

Pre-solicitation Conference Questions and Answers

1. Question #1:

Is the fact that the majority of the contract will be fixed price consistent with 533 reporting?

Answer #1:

The 533 cost reporting is for cost plus work. We use a modified form with the 533 information to show the total firm fixed price work and IDIQ work on a monthly and quarterly basis.

2. Question #2:

Reference slide 45, do we understand that we are to have staff available to perform work at CHUP rates, but that NASA may give the work to another contractor?

Answer #2:

The contractor should have an appropriate number of staff available to perform work as part of the IDIQ CHUP rates. As defined in slide 45, preliminary scoping activities, planning sequences, estimating time, and scheduling efforts of IDIQ work is part of the firm fixed price work. The contractor should provide the appropriate number of staff to perform these functions. The IDIQ work is anticipated to be in the range of \$1M up to \$10M. NASA does not guarantee that all IDIQ work will be performed by the facilities maintenance services contractor.

3. Question #3:

What about support to tenants at NRP? Is there an opportunity for cost reimbursement or time & material?

Answer #3:

Most work requested of NASA by tenants are performed as part of IDIQ or trouble call work. Any potential agreements between the contractor and other tenants at Moffett Field is outside the scope of the facilities maintenance services contract. Any resources being funded by the facilities maintenance services contract should not be used to support other agreements.

4. Question #4:

The IDIQ rate/pricing pages – how do you handle a subcontractor for asbestos abatement or engineering GIS work?

Answer #4:

The draft IDIQ pricing schedule includes lines for hazardous materials abatement and architect and engineering support. The Government will consider adding an additional category for GIS related services.

5. Question #5:

Does this contract include ODIN services? For what portions of these contract?

Answer #5:

The draft RFP does not include ODIN services. ODIN refers to the current NASA desktop computer services initiative.

6. Question #6:

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Define training requirements for DUCT.

Answer #6:

See Draft SOW Section C20.5.Q.2

7. Question #7:

Is plumbing i.e., drinking water system included in this contact?

Answer #7:

Plumbing services are described in Section C13 of the draft SOW. The domestic water system, which includes drinking water, is described in Section C12. Both of these are included in the facilities maintenance services contract.

8. Question #8:

How are rates for professional services (carpenters) adjusted for inflation over the term of the contract?

Answer #8:

The Government is considering whether Offerors will provide price estimates with appropriate inflation factored into the rates for each year or if adjustments will be made based on Department of Labor wage determination changes.

9. Question #9:

Will existing bench stock be available to the successful offeror? If so, will an inventory list be provided?

Answer #9:

The Government does not own the existing bench stock. The successful contractor may choose to contact the incumbent regarding existing bench stock.

10. Question #10:

Will you consider including adverse weather preparation as IDIQ due to the uncertainty of weather? Suggest threshold of \$2500 like TCs to mitigate contingency pricing.

Answer #10:

Adverse weather condition response support is included in the firm fixed price portion of the contract. If adverse weather is beyond the norm for a given year, the additional services may be handled as a change order to the firm fixed price portion of the contract.

11. Question #11:

Are you planning a follow on Industry Day?

Answer #11:

The Government is not planning a follow-on Industry Day at this time.

12. Question #12:

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Please discuss the factors related to the Trouble Call downward trend for the past 11 years – (slide 61)

Answer #12:

Process improvements through the implementation of Reliability Centered Maintenance practices and fewer employees at the Center have resulted in reduced Trouble Calls.

13. Question #13:

Are too hot/too cold calls considered Trouble Calls?

Answer #13:

Temperature conditions (too hot/too cold) are considered Trouble Calls.

14. Question #14:

Will C-20 be modified again in the final RFP to include all the Environmental Support Services including those provided currently under a separate contract?

Answer #14:

The Government does not intend to modify Section C20 to include work outside of the scope of the facilities maintenance services work at this time.

15. Question #15:

Will the Government provide a current level of effort with existing staff?

Answer #15:

The Government intends to provide a current staffing level for Section C20 work only.

16. Question #16:

I thought Emergency Support was provided by the Fire Department?

Answer #16:

The Environmental and Emergency Support Services defined in Section C20 pertains to emergency support services for work in this facilities maintenance services contract. Emergency support for Moffett Field is provided by the Fire Department. There is a potential to provide oversight of and technical expertise for the clean-up activities provided by others, including the Fire Department.

17. Question #17:

Will DUCT Team ever be deployed outside of NASA for assistance?

Answer #17:

The Government does not intend to deploy the DUCT Team outside of Moffett Field at this time.

18. Question #18:

Will this contract support DART activities? Employees join DART?

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Answer #18:

The contractor shall support DART activities when the Emergency Operations Center is activated and requires assistance for actual events and training exercises. Employees of the facilities maintenance services contract may join DART. DART stands for Disaster Assistance and Rescue Team.

19. Question #19:

When filling out the pricing does the Union's CBA wage rates override DBA and SCA rates?

Answer #19:

The Union CBA wage rates override the Service Contract Act rates, but not Davis Bacon Act rates.

20. Question #20:

Do you anticipate that the reorganization of NASA/ARC will have further impact or influence on the cope of work for the Fac Maint contract?

Answer #20:

The Government does not expect that the scope of the facilities maintenance services contract will be impacted by organizational changes at this time.

21. Question #21:

How will NASA define "major subcontractor" as stated on slide 34 Past Performance?

Answer #21:

The draft RFP defines Major Subcontractor by a dollar amount, with an average of \$500,000 per year or more over the life of the contract.

22. Question #22:

When I had last talked with (Contracting Officer) of the SEMAS contract, she said the environmental portion of SEMAS had been pulled out and placed in the Fac Maint. Today, you mentioned that the environmental portion had been downsized. Please clarify – where did the SEMAS environmental portion go? Is it back with SEMAS? Will it be put back into Fac Maint? Will it stand alone as its own contact? Where did the portion of the Fac Maint environmental work go when you said it had been downsized?

Answer #22:

The Government reduced the scope of what was initially posted on December 3 in the draft SOW for the facilities maintenance services contract. The draft SOW was reposted on December 9 to down size the scope of environmental services in the facilities maintenance services contract. These actions were not related to the SEMAS (Safety Environmental and Mission Assurance Services) contract.

23. Question #23:

Will irrigation systems be evaluated before new contract starts to figure out broken sprinklers, valves, and timers?

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Answer #23:

The irrigation systems are evaluated and repaired on an on-going basis. An inventory of timers and valves will be provided in the RFP.

24. Question #24:

How will subcontractors be able to give bids?

Answer #24:

Offers will only be considered from prime contractors. Potential subcontractors may utilize the interested parties listing to identify potential subcontracting opportunities.

25. Question #25:

Does the call center have to be on-site?

Answer #25:

An on-site Customer Service Center is not required.

26. Question #26:

Are there contract deductions? How often do they occur? How high can the dollar cost be? Is the contractor given a warning prior to being deducted?

Answer #26:

There is information pertaining to contract price deductions located in Section E of the draft RFP. Deductions are evaluated on a monthly basis. The dollar cost is based on the pricing schedule and performance requirements summary table. The Government meets with the contractor on a monthly basis to address performance issues.

27. Question #27:

Is fence maintenance in the scope of work?

Answer #27:

Fence repairs are performed under trouble calls. Fence vegetation clear zones are addressed in Section C10.5.M of the draft SOW.

28. Question #28:

Please explain security clearance requirements for individuals and the company?

Answer #28:

The RFP will address security clearance requirements for on-site employees. Fingerprinting and background checks will be part of the process.

29. Question #29:

Who upgrade the technology?

Answer #29:

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The Government determines when technology upgrades are implemented, and may be funded through IDIQ work.

30. Question #30:

CMMS: Can you identify the system and version?

Answer #30:

The Government is presently using the Maximo Asset Management CMMS offered by IBM, Inc. (formerly PSDI, Inc.) Software is currently provided by the Government. Current Version platform is Maximo 6.2.2

31. Question #31:

Who maintains the technical function of the various systems? For example the document management facility?

Answer #31:

The Statement of Work defines the technical functions that are the responsibilities of the facilities maintenance services contractor. Historical documentation will be provided as part of Section J for Engineering Document Control.

32. Question #32:

Are you going to release details of the technical architecture? Is it then necessary to know this information?

Answer #32:

The Statement of Work defines the technical architecture currently in use at the Engineering Document Control Center under Section C5.4.

33. Question #33:

Are there plans to upgrade or replace the large boiler?

Answer #33:

There are no plans to replace the large boiler at this time.

34. Question #34:

Do you have a BASH program (Bird Aircraft Strike Hazard)?

Answer #34:

NASA Ames Research Center has a BASH program that is implemented by the Airfield Operations Division (Code JO). The Plant Engineering Branch cooperates with Code JO regarding the mowing requirement in the BASH plan.

35. Question #35:

Do you have schedule for the Mass Notification upgrades?

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Answer #35:

There is a priority listing of buildings requiring mass notification upgrades, but there is no implementation schedule at this time.

36. Question #36:

Can we get a list of the emergency generator list?

Answer #36:

A list of emergency generators will be provided in the draft RFP.

37. Question #37:

Will we need certified operators for the R.O. unit?

Answer #37:

There is no certification requirement regarding the Reverse Osmosis (RO) unit.

38. Question #38:

Will maintenance contractor be responsible for complete disposal of all hazardous waste generated by their own operators? (including collection, temp storage, and shipping?)

Answer #38:

The facilities maintenance services contractor will be responsible for clean-up, notification, and documentation to the Government of hazardous waste generated by their own operations under the firm fixed price work. However, the facilities maintenance services contractor will be responsible for the complete disposal (including clean-up, notification, documentation, collection, temporary storage, and shipping) of all hazardous waste generated by work performed under IDIQ and CPFF. In all cases, the manifest must be signed by the Government prior to disposal off-site.