

**FMS-FACILITIES MAINTENANCE SERVICES
NNA08226867R
Questions and Answers Set 2
7-1-09**

NOTE: Additional questions on the RFP must be submitted by email only, no later than July 15, 2009 to Rachel.Khattab@nasa.gov and Justin.C.Pane@nasa.gov.

Source	Page # / Doc Ref	Para / Item Reference	Requirement	Question / RFC	Response
Cost Vol, Exhibit 4	L-26	L.8(d)(4)(ii)(D) 1	The projected labor rates should be based on current rates escalated to the estimated contract start date and each year thereafter should be escalated at the NASA Headquarters average annual rate of 3.2% recommended for the contract periods. If an escalation rate, other than the recommended rate is used, rationale and justification should be provided.	The RFP instructions for Exhibit 4 in the Cost Volume suggest that an escalation rate of 3.2% be used. In addition, Section I includes FAR 52.222-43 which allows for price adjustment for labor classifications covered by the Service Contract Act (including Collective Bargaining Agreement). Is it correct to assume that Annual Area Wage Determination (AWD) rate variances that do not match 2.5% (+/-) will be reconciled using the provisions of the cited FAR clause?	The escalation rate provided in L.8(d)(4)(ii)(D)1 is for the CPFF labor only. FAR 52.222-43 applies to the fixed price work. Please refer to Amendment 3 of the RFP for a revised annual area wage determination.
IDIQ Price Schedules	1133680-SOL-001-006	Tabs 1 thru 5 Row 20	0007 Craft Hour Unit Price (CHUP) Work (SOW C7)	The IDIQ Price Schedule includes a requirement to provide fully loaded CHUP vendor rates for certain labor categories. The instructions, however, do not state if these rates are for work covered by the Service Contract Act or the	For most of the IDIQ work, DBA rates would be appropriate; however, offerors should provide rates based on the appropriate labor or service category and their own

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				Davis-Bacon Act. Please clarify.	costs. Offerors may use the historical IDIQ info provided for an idea of the quantity and type of work performed in the past.
Section C	C1-12	C1.3.F.1a	The Government will furnish database software, existing licenses, file servers, and the on-site network infrastructure. The Contractor shall provide and maintain compatible workstations for their own use. Compatible workstations require a Pentium dual-core or higher processor, Microsoft Windows® operating system, Ethernet network interface, one gigabyte or more of random access memory (RAM), and must be able to run the MAXIMO® software. The Contractor shall provide maintenance and support for all Government furnished software and hardware unless otherwise specified.	In the RFP the Government has stated that the "Contractor shall maintain and manage the CMMS," furthermore, the current software is Maximo®. The RFP language is unclear on the status of the licensing: 1. To enable us to get a quote from IBM for Maximo expense, please provide the identification information for the current licenses (part number and serial number). 2. Although not listed on the schedule of Government Furnished items, is it correct to assume that the current licenses will be made available to the contractor at no cost? 3. Will the contractor be able to add modules to the Government held Maximo license? 4. Is the contractor responsible for yearly software maintenance expense from IBM and Oracle? If so, please	1. The Government has a separate contract for 60 Maximo licenses that will be provided for this contract at no cost to the contract. IBM Customer Number ICN 9285791. 2. Yes 3. Yes 4. No

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				provide the number of Government seats, by module type, that the contractor will be responsible for maintaining.	
IDIQ Price Schedules	N/A	Tabs 1 thru 5 Columns F & H	Regular Shift Unit Price and Off-Shift Unit Price Columns	<p>The IDIQ Price Schedule has columns labeled "Regular Shift Unit Price" and "Off-Shift Unit Price."</p> <ol style="list-style-type: none"> 1. Is it correct to assume that Regular Shift is defined such that a shift differential adder, as defined by the CBA, will not be required? 2. Since the CBA provides separate shift differential adders for second and third shift, does the Government expect the adders to be blended for the Off-shift unit price? If so, what ratio between second and third shift should be used? 3. How does the Government intend to have overtime premium reflected in the CHUP? 	<ol style="list-style-type: none"> 1. Yes 2. Yes, the ratio should be determined by the Offeror. 3. The overtime premium should be reflected in the Off-shift unit price. The Government anticipates that over 90% of the IDIQ work would be classified as regular shift work.
Current CBA (Attach. 7)	7.03-8	Sec B, Paid Time Off & Vacation (d)	Existing sick leave hours accumulated by the effective date of this agreement will be placed into the Old Sick Leave Bank (OSB). OSB days	In the Collective Bargaining Agreement (CBA) as released, Article IV, Section 13, Paid Time Off item (d), the concept of the Old Sick Leave Bank (OSB) was explained. This paragraph also	No accrued leave will be carried over to the new contract. The incumbent contractor will pay current employees for leave balances, as appropriate, at

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			may be used for employees own personal illnesses or qualifying Family Medical Leave events. The employee must provide medical certification from a physician at the company's request. These accruals will be carried over to successor contracts.	states that, "these accruals will be carried over to successor contracts." Is it correct to assume that the individual hours balances as of the end of the current contract will be provided to the successor contractor by the incumbent as well as cash paid by the incumbent to the successor for the hours times those employees' current rates as of the end of the current contract?	the end of the contract.
Attachment J 2.11.03 J 2.11.05 J 2.13.02 J 2.17.05	N/A	"Frequency": Column I Column I Column J Column I	Fire Alarm Systems Inv. Gas Detection Systems Lighted Exit Signage Power Supply	Several of the spreadsheets include a column titled "Frequency". What interval or period of time does the number 9500 represent in the frequency column?	The designation 9500 is for inventory purposes only. For the items that contain 9500 in the frequency column, there is no current PM requirement .
Attachment J 2.11.03	N/A	Rows 277 - 322	Fire Alarm Systems Inv.	Please provide clarification as to definition of a "Digital Point Unit", (47 total). Are they extensions of the main fire alarm panels that require the same maintenance as a fire alarm system panel?	The 47 Digital Point Units should be part of Attachment 2.11.04 instead of 2.11.03. This will be corrected in an amendment to the RFP. The DPU's are extension input/output boxes to the FMCS panels.
Attachment J 2.11.03	N/A	Column E	Fire Alarm Systems Inv.	There are a number of Monaco BT2 Transceivers with no frequency or Est. Ann. Dur. Other	The Monaco BT2 Transceivers with no frequency or duration require

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				equipment of the same description has values for frequency and Est. Ann Dur. Do these Monaco transceivers require the same preventive maintenance as the others?	the same preventive maintenance as the other Monaco BT2 transceivers.
Attachment J 2.11.04	N/A	N/A	FMCS Inv.	Attachment 2.05.07, Section J, reflects no actual preventive maintenance requirements for the equipment listed. Only requirements for operating, monitoring, and engineering/design were found as relates to the FMCS. However, several of the components listed in this section have a frequency entry and a value for Est. Ann. Dur. From what source is the frequency and Est. Ann. Dur. for this equipment derived?	The requirement for FMCS maintenance is defined in the SOW section C11.5.D – F. The frequency and duration represent roughly annual inspections of the equipment, but do not necessarily need to be used by Offerors.
Attachment J 2.12.07	N/A	N/A	SS Comp Inv.	Is documentation/data available to offerors that discloses the current annual maintenance plan for the pressure sewer cleaner?	The pressure sewer cleaner requires standard annual gasoline-powered motor maintenance. See attachment 2.03.03 equipment list. This is type B installation-provided equipment.
Attachment J 2.12.12 J	2.05.07 Sec J: J2-05.07 – 52	C12-508 C12-518 C12-515A&B	Emerg. Eyewash & Shower Equip. Kitchen Hood, Duct, & Appliance Fire Protection Systems	Items listed in the Source Attachments (listed here on the left) compared to the PM documents (listed under Doc Ref and Item Reference Columns, at	If there is a discrepancy between an equipment list and the PM checklist, use the PM checklist. If there is a discrepancy between the

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2.12.19 J 2.12.20 J 2.14.04 J 2.17.04 J 2.17.07	J2-05.07 – 67 J2-05.07 – 62 & 63 J2-05.07 – 85 J2-05.07 – 155 & 156 J2-05.07 – 159	C14-502A C17-505A&B C17-508	Water Heaters Oily Water Separators Transformers Inv. Switchgear	left) appear to reflect discrepancies between the frequency reflected in the Attachment tables and the frequency identified in their related PM documents. In these instances which frequency takes precedence?	PM checklist and the SOW, use the SOW. Note the discrepancy in your proposal. The PM checklist should be considered the baseline program that reflects the SOW requirements. C12-518 in the PM Checklist has been updated and will be posted in an amendment to the RFP. The baseline frequencies for PMs are listed in the PM Checklist.
Attachment J 2.12.17	N/A	N/A	Fire Suppression Systems Inv.	Please provide additional information concerning deluge/foam systems. Are these systems electric, diesel, or pressurized bottle/container? Some are identified and some are not.	Deluge/foam fire suppression systems are used on cooling towers and hangars. The fire pumps located in the courtyard of N221 contain one electric and two diesel pumps that serve hangars N211 and N248.
Attachment J 2.12.17	J2-05.07 - 46	C12-504	Fire Suppression Systems Inv.	In the J attachment equipment spreadsheets, the frequency column shows a five-yr PM for wetpipe systems. In the PM checklist portion, ATTACHMENT 2.05.07, Section J, there is no 5-yr PM for wetpipe systems. Is there a current PM for wetpipe systems with a frequency of 5 yrs?	Per NFPA 25 as referenced in the SOW, there is a 5 year PM requirement. The PM Checklist C12-504 will be modified to include this frequency in an amendment to the RFP.

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Attachment J 2.13.01	N/A	N/A	Roofs	Will the government provide a real property listing containing a figure for the amount of roof square footage for which the FMS contractor is responsible?	The Fixed Price Pricing Schedule lists the roof square footage that will be inspected on an annual basis on line C13-501. The total square footage that the contractor is responsible for is $3 \times 724,557 = 2,173,671$ sq. ft.
Attachment J 2.14.05	N/A	Column C – “Description” Multiple Rows	Roll Doors	In instances where doors are not specifically identified as electric, should we assume these doors are manually operated?	Yes
Attachment J 2.14.07	N/A	Column C – “Description” Multiple Rows	Elevators	Of the 49 elevator type systems, only one was referenced explicitly as a hydraulic unit. Can the government provide additional data as to elevator type, i.e. electric cable, or hydraulic?	All elevators listed as passenger or freight elevators are hydraulic elevator systems.
Attachment J 2.14.08	N/A	N/A	Sliding Gates	1. Will the Government provide current maintenance job plans for sliding gates? No plan is listed in ATTACHMENT 2.05.07, Section J. 2. Will the Government provide current maintenance job plans for turnstiles? No plan is listed in ATTACHMENT 2.05.07, Section J.	1. and 2. yes – The Government will add the PM Checklist sheets for these two items as Contract Requirement Numbers C14-507 and C14-508 in an amendment to Attachment 2.05.07 in the RFP.
J 2.14.09	N/A	N/A	Turnstiles		
Attachment J	N/A	N/A	Water Treatment Inv.	Will the government provide the number of gallons of water treated annually?	For FY 2008, approximately 40,000 gallons were discharged, and

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2.16.11					approximately 240,000 gallons were filtered through the ion exchange unit.
Attachment J 2.05.07	J2-05.07 – 155 & 156	C17-505A&B	Transformers	Are the checks listed as weekly for transformers for those that are visually inspected as a part of the substation PM?	There is a weekly inspection for transformers located substations as defined in C17-506 and in the PM checklist for Substation Inspections in Attachment 2.05.07. The requirements defined in C17-505A and B for transformer PM should be performed in accordance with the PM Checklists for transformers.
Attachment J 2.17.05	N/A	Row 8	Power Supply	Please provide equip., manufacturer, etc on UPSS #4.	Mitsubishi, Model 9800A, Serial Number 00EN2ST1-02. Be advised that there is no current PM requirement for this item.
Attachment J 2.17.09	N/A	Multiple Rows	Transfer Panels	Are all transfer panels that are not explicitly listed as “automatic”, manual?	No, all transfer panels listed in the attachment are automatic, even those that are not so listed.
Attachment J 2.18.01	N/A	Multiple Rows	Lift Devices Inv.	Please define what “DG-UH” and “SG-UH” in the equipment descriptions stand for, assuming that the “BC” stands for bridge crane?	UH = under hung DG = double girder SG = single girder BC = bridge crane TR = top running
L.(b)(1)			The proposal must specifically address each listed evaluation subfactor.	Does this mean we do not address each of the statements of work?	L.8.(b)(1) states that the proposal must specifically address each evaluation

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					subfactor. In addition, L.8(b)(5)(i) Management Approach Subfactor states that the Offeror shall describe its management and business approaches to coordinate, perform, integrate, control, and accomplish the requirements of the SOW and L.8(b)(5)(ii) Technical Understanding Subfactor states that the Offeror shall address how they intend to meet each of the requirements defined in the SOW.
L.8.(b)(2)			Proposal shall provide the basis for evaluation of the offeror's response to the technical requirements of the RFP.	Does this only apply to the evaluation subfactor or are we required to address each of the SOWs?	See above answer.
L.8.(b)(5)(ii)			"stating the offeror understands the requirements described in the SOW is not considered an adequate response".	It seems that this statement would lead to a proposal response by SOW, but in the same reference it states: offeror's technical understanding subfactor proposal will provide the basis for evaluation of the offeror's ability to meet the technical requirements. This indicates to us to address the subfactor not each SOW.	The Offeror should address the bulleted items in L.8(b)(5)(ii) (which includes the requirements defined in the SOW) and also specifically address the bulleted items in sections L.8(b)(5)(ii)A-E.
M.2(a)			The offerors are to prepare	This would appear to relate the	Offerors should address

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(1)			proposal with these criteria in mind (i.e., in terms of both content and organization) in order to assist the team in determining the relative merit of proposal in relation to the requirement as defined in Section C.	proposal by the SOW not Section L subfactors.	SOW requirements as described in the appropriate Section L subfactors. See answers above.
				<p>It is our understanding that the Department of Labor can issue two SCA wages determinations (WD) that are identical except for the fringe benefit requirements. Even-numbered WD requires the contract to have a fringe benefit plan requiring compliance on an "average cost" basis. This even-numbered WD allows the contractor to comply based on the average cost of their fringe benefit plan when calculated on the entire service employee workforce based upon total hours worked (including overtime hours, but excluding paid time off such as holiday and vacation) by all employees.</p> <p>Odd-numbered WDs require the contractor to satisfy the fringe benefit requirements on a "per employee" basis and compliance</p>	Yes. See amendment 3 to the RFP for revised wage determinations.

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				<p>must be calculated using all hours paid (including paid time off, but excluding overtime hours). The contractor must meet the minimum fringe benefit requirement for each individual employee and is not allowed to average there fringe benefit cost over the entire workforce. This generally entitles the employee to larger fringe payments.</p> <p>Question: The existing contract has an odd numbered WD and it is our understanding that 29 CFR 4.52(d) requires continuation of the same fringe benefit features in successor contracts. The WD issued with the solicitation is even numbered, requiring fringe payments that are calculated by the “average cost” method. Will the Government consider re-issuing the SCA WD in the solicitation with the appropriate odd numbered SCA to keep it in line with current practice?</p>	
				<p>Question: According to an 18 Jun DOL Memorandum, the health and welfare benefit rate will increase to 3.35 per hour effective 1 June 2009. Will there be a</p>	See amendment 3.

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				revised WD issued reflecting this change?	
				Question: It is our understanding that there is a separate WD for “Elevator Services” that contains significantly higher pay scales than the standard WD. Will this separate “Elevator Services” WD be incorporated into the solicitation?	See amendment 3.
				Question: A number of SOW paragraphs appear to be missing to include: C.1.2.I and C.1.2.O C.1.4.I C.9.7.I C.10.5.I and C.10.5.O C.10.7.I and C.10.7.O C10.8.I C12.5.I and C.12.5.O C.12.7.I and C.12.7.O C.16.5.I and C.16.5.O C.17.5.I and C.17.5.O C.20.5.I and C.20.5.O Is there text missing or is this a numbering error?	There is no text missing from the SOW. The “I” and “O” letters from the paragraph numbers were intentionally removed so as not to confuse them with the numbers one and zero.