services, to include, but not limited to electricity, coil cleaner, all-purpose detergent, water, etc., as stated in the Attachment 2 – Government Furnished Materials/ Equipment.

QUALITY ASSURANCE AND SURVEILLANCE PLAN (QASP)

This plan provides an effective method to promote satisfactory contractor performance. The QASP provides a method for the Contracting Officer's Representative (COR) to monitor Contractor performance, advise the Contractor of unsatisfactory performance, and notify the Contracting Officer of continued unsatisfactory performance. The Contractor, not the Government, is responsible for management and quality control to meet the terms of the contract. The role of the Government is to monitor quality to ensure that contract standards are achieved.

Performance Objective	Scope of Work Para	Performance Threshold
<u>Services.</u> Performs all shipping and packing services set forth in the scope of work.	1. thru 19.	All required services are performed and no more than one (1) customer complaint is received per month.

- 1. **SURVEILLANCE.** The COR will receive and document all complaints from Government personnel regarding the services provided. If appropriate, the COR will send the complaints to the Contractor for corrective action.

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A. BASE YEAR

The firm-fixed price for the base period of the contract (starting on the date stated in the Notice of Award and continuing for a period of 12 months) to perform all work described in the contract is:

	DESCRIPTION	Monthly Cost	Annual Cost
1	MONTHLY SERVICES	₱	₱
	TOTAL		₱

B. FIRST OPTION YEAR

The firm-fixed price to perform all work described in the contract is:

	DESCRIPTION	Monthly Cost	Total Cost
1	MONTHLY SERVICES	₱	₱
	TOTAL		₱

C. SECOND OPTION YEAR

The firm-fixed price to perform all work described in the contract is:

	DESCRIPTION	Monthly Cost	Total Cost
1	MONTHLY SERVICES	₱	₱
	TOTAL		₱

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D. THIRD OPTION YEAR

The firm-fixed price to perform all work described in the contract is:

	DESCRIPTION	Monthly Cost	Total Cost
1	MONTHLY SERVICES	₱ _____	₱ _____
	TOTAL		₱ _____

E. GRAND TOTAL. The grand total for the base + three (3) one-year options is

Base Year Total	₱ _____
First Option Year Total	₱ _____
Second Option Year Total	₱ _____
Third Option Year Total	₱ _____

GRAND TOTAL (A+B+C+D)	₱ _____
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III. VALUE ADDED TAX

The U.S. Government is exempt from payment of taxes as a qualifying entity under Section 3 (b)(3) of Revenue Regulations No. 6-97 dated January 2, 1997. In accordance with this regulation, all sales made by contractors or suppliers to the U.S. Government are subject to zero percent (0%) rate and are, therefore, not subject to the Value Added Tax.

ATTACHMENT 1
DESCRIPTION/ SPECIFICATION/ WORK STATEMENT

A. SCOPE OF WORK

A.1. General

The American Embassy Manila requires a contractor to perform a complete, supervised, water treatment and management program for the chilled water loop and cooling towers at the Chancery and Seafront Compound: The water treatment shall be performed on every single closed loop for chilled water and for cooling towers.

CHANCERY COMPOUND

- 1. **Powerplant (serving Chancery, NOX 2 & MSGQ buildings)** : Sampling point shall be on the Chiller & Cooling Tower
Chilled water loop -Total volume of 10,000 Gallons - 1 No.
Cooling Tower loop - Total volume 2,000 Gallons – 1 No.
Chilled water loop – Total volume of 3,696 Gallons (14 CUM) - 1 No.

- 2. **NOX 1** : Sampling point shall be on the Chiller
Chilled water loop – Total volume of 2,641.72 Gallons (10 CUM) -1 No.

SEAFRONT COMPOUND

- 1. **Townhouse** : Sampling point shall be on the Chiller
Chilled water loop – Total volume of 4,000 Gallons – 1 No.

- 2. **NOX3 (VA/OPC)** : Sampling point shall be on the Chiller
Chilled water loop – Total volume of 1,981.29 Gallons (7.5 CUM) – 1 No.

- 3. **CLO/AMERIKIDS/ MED Bldg.** : Sampling point shall be on the Chiller
Chilled water loop – Total volume of 4,000 Gallons – 1 No.

- 4. **GPS bldg.** : **Sampling point shall be on the Chiller**
Chilled water loop – Total volume of 1,188.77 Gallons (4.5 CUM) – 1 No.

- 5. **GSO bldg.** : **Sampling point shall be on the Chiller**
Chilled water loop – Total volume of 264.17 Gallons (1.0 CUM) – 1 No.

The Contractor shall furnish managerial, administrative and direct operational personnel to accomplish all work as required in this contract.

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A.2. Definitions

"Contracting Officer" means a person appointed with the authority to enter in and administer contracts on behalf of the Government.

"Contracting Officers' Representative (COR)" means an individual designated in writing by the Contracting Officer to perform specific contract administration functions.

"Government" means the Government of the United States of America.

"Material Safety Data Sheet (MSDS)" means a sheet containing the information on hazardous ingredients in a chemical product and provide guidance on safety precautions.

A.3. Working Hours

All work shall be performed during Mondays to Fridays, 7:30 a.m. to 4:30 p.m. excluding U.S. and Philippine holidays as listed under Section 2, DOSAR 652.237-72 Observance of Legal Holidays and Administrative Leave. If the Contractor desires to work outside of the regular hours, the Contractor shall submit a request to the Contracting Officer's Representative (COR) five (5) days prior to the start of the work. Notice must be given (5) calendar days in advance to enable the COR to make the necessary arrangements for access clearance. Changes in work hours will not be a cause for a price increase.

A.4. Service Personnel

The Contractor shall provide an adequate number of qualified personnel capable of providing the services specified under this contract. All personnel assigned under this contract must possess the skills and experience necessary in accomplishing their individual tasks. All personnel must have a 2-year experience in providing water treatment services and have sufficient ability in reading, speaking and understanding the English Language to carry out instructions. Contractor employees shall be on site only for performance of contractual duties and not for other business purposes.

A.5. Work Requirements

(1) RESERVED

(2) The Contractor shall conduct weekly water analysis and monitor proper dosage of chemicals to control or eliminate build-up of scales, corrosion, mineral deposits, fungi, bacteria, microbes, algae

NOTE: Contractor shall add anti-microbial product to the system once a year. Maintain conductivity below 500. Add nitrite/molybdate with copper inhibitor - dispersant of 200-400 ppm as nitrite. The Contractor shall monitor conductivity and molybdate inhibitor. The contractor shall determine the volume of water in the closed loop water system.

(5) Condenser Water Treatment

Chemical treatment shall consist of a liquid nitrite or molybdate/phosphonate inhibitor dispersant for protection of the system. As a means of controlling algae, slime, fungus and bacterial growth in the cooling tower, a broad spectrum compound containing sodium hypochlorite or bromine shall be added and shall be effective within the specified working parameters of the cooling system. A non-oxidizing disinfectant like isothiazolin shall be added to the system every other week to control growth of bacteria. The Contractor shall ensure the application of only the proper amount of biocide needed for the effective control of microbiological growth and avoid environmentally and equipment objectionable dosage.

Maintain pH between 7.0 and 8.5. The Contractor shall keep the conductivity within acceptable standard below 800. The Contractor shall add nitrite or molybdate/phosphonate inhibitor-dispersant at a concentration of about 1.5 mg/L or at a concentration enough to control copper corrosion and scaling. The Contractor shall add a bromine compound bleach or a bromine compound to 0.2 – 0.5 ppm free halogen for no more than one (1) hour three times a week. To control the growth of bacteria, the Contractor shall add a non-oxidizing disinfectant like isothiazolin to 150mg/l every other week. The Contractor shall monitor conductivity, molybdate inhibitor and bacteria (no growth). The contractor shall determine the volume of water in the condenser and cooling tower. Source of Make-up water is Maynilad.

To ensure best results, proposed Project Engineer shall be knowledgeable in overseeing a condenser treatment program and shall be thoroughly familiar with the USG-approved / supplied chemicals to be used, dosage, method of administration and resolution of system problems.

(6) Water Analysis Report

The Contractor shall submit weekly reports for Cooling Tower and Chilled Water in Chancery and Seafront to the COR detailing the findings of the water analyses and any recommendations or recommended course of action. The information contained in the report shall include relevant information pertaining to the condition of the chiller and cooling tower, but not limited to the percentage load and corresponding condenser/ evaporator approach, condenser/ evaporator pressure and temperature, condenser/ evaporator supply and return water temperature.

(7) Mechanical Cleaning

When the system has accumulated substantial quantity of undissolved, suspended solids and contaminants enough to affect the system performance and efficiency and if this cannot be removed

by other means other than requiring shutdown of the unit, the Contractor may request the COR for a shutdown schedule to have these mechanically removed. The Contractor shall submit the request one (1) week prior to the proposed schedule. All consumables required shall be provided by the US Government.

(8) Water Treatment Program

The Contractor shall provide a detailed Water Treatment Program that would achieve high cooling efficiency of the system. Application and dosage should be adjusted depending on present conditions. The Contractor shall submit the Water Treatment Programs for Cooling Tower and Chilled Water to the Contracting Officer's Representative (COR) within thirty (30) days from contract award for approval. After approval, the Contractor shall be responsible for the management of the Water Treatment Program. This includes the planning and programming of all services included as part of the work requirements, performance of these services and quality control.

(9) Housekeeping

The Contractor shall practice good housekeeping and safety around its area of operations. This pertains to the storage, application, transfer and handling of the chemicals and also for the proper maintenance of the equipment.

(10) Chiller Hours of Operation

The chillers in chancery are alternately operating 24 hours and 16 hours a day, seven days a week. While chillers from the Seafront are operating an average of 12 hours a day except for the townhouse which operating 24 hours a day seven days a week. The Contractor shall account for these hours of operation in the preparation of the schedule of the Water Treatment Program.

(11) Description/Specification of Cooling Towers, Chillers and Operational Data

CHANCERY COMPOUND

SYSTEM	CHANCERY COMPOUND	
	POWERPLANT serving Chancery, NOX 2 & MSGQ buildings	NOX 1 BUILDING
Cooling tower	No. of Cooling Tower: 3 Manufacturer: BAC Cooling Tower Model No.: JE-3458 Nominal Capacity: 53.0 L/S water from 35C – 29.4C at 27.8 C AET (W.B.) Age and Length of Service: 2 units - 4 years; 1 unit - 2 years System: Open Recirculation flow rate per second (L/S): 53	No. of Cooling Tower: 0

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	<p>(840GPM) Tower Operating Hours: 24/16 hours alternate Tower Operating Days per year: 365 days Cooling Tower Materials (Make): stainless Cooling Tower Configuration: parallel with equalization line Circulating pump: two (2) Equipment cooled: two (2) condensers Capacity: 280 tons per unit Condenser water temperature in: 94.4 deg. F Condenser water temperature out: 85 deg. F Condenser water temperature difference: 9.4 deg F Evaporator factor: 0.0005 Materials (tube): copper</p>	
Chiller	<p>No. of Chiller: 3</p> <p>CHILLERS 1&2: McQuay Centrifugal Chiller Model: PEH063MAQ29R/E2612-QE -3* A/2212-SNYY -2* AYYY/134-CCBC Capacity: 280TR (560 GPM)</p> <p>CHILLER 3: York Centrifugal Chiller Model: YKF4FQQ6-EKGS Capacity: 350TR (560 GPM)</p> <p>Chilled Water In: 54°F Chilled Water Out: 42°F</p> <p>Approx. System Volume for Chillers #1, 2 & 3: 37.50m³ Source of Make-up Water: Water filtered thru Culligan depth filter, carbon filter and UV</p>	<p>No. of Chiller: 2</p> <p>Multistack Chiller Model: ASP30A CHILLER 1 capacity: 300TR CHILLER 2 capacity: 270TR</p> <p>Approx. System Volume: 10m³ Chemical Pot Feeder Available: Yes</p> <p>Source of Make-up Water: Water filtered thru Culligan depth filter, carbon filter and UV</p>
Air Handling Units (AHUs)	<p>No. of AHUs: 16 Breakdown:</p> <ul style="list-style-type: none"> - 6 AHUs at Chancery bldg. <ul style="list-style-type: none"> AHU #1: 20TR AHU #2: 27TR AHU #3: 13.5TR AHU #4: 20TR AHU #5: 41TR AHU #7: 43TR - 9 AHUs at NOX2 bldg. <ul style="list-style-type: none"> AHU #1A: 40TR AHU #1B: 20TR AHU #2A: 35TR AHU #2B: 45TR AHU #3A: 35TR 	<p>No. of AHUs: 14</p> <ul style="list-style-type: none"> AHU #1A: 37TR AHU #1B: 37TR AHU #2A: 37TR AHU #2B: 37TR AHU #3A: 37TR AHU #3B: 31TR AHU #4A: 34TR AHU #4B: 45TR AHU #5: 29TR AHU #6: 23TR AHU #7: 74TR AHU #8: 68TR AHU #9: 63TR

Air Handling Units (AHUs)	No. of AHUs: 9 AHU #1A: 25TR AHU #1B: 35TR AHU #1C: 31TR AHU #1D: 50TR AHU #2A: 26TR AHU #2B: 31TR AHU #3A: 33TR AHU #3B: 32TR AHU #3C: 83TR	No. of AHUs: 2 2 AHUs at Chiller 3: AHU – CLO: 10TR AHU – MED: 15TR	No. of AHUs: 3 AHU #1: 55TR AHU #2: 52TR AHU #3: 22TR	No. of AHUs: 1 AHU #1: 30TR
Fan Coil Units (FCUs)	No. of FCUs: 6 3 FCUs – 5TR each 2 FCUs – 3TR each 1 FCU – 2TR each	No. of FCUs: 24 24 FCUs at Chillers 1 & 2 – 6TR each	No. of FCUs: 0	No. of FCUs: 2 2 FCUs – 3TR each

(12) Record Keeping Requirements

The Contractor and the COR shall both maintain a complete and accurate management file. The file shall contain as a minimum, the following items:

- a) All inspection reports completed by the COR. This form shall be used to document the performance of all work by the Contractor.
- b) Contractor's Service Report Forms, documenting arrival and departure time of the Contractor's representative performing the service, and all information on actions taken on each equipment.
- c) Documentation of any complaints from Mission personnel or unusual incidents that may have taken place during the visit to the site.

(13) **RESERVED**

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A.6. Superintendence by Contractor

(1) Project Engineer. The Contractor shall designate a Project Engineer who will manage the total work effort associated with the services required herein to assure full conformance and timely completion of the services. Proposed Project Engineer shall be knowledgeable in overseeing a water treatment program and shall be thoroughly familiar with the USG-approved /supplied chemicals to be used, dosage, method of administration and resolution of system problems. Included in this function will be a full range of management duties including, but not limited to safety, quality control, planning, scheduling, cost accounting, report preparation, establishing and maintaining records and inventories. Contractor's designated Project Engineer must be capable of speaking and writing Level IV English. The Project Engineer shall meet as necessary with the COR to discuss immediate problem areas. Should contractual interpretation arise, the potential resolution will be brought to the attention of the Contracting Officer and the Contractor.

A.7. Deliverables

The following items shall be delivered under this contract:

SUBMITTALS	DELIVERY DATE	DELIVER TO
1. Detailed Water Treatment Program	30 days after award	COR
2. Safety Plan	30 days after award	COR

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A.8. Notice to Proceed

(a) Following receipt from the Contractor of any bonds or evidence of insurance within the time specified in Section 1 A.11 of this contract, and following acceptance of these documents by the Contracting Officer, the Contracting Officer will provide to the Contractor a Notice to Proceed. The Contractor must then prosecute the work required hereunder.

(b) It is possible that the Contracting Officer may elect to issue the Notice to Proceed prior to receipt and acceptance of any bonds or evidence of insurance required hereunder. Issuance of a Notice to Proceed by the Government before receipt of the required bonds or insurance certificates or policies shall not be a waiver of the requirement to furnish these documents.

A.9. Excusable Delays

The Contractor will be allowed time, not money, for excusable delays as defined in FAR 52.249-10, Default. Examples of such cases include (1) acts of God or of the public enemy, (2) acts of the United States Government in either its sovereign or contractual capacity, (3) acts of the government of the host country in its sovereign capacity, (4) acts of another contractor in the performance of a contract with the Government, (5) fires, (6) floods, (7) epidemics, (8) quarantine restrictions, (9) strikes, (10) freight embargoes, (11) delays in delivery of Government furnished equipment and (12) unusually severe weather. In each instance, the failure to perform must be beyond the control and without the fault or negligence of the Contractor, and the failure to perform furthermore (1) must be one that the Contractor could not have reasonably anticipated and taken adequate measures to protect against, (2) cannot be overcome by reasonable efforts to reschedule the work, and (3) directly and materially affects the date of final completion of the project.

(g) Key Control. The contractor shall receive, secure, issue and account for any keys issued for access to buildings, offices, equipment, gates, etc., for the purposes of this contract. Keys shall not be duplicated without the COR's approval. Where it is determined that the contractor or its agents have duplicated a key without permission of the COR, the contractor shall remove the individual(s) responsible from performing work under the contract. If the contractor has lost any such keys, the contractor shall immediately notify the COR. In either event, the contractor shall reimburse the Government for the cost of rekeying that portion of the system so compromised.

(h) Smoking. Smoking is strictly prohibited at the work site. Smoking is allowed only at the designated smoking area.

LIST OF ATTACHMENT

Attachment 1 - Description/ Specification/ Work Statement

Attachment 2 - Contractor Furnished Materials and Equipment

Attachment 3 - Government Furnished Materials and Equipment

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Attachment 2
Contractor Furnished Equipment/ Materials



The Contractor shall provide all materials, supplies and clothing required to perform as specified in the contract. Such items include, but are not limited to uniforms, personnel equipment, tools and any other operational or administrative items required for performance of the duties and requirement of this contract. The quantities indicated are minimums only and if necessary the contractor is solely responsible for replacement more frequently, with no increase or change in contract prices. The U.S. Government shall not be liable for any expense related to Contractor furnished equipment/materials.

1. Circulating pump -1set
2. Pressure washer -1 set
3. Multi-tester -1pc
4. Ammeter -1pc
5. Set of Pliers -1
6. Set of Pipe wrench -1 set
7. PH meter/ testing device -1set
8. Set of Open/box wrench -1set
9. Set of screw drivers -1set
10. Scrapers -3 pcs
11. Steel Brush- 2 pcs

Attachment 3
Government Furnished Property/ Equipment



The contractor has the option to reject any or all Government furnished property or items **GOVERNMENT FURNISHED PROPERTY**. However, if rejected, the contractor shall provide all necessary property, equipment or items, adequate in quantity and suitable for the intended purpose, to perform all work and provide all services at no additional cost to the Government.

Chemicals and consumables:

1. Electricity - unlimited
2. Coil cleaner – as 3 gallons
3. All-purpose detergent - 150 grams
4. Water - unlimited
5. Paint Brush 4”- 2 pcs
6. Paint Brush 2”- 2 pcs
7. Nitrogen gas- 20 kilo
8. Hand Cleaner- 200 ml
9. Contact Cleaner- 1 can
10. Rags/wipes- 1 kilo
11. Grease- 100 grams
12. System Flusher- 2 liters.
13. Water conditioner (anti-scale and algae) – 500 ml