



**Addendum #2
June 25, 2026
IFB: 26-42006-000
“Boiler Maintenance Services”**

The Department of State Hospitals (DSH) - Napa is issuing this Addendum for the following items:

- **Answers to bidder’s questions.**

Q1) Service Hours – Can service times be altered to begin work at 7am?

A1) Yes, with permission of the contract manager.

Q2) Contractor Keys – Will all badged contractors receive keys to access the work areas?

A2) No, badged contractors will not receive keys to access work areas. The central plant is manned 24/7 and staff should be able to provide access to any areas necessary to complete work.

Q3) Section 9.I states the Contractor must schedule, coordinate, and include the cost of Source Testing to maintain compliance with BAAQMD Regulation 9, Rule 7. Is the contractor expected to hire a certified third party testing agency to execute the formal independent Source Testing, or is the contractor’s own diagnostic tuning emission printout sufficient to satisfy this contract requirement?

A3) As long as they submit the results to BAAQMD and abide by their testing methods, they can do it in-house.

Q4) Section 9.H requires 24-hour active telephone for emergency calls – will Contractor 24/7 dispatch line meet this requirement?

- a. **24-Hour response time for unscheduled maintenance is not typical. Can this be clarified or removed?**

A4) If the dispatch line can get anyone dispatched in an emergency at any time.

Q5) Section 9.L - Is technician time required for job-related (including safety) training billable to DSH? Or, how many hours per year are anticipated?

A5) Yes, it is billable. Contractor training is 4 hours long and must be completed yearly.

Q6) Section 9N - Will the Contractors Disposal Report template be provided by DSH?

A6) No, this is to be supplied by the contractor.

Q7) Per the job walk on 6/23/26, it is the understanding that all equipment referenced in this IFB is NOT in the STA, and therefore going through tool check will not be required at each visit. Please confirm.

A7) Correct, because work is being completed outside of the patient care areas, there will not be as strict of tool control measures in place. It is still the contractor's responsibility to ensure that they keep their tools accounted for and stored safely when not in use.

Q8) Section 9.Z - Are service reports required to be provided at the end of the day of service, or can they be emailed DSH within two (2) business days?

A8) A written report can come at a later date with proper communication and verbal reports the day of.

Q9) If boiler parts are currently under a manufacturer's warranty from a previous repair, will DSH coordinate with the original installer for warranty claims?

A9) No.

Q10) Section 9.W - It is not typical to warranty workmanship and labor for maintenance activities for a period of 1 year – can this be removed from the scope or altered?

a. Is there a separate specified warranty on DSH-approved repairs?

A10) No, DSH-Napa will require a one-year warranty for workmanship and labor if it is determined that failure was due to poor workmanship on any repairs.

Q11) Is there a minimum guaranteed "call-out" pay (e.g., 4 hours) for technicians dispatched after-hours?

A11) No minimum outlined in contract.

Q12) Regarding the 500 hours allocated for unforeseen repairs: Could you please clarify how these hours are tracked and authorized throughout the contract term? Additionally, if any of these 500 hours remain unused at the end of the contract year, will a refund or credit be issued for the unused balance?

A12) The unforeseen funding is tracked by the Contract Manager and any funds that have not been used will not be credited back to the contractor. As stated in Attachment 5. Bidder's Rate Sheet, Important Considerations:

1. DSH does not expressly or by implication agree that the actual amount of work will correspond therewith and reserves the right to omit portions of the work as may be deemed necessary or advisable by DSH. The estimates listed above are a good faith estimate and are not a guarantee of business and is subject to change. The amounts indicated above will be used solely for comparison of bids. DSH makes no guarantee, expressed or implied for actual number of hours or work needed. However, the actual rates quoted by the bidder shall be binding for the term of the agreement.

Q13) Due to Union CBA bylaws, immunization status is not required to be disclosed. However, they may be voluntarily contributed on an individual basis. As a result, preferred technicians may not be available.

A13) Because the work that is being done is not in patient care areas, it is not anticipated that we will need to actively check this.

Q14) In this RFQ I only see the requirement of:

- **Bidders must provide a copy of their Certificate of Authorization R Stamp, issued by the National Board of Boilers and Pressure Vessel Inspectors.**

Please confirm ASME certificate is not required, just the NBIC R-Stamp?

A14) Contractor is not required to provide copies of ASME certification. As stated in the Minimum Requirements, the contractor must provide a copy of their NBIC R-Stamp as well as the other minimum requirements to be considered a responsible and responsive bidder.

Q15)

You mentioned the bid package requires us to submit documentation on our service techs and experience level.

- a. **How many technicians do you require for this?**
- b. **Does this documentation need to be turned in as part of the bid package or turned in by the winning bidder after award.**

A15)

- a. At least two technicians.
- b. This documentation needs to be turned in as part of the bid package.

Q16)

Per the job walk conducted on 6.23.26, we were unable to inspect the (2) outdoor boilers as access was limited.

My question is there an equipment schedule or any other additional information regarding the (2) outdoor boilers?

A16) DSH-Napa does not have an active equipment schedule. There is no additional information regarding the outdoor boilers other than what is stated in Exhibit A: SCOPE OF WORK. 6. SUMMARY OF WORK TO BE PERFORMED: B. Equipment to be serviced:

iv. HRSG#1

1. Manufacturer: Deltak Corporation
2. Model #: ZLS-147E – Mfg S/N #8109A, Nat'l Bd #248
3. Capacity: 6200 lbs./hour
4. Design Heat Input: 4100 sq ft. B/R Htg S.
5. Burners Co-Gen Turbine exhaust

v. HRSG#2

1. Manufacturer: Deltak Corporation
2. Model #: ZLS-147E – Mfg S/N #8109B, Nat'l Bd #249
3. Capacity: 6200 lbs./hour
4. Design Heat Input: 4100 sq ft. B/R Htg S.
5. Burners Co-Gen Turbine exhaust

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED