

**SO16128: Mechanical and Electrical Maintenance Services for DMO
Supplier Event Q&A**

Number	Question	Answer
PLEASE NOTE	An issue has been spotted with Annexe A to Appendix B. The kitchen extractor fan and Generator Load Bank Test was left out. An amended Annexe A will be published.	
1	In Appendix D, the question references Accredited Airedale Engineers. Would DMO accept engineers with the relevant training but not the accreditation?	As long as there is Airedale training on the necessary equipment this would be acceptable. It does need to be shown that the experience is there to such a level that the units will be well serviced.
PLEASE NOTE	An amended Appendix D is now being published, with a revision to Question 6.1 to reflect the question above.	
2	Are the cooling units direct expansion?	Yes
3	How often are DMO's Gilt auctions? How often do they occur?	There tends to be two auctions a week, with a key period of 40 minutes. Any issue with equipment that would cause a delay leading up to these or during would be critical.
5	Is there a permit to work and bring teams on site?	There is a monthly agreement with the Landlord to permit this. As standard it covers all scheduled maintenance, any further required works will need to be raised monthly.
6	Is there to be a handover between the suppliers (if the incumbent is unsuccessful)	Yes we would look to have this completed between the contract award and contract commencement date.
8	Is there an upto date F-Gas Register onsite?	Yes there is. This is kept up to date by Jim Roffey, who also does an M&E audit for UK DMO,
9	Regarding the supplier's duty of care to staff, do UKDMO and their landlord have all the relevant certifications such as Asbestos Register, and PAT Testing?	Yes there is and the winning supplier can see these documents. All of UK DMO's safety record is fully up to date and compliant. This includes desk floor plans including the UPS.
10	Is the five year fixed wiring test the landlord or DMO's responsibility?	This is DMO's responsibility under the lease.
11	Is the Trend IQ system integrated to all BMS systems?	The Trend IQ view is a fault monitoring system only reporting on all of the mechanical and electrical systems to the emergency call out service.
CLARIFICATION	Some of the maintenance work must be carried out out of hours. Such as fire alarm testing is done on a Saturday. A lot of pieces of work are carried out in the afternoon as mornings is when the office is busiest	