

Request for Proposal NNK13457772R
Questions and Answers
Dated: May 9, 2013

Question 1. Ref. J-9.1 - In Attachment L-01 under tab "Contract Cost by CLIN", column D CLINS 0004 and CLIN 0009, list the "unit of measure", as "Job". Can the government please clarify/quantify the parameters of the term "Job"?

Answer 1. This refers to the average trouble calls per month. One job is equivalent of 3 labor hours which includes material.

Question 2. Ref. J-9.1 - What is the lineal footage site-wide of sidewalk?

Answer 2. The acreage is described in the solicitation. Sidewalk estimates are not available.

Question 3. Ref. J-9.1 - What is the approximate footprint of buildings on base (lineal or SF of individual buildings)?

Answer 3. The acreage is described in the solicitation. Footprints of our facilities lineal square feet estimates are not available.

Question 4. Ref. J-9.1 - Are the 15 feet outside of the fence line and/or backslopes included in the acreage listed in J-08.3?

Answer 4. Yes

Question 5. Ref. J-09.5, Bldg. M6-0399 and M6-0570 - What are the approximate heights of the trees?

Answer 5. Trees could be 1 foot or higher.

Question 6. Ref. J-01 - Please provide more information on the existing irrigation system, type, heads, etc.

Answer 6. KSC is primary turf. The irrigation system is primary rotary gear head with spray heads and drip for landscape areas. There are currently seven areas where irrigation systems are located; Headquarters (M6-0399), Kennedy Learning Institute (M6-0570), O&C (M7-0355), SSPF (M7-0360), OSB1 (K6-1096) and 2 (K6-1249) and BFF (L6-0146). Municipal water is supplied.

Question 7. Ref. L-01 - What are the types, heights of trees, approximate locations?

Answer 7. The majority of trees are typical cabbage palms and a small percent of oaks. Trees could be from 1 foot or higher and are located all over KSC.

Question 8. Ref. TJ-06 -There are no mowing decks listed on the GFE but there were multiple decks pointed out as government owned property on the drive through, please list the number and sizes of decks to be provided to winning contractor.

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Answer 8. The solicitation provides a list of Government Furnished Equipment (GFE) which is the only (GFE) available.

Question 9. General: Would NASA provide the RFP Sections B-M in Microsoft Word Format? The current PDF Version provided on FBO.gov does not allow for keyword search capabilities-- Or should an amendment be issued to provide the ability to quickly track changes?

Answer 9. The RFP is not provided in native format. The PDF version may be converted to Microsoft Word format using PDF Converter Assistance.

Question 10. Labor: Would NASA provide statistics on the number of SCA and CBO employees (each respectively) that are currently on the incumbent contract?

Answer 10. Due to the sensitive nature of this information statistical numbers for SCA and CBO employees are not provided.

Question 11. Equipment: Would NASA provide an up to date Government Furnished Property (GFE) list with an associated Report with the Equipment Condition & Maintenance details? The answer to this question may materially impact the bidder's pricing.

Answer 11. The solicitation provides a Government Furnished Equipment List which is provided "as is".

Question 12. During site visit COR mentioned three (3) GFE Zero Turn Lawnmowers. These are not mentioned on the GFE list in J-06. Will NASA include these items in an updated Government Furnished Equipment list?

Answer 12. Regardless of what may or may not have been discussed during the site visit, as stated by the Contracting Officer prior to the drive though nothing discussed during the site visit changes the RFP requirements, unless an official amendment is made to the solicitation. The solicitation provides a Government Furnished Equipment List which is the only GFE available.

Question 13. If any of the listed GFE is out of service, will KSC rent the necessary equipment until the item(s) are in service or should the bidder estimate potential rental costs in their bid?

Answer 13. No – Reference FAR/NFS property clauses detailed in the solicitation.

Question 14. Would NASA provide the property disposal procedure(s) the contractor would follow for GFE that becomes obsolete/unusable to the contractor?

Answer 14. Property disposal is in accordance with the FAR/NF property clauses detailed in the solicitation.

Question 15. (Schedule Landscaping) Would NASA provide the approximate square footage of the mulch beds?

Answer 15. The acreage is described in the solicitation. Mulch bed estimates are not available.

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Question 16. (Schedule Landscaping) Of the required 1,000 trees required to be trimmed annually, how many are oaks vs. palms?

Answer 16. Less than 2% of the trees are oaks.

Question 17. (Schedule Landscaping) How many irrigation clocks are being maintained?

Answers 17. Seven

Question 18. (Schedule Landscaping) How many spray vs. rotor zones currently exist?

Answer 18. Majority are rotor, sprays are in the beds.

Question 19. Ref. J.04 Within the RFP the current CBA is provided. Can the government clarify whether this is for reference only or its intention is to mandate the use of the CBA?

Answer 19. The CBA is provided so the offerors can comply with the Service Contract Act section 4 (c) for successor contracts.

Question 20. L-01 Price Proposal Template under "Other Direct Cost" Tab. The sheet references (via pull down menu) in the instructions on all five pages. Can the government clarify the location of the pull down menu? (C/O)

Answer 20. Pull down menu appears when the CLIN cell is highlighted/activated under the CLIN Column.

Question 21. Can the government please clarify the acceptable versions of Microsoft Excel and Microsoft Word to be used for proposal preparation?

Answer 21. Proposals shall be compatible with Microsoft Office 2010.

Question 22. What elements make up column "Unit Price" and "Amount" in Table B.1-1?

Answer 22. Unit Price is price per unit, Amount is the unit price multiplied by the quantity.

Question 23. Can the government please clarify the intent of the formula in Column H "Total Price" of Attachment L-01 "Contract Cost By CLIN" tab?

Answer 23. The total price is comprised of the Unit price (per CLIN), Column E, extended by the Quantity provided by NASA (Column C) Plus Subcontract FFP Pricing (Column F) plus Other Direct Costs FFP Pricing (Column G), hence the formula $= (E * C) + F + G$.

Question 24. In reference to Attachment L -01 Price Proposal, "Contract Cost by CLIN", are Subcontract/ODC columns for the entire period (Base, Option) or by the unit of measure as identified in column "price per unit of measure"?

Answer 24. The Subcontracts and ODC Columns are for that entire CLIN period or option; as shown by the excel formula $= (E8 * C8) + F8 + G8$.

Question 25. In Attachment L-01 Price Proposal, Labor Hour Input sheet, in the CLIN column drop down box there are additional CLIN's listed, 0010, 1010, 2010, 3010, & 4010, however these CLINs are not

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identified elsewhere in the RFP, could the Government please clarify what this CLIN represents? Additionally, there is not an option to list multiple CLINs for a specific labor category for each period. This requires that a labor category that is associated with multiple CLINS to be listed separately for each specific CLIN for each specific period. This will require adding additional rows to the government model, however the instructions only indicate that formulas may be added/changed/modified. For example, The program manager could have labor hours against CLINs 0001-0009, for the base period, and repeating for each subsequent series of CLINs (1001-4009). This requires adding numerous rows for each labor category for each period. Can the Government clarify the intent?

Answer 25. Disregard any CLINS listed in Attachment L-01 Price Proposal, Labor Hour Input sheet that are not identified elsewhere in the RFP.

The Grounds & Maintenance template requires pricing for the contract cost by the CLIN level for IDIQ pricing purposes. Offerors are to utilize/modify the template in a manner which ensures responsive/responsible pricing for each CLIN as required. Offerors are reminded that they are to bid this requirement in accordance with their accounting, estimating, and disclosure statement (if applicable) when building their cost estimate to NASA. NASA cannot recommend how the Offeror is to prepare their bid, it is the Offeror's responsibility to take the necessary actions to prepare a current, accurate, and complete proposal submittal to NASA per the requirement provided to them.

Question 26.

Solicitation: 3.3 Pest Control Services (CLIN X004, non-recurring service)

In addition to the recurring pest control services described in 3.1 (CLIN X002), the contractor shall provide pest control services on an as-needed basis as directed by task order. Services may include real-time requirements for insect/rodent issues beyond trouble calls, mosquito fogging and/or spraying residual, and/or applying herbicide to areas not covered in the recurring requirements.

Question

With each Task Order requirement being an unknown, undefined level of effort including man-hours, equipment and pesticide/herbicide material cost, it is impossible to submit a single Unit Price based on potentially 30 different "Jobs"

Could this CLIN become an NTE with the unit of measure changed to a Burdened Pest Control man-hour with material requirements to be determined by the Contracting Officer?

NOTE: This is how the current contract quantifies this requirement.

Answer 26. A "Job" should be considered equivalent to 3 hours which includes all materials and labor.

Question 27.

Solicitation:

3.2 Land Clearing (CLIN X009, non-recurring service)

The contractor shall provide land clearing services, as directed by task order. The contractor shall either mulch the waste in place or collect, transport, and dispose of the waste in Green Waste area at the KSC Schwartz Road Landfill.

Question

With each Task Order requirement being an unknown, undefined level of effort including man-hours, it is impossible to submit a single Unit Price based on potentially 30 different "Jobs"

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Could this CLIN become an NTE with the unit of measure changed to a Burdened Laborer / Operator man-hour with material requirements to be determined by the Contracting Officer?

NOTE: This is how the current contract quantifies this requirement.

Answer 27. (Reference Answer 26)

Question 28.

Solicitation:

Attachment J-09.6 Scheduled Pest Management

Question

Should the data requirements found here be the same as the data found in Attachment J-09.4 Schedule?

Answer 28. Yes – Reference DRD 3 Pesticide and Herbicide MSDS Usage.

Question 29.

Solicitation:

PWS 2.5 Vegetation Control for KSC Railroad Tracks states in part “The ISC contractor will provide any required unique rail equipment to facilitate performing this requirement.”

Question:

Since the majority of the rail system at KSC is inaccessible by any means other than by rail, the use of this unique rail gear is essential for contract performance.

The vehicle that the unique rail gear is attached is not part of the GFE, and is the responsibility of the KGPC contractor to provide, correct?

Answer 29. Yes

Question 30.

Solicitation:

J-04 CBA

Question:

Are the temporary seasonal employees provided health insurance and other benefits on the first day of the month hired?

Answer 30. According to the CBA all employees are provided health insurance through the IAM trust on the first day of hire. Offerors must meet the requirements of the CBA in accordance with the Services Contract Act.

Question 31.

Solicitation:

Attachment L-01 Price Proposal IDIQ Pricing Tab

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Were there IDIQ CLINS in the current Contract that provided NASA the ability to order sectionalized mowing based on individual CLIN locations within the Space Center to supplement the existing recurring mow schedule? If so are they similar to those now found in this L-01 Tab IDIQ of this Solicitation?

Answer 31. The current contract does have IDIQ CLINS, but it has been modified from the existing contract structure.

Question 32. What is the total value of the current Grounds and Pest control contract?

Answer 32. Potential Contract Value: \$16,807,960.25

Question 33. What is the current Option Period Contract annual value?

Answer 33. The current potential contract value is for Option Period 4 is \$3,354,934.08

Question 34. To better understand site conditions; are the contract performance requirements in this solicitation, except for minor changes the same as what is being performed in the current contract?

Answer 34. Yes

Question 35. Are all offerors supposed to include cost of their proposals for sick leave that was earned under the prior contract?

Answer 35. Under a Firm Fixed Price contract, offerors are required to assume the risk for all cost that may arise during performance, unless there is a specific basis for a contract price adjustment. This issue of carryover sick leave does not constitute such a basis.

Question 36. Can you please provide me a copy of the sign-in sheet?

Answer 36. A copy of the sign-in sheet is not available. A list of interested parties is available. The synopsis includes and tab for Interested Parties to provide their information, if the so desired.