February 5, 2026

Re: 2026-2031 Specialized Water Treatment Services with Maintenance and Inspections in Richmond County IFB SI 021826

Questions and Answers:

1. **Question: Does the equipment run year-round or is it only operational on a seasonal basis?**

   Answer: All equipment listed in the IFB is used seasonally depending on Outside Air Temperature (OAT) and service demand.

2. **Question: Regarding the 300 Ton Cooling Tower located at Building 17, The IFB states "II.B. Contractor shall perform the following testing: 2. Bacterial dip slides for conducting monthly bacteriological testing." Is the Contractor required to also provide dip slides for the weekly bacteriological testing typically done by on-site personnel?**

   Answer: Contractor will provide bacterial dip slides for weekly testing to be done by on-site personnel.

3. **Question: The IFB requires Legionella testing every 90 days. Would the Contractor be responsible for more frequent testing as a result of the new regulation passed by New York City requiring testing every 30 days?**

   Answer: An addendum has been issued changing the requirement for Legionella testing frequency to comply with the new regulation passed by New York City. Section II. B. 1. of the section Qualifications & Scope of Work has been updated to read, “Legionella testing once per month and no less than every 30 days to comply with New York City regulation. One test is to be completed between 3 and 45 days following the summertime hyperhalogenation.”

   Contractors are still required to provide service as needed in accordance with Local Law 77 of 2015 and Chapter 8 of the Rules of the City of New York (Chapter 8), as well as any other applicable State, City, and Local requirements and regulations not otherwise listed here.

4. **Question: Which, if any, of the Cooling Tower feed and control equipment will remain on site, and which equipment components will the Contractor have to provide as part of the required service? Key components are the Intuition 9 controller, the modem, pH/COND/ORP sensors, chemical feed pumps, chemical tanks?**

   Answer: Any remaining equipment components should be removed prior to commencement of Service. Contractor will install new modem(s), controller(s), sensors, three chemical injection feed pumps, and three chemical containers with spill prevention.

5. **Question: Regarding the Low Pressure Steam Boilers and Closed Recirculating Systems: Some of the Boiler and Closed Recirculating System pot feeders and hose bibbs, through which we would introduce chemical treatment, look old and near end of life. If there is an issue with this equipment (e.g. rusty valves do not properly open or close, leaks in the piping, etc.), who is responsible for repairs and/or replacement of this equipment?**

   Answer: Repair and replacement of malfunctioning existing equipment is not to be included in this Contract. Non-covered services are not included in this Contract and are not to be provided without prior authorization. A price quotation for non-covered services may be requested; however, any non-covered services will be paid from a separate purchase order and are not to be included in this bid.

6. **Question: Do these services fall under Prevailing Wage? If so, which category are they?**

   Answer: Prevailing Wages apply to this contract. The PRC number for this contract is PRC# 2025015214. For further information regarding prevailing wage, please contact the New York State Department of Labor at 212-932-2419 or 518-457-9000.

7. **Question: Can you provide a list of the attendees for the pre-bid site meeting?**

   Answer: This procurement is in a restricted period. Such records will not be provided and are exempt from FOIL.

Respectfully,

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