

RESPONSES TO SOLICITATION QUESTIONS

	Question	Answer
1	Is there a project office onsite at the outpatient center for the contractor, or would we be required to visit the site each time facility support services are required?	Yes, there is a small closet space on site for contractor use as an office
2	Is the expectation of this contract that the Contractor provide a full-time employee "on site" during ALL normal working hours for the duration of this contract?	Full-time on-site staff is not required for this contract.
3	The solicitation states that "The contractor shall fill all cracks in the parking lot asphalt as they appear." Does this include repairing all "pre-existing" holes, "pre-existing" parking lot damage and "pre-existing" cracks no matter what size they are?	It is the contractor's responsibility to coordinate a post-award conference with the COR, no later than ten (10) days after receiving a notice of award of a contract. This conference should include a thorough assessment of existing deficiencies (areas/items in need of repair/replacement) of the facilities, grounds, and parking areas. Those areas identified (in writing) by the contractor, within this 10-day period, shall not be the responsibility of the contractor. However, the contractor may be required to correct such deficiencies by separate task order(s) issued against the contract utilizing contract line items (CLINs) 0004(a & b).
4	The carpet throughout the facility is severely worn. Does the VA consider "severely worn carpet" as a "repair"? Meaning, does the VA expect the contractor to replace the entire carpet as a part of this contract?	See answer to question 3 above.

	Question	Answer
5	The roof has had multiple leaks. Does the VA consider “all roof leaks” as a “repair”? Meaning, does the VA expect the contractor to replace portions of the roof as a part of this contract, or is the expectation to patch the leak.	See answer to question 3 above.
6	The building has experienced termite damage. Does the VA consider “pre-existing termite damage” as a “repair”? Meaning, does the VA expect the contractor to replace portions of the support structure, floors, walls, etc. (that were damaged by termites) as a part of this contract?	See answer to question 3 above.
7	If the building experiences new termite damage. Does the VA consider “new termite damage” as a “repair”? Meaning, does the VA expect the contractor to replace portions of the support structure, floors, walls, etc. (that are damaged by termites) as a part of this contract?	Building is under termite contract separate to this contract.
8	Who is responsible for termite eradication if termites are found during the contract performance period?	Building is under termite contract separate to this contract.
9	Please provide an equipment and systems list for the facility maintenance requirement (See PWS Paragraph 5.1, specifically, Subsections 5.1.1 through 5.1.6).	<ol style="list-style-type: none"> 1. Potable water system 2. Fire suppression system 3. Septic system 4. A/C system 5. Emergency generator with fuel tank
10	Please provide any preventive maintenance guides for the equipment and systems, if available.	Contractor to follow manufacture recommendation for preventative maintenance.

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11	Please provide a site plan or data for the following items: a. Parking lot and other paved areas b. Lawn acreage and number of trees and shrubs c. Floor plan	See added attachments 5, 6, and 7
12	Please provide the following data related to custodial requirements: a. Net cleaning area b. Floor plans, floor types and areas c. Restroom areas d. Average number of personnel in the facility e. On-site custodial office and storage areas, if any f. Custodial service call requirements, if any	See added attachments 5, 6, and 7
13	Please provide a copy of any presentation material used at the site visit.	None
14	Ref. PWS section 5.7.2 - The contractor shall fill all cracks in the parking lot asphalt as they appear. Is the contractor responsible for two areas of serious concrete damage that currently exist?	See answer to question 3 above
15	Ref. PWS section 5.7.3. - The contractor shall re-seal and restripe the parking lot in 2020 and every two years thereafter. All outside surfaces are concrete. Understanding this was an error, however is it still the intention of the contract to require parking lot striping every 2 years?	Yes

	Question	Answer
16	<p>Ref. PWS section 10.2.1.6. - Contractor shall hand pull weeds in flower, shrub, tree, and rock/mulch beds. Contractor shall hand pull or line trim weeds in concrete and asphaltic paving. areas and cracks. (Weed killer is not or will not be applied in bed areas by Government).</p> <p>Incumbent Contractor who gave tour of facility stated the herbicides are used on facility to control "overtaking " of nuisance weeds. Is this a new rule or an offering mistake?</p>	All work must be in compliance with the resultant contract, including the PWS and all other attachments.
17	<p>For continuity of government contracts the regulations require that workers on a federal service contract who would otherwise lose their jobs as a result of the completion or expiration of a contract be given the right of first refusal for employment with the successor contractor. The regulations apply to all service contracts (prime and subcontractor) above the simplified acquisition threshold (currently \$150,000) and their solicitations, except those excluded, that succeed contracts for the same or similar services at the same location.</p> <p>What are the SCA Wage Determinations, Titles and employment seniority years for: JL Eby introduced as Janitor; The two housekeepers he identified working at night; The two Groundskeepers that he has subcontracted to.</p>	Any subsequent contractor would have to coordinate directly with the incumbent contractor to obtain this information. The Government does not maintain this information on contractor's employees.
18	The aerobic septic system located at the facility is this a chlorinated system or non-chlorinated system?	Unknown

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19	What is the capacity of the generator above ground storage tank (AST). Is it the contractors' obligation to make sure it conforms to NFPA 30 and LA OSFM?	Capacity is unknown at this time? Yes See added attachments 5, 6, and 7
20	Should we use a separate SF 1449 for each year of contract or should we combine all 60 months on the SECTION B - CONTINUATION OF SF 1449?	Pricing should be entered as a "Monthly" rate. The government will award task orders for a specific number of months. Typically, task orders will be awarded for individual 12-month periods. However, this may vary based on needs and available funding. A quote may contain separate pricing for individual ordering periods. But, it should be noted, orders will be priced based on the effective date of the order being placed (i.e., An order placed with a period of performance starting on June 1, 2020 will be priced based on the price in effect on June 1, 2020, regardless of the period of performance for that order).
21	Will the winner of the contract be allowed to contract current employees?	See clause 52.222-17 Non-Displacement of Qualified Workers.
22	Will there be any issues with retaining all current employees on the new contract?	See the answer to question 21 above.