

**Questions and Answers Regarding the Ames Research Center (ARC) Facilities Support Services (FSS)  
Draft Request for Proposal (RFP) #NNA14497087R**

<b>Question #</b>	<b>Question</b>	<b>Answer</b>
1	Please clarify if small business subcontracting goals are 25% of the total contract value and 50% of total subcontracting dollars?	The small business subcontracting goal is 30% of the total proposed contract value including all options. That 30% is broken down further into five socioeconomic classifications as identified in Slide 20 of the presentation material of 08-06-14.
2	With a significant emphasis on SB participation, please consider allowing/requiring past performance of major subcontractors to count towards the evaluation criteria.	The past performance evaluation will consider the relevant past performance of the prime contractor and significant subcontractors as defined in Section L of the RFP and as identified in Slide 25 of the presentation material of 08-06-14. Major subcontractors as defined in Section L but do not meet the stated criteria to be classified as a significant subcontractor will not be considered as part of the past performance evaluation.
3	Is small business percentage a requirement?	The small business subcontracting goal of 30% is a contractual requirement that is monitored and reported throughout the life of the contract. Failure to meet the SB goals may be reflected in Contractor Performance Assessment Reports System (CPARS) evaluations/submissions.
4	Will you make Powerpoint available electronically?	Yes, the presentation material for 08-06-14 and 08-07-14 will be posted to the NAIS website in the near future.
5	Would you provide the list of firms that responded to the RFI?	No, but the list of attendees who authorized release of their contact information at the sign-in for Industry Day will be posted to NAIS.
6	Was the previous contract 5 years or 3 years with 2 one year options?	The current contract is a five year contract with a three year base period and one two-year option period.
7	Your Price/Sub column hours assumes existing contract, yet we may not have that split. How does that equal to cost realism if there is a higher prime/sub ratio?	The evaluation approach is based upon historical ratio's that go beyond the current contract and given the aggressive SB subcontracting goals, this is considered a realistic approach by the Government. The Government is open to re-assessing the ratio's used in the pricing sheets and welcomes industry input on a more appropriate ratio considering current market conditions.
8	Can you provide the bidders library virtually?	It is the intent of the Government to provide as much of the historical maintenance support information electronically as part of the RFP, however, there are large maps, floor plans, graphs, and historical documents not archived electronically or not publicly releasable and therefore can only be physically viewed in the bidders library at NASA ARC.

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9	Can you provide Maximo database dumps (downloads) for historical data to allow future trend analysis? This is very important as it relates to RCM.	Current hardware/software analyzer for machinery condition assessments is contained in ExpertALERT™ from Azima DLI. The Government will provide as much data as it can with the final RFP or in the bidder's library.
10	Please provide a list of all specialty or technical licenses required to operate equipment and machinery associated with the draft RFP? (ex. HP Boiler, forklift, heavy equipment etc.)	Training, Licenses, and Certifications are listed in Section C1.12 of the Statement of Work. ARC provides some vehicle and machinery training (e.g. forklift training, man-lift training, etc.) that will be stated in the final RFP.
11	It was mentioned that the Moffett Housing Annexes (MHA) will be "Developed". What type of development & supporting what activity? (more housing, labs, test facilities?)	Moffett Housing Annexes (MHA) is owned by the Army, and their two MHA areas contain residential housing units. AFSS Contractor has no core maintenance responsibilities in these areas, only IDIQ task orders as requested by the Army.
12	There is a CBA in effect for both the Trade workers and some administrative workers. A question was asked in reference to FMCS workers being under SCA wages – Did you mean CBA? Is SCA & CBA considered the same wage?	There are Collective Bargaining Agreements (CBAs) in place for both Trade workers and Clerical workers. The FMCS workers are covered under the CBA agreement. SCA wages and CBA agreements are different and both stipulate their own wage schedules.
13	Are the Government & janitorial trouble tickets included in the number that is provided in the excel sheets. If so, will the bidders' library delineate the categories.	The information is located in Attachment 2.05.03, Section J2 to the Statement of Work.
14	Who has the authority to enforce other contractors to notify customer service center of close and submit appropriate?	The Contractor is not responsible for performance outside of their own workers. See Section C5.8.B.4.a, Trouble Call Notification Procedures in the Statement of Work. The Government has authority to enforce contract requirements on other contracts.
15	It was indicated that the contractor will close out all trouble calls to include other contractors. What is the protocol should the other contractors not provide necessary information timely? Who enforces?	Same Answer/Response as #14. The Contractor is not responsible for performance outside of their own workers. See Section C5.8.B.4.a, Trouble Call Notification Procedures. The Government has authority to enforce contract requirements on other contracts.
16	Do trouble calls = labor + material?	Yes. See Section C5.8.B.1 of the Statement of Work.

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17	By performing a price adjustment (i.e. -15%) for less trouble calls, aren't you disincentivizing the Contractor to be more aggressive in preventative maintenance? Conversely, on the plus side, a contractor can forgo preventative maintenance, increasing trouble calls above 15%, thereby, increasing your costs.	The Deduction Methodology included in Attachment J-4 and Surveillance Plan included in Attachment J-5 should prevent the Contractor from neglecting preventive maintenance. Based on historical performance, an adjustment upward or downward has never been made. They have always been within the + or – range. Again, the trouble call target for each year will be provided in the final RFP, and is anticipated to decrease annually throughout the performance of this contract.
18	Can the Government provide a detailed breakdown of historical completed trouble calls by Government trouble calls, janitorial trouble calls, and facilities support services trouble calls?	Same Answer/Response as #13. The information is located in Attachment 2.05.03, Section J2 to the Statement of Work.
19	In maintaining the LEED building, what kind of challenges have been experienced in training technicians to maintain a LEED building vs. a similar conventional building.	During commissioning of the LEED building (N232), training for technicians on all the systems requiring maintenance was provided at that time. Several of the systems are unique (not commonly found in conventional buildings), and on-going training sessions are necessary whenever there is a turnover of trained personnel.
20	Will the winning AFSS contractor (be allowed) to negotiate maintenance contract with new tenants that Ames leases out to.	Yes, but the personnel assigned to this contract cannot be utilized on another contract while they are being compensated under the AFSS contract.
21	Will the winning contractor be able to use GFE to support separate maintenance contracts with Ames tenants?	No, not under separate maintenance contracts/agreements. However, if the work is being performed under an AFSS IDIQ task order, then the Contractor may use Government furnished equipment supplied under this contract for that effort.
22	Assume RFP requests 5 past performance submittals. If one Offeror submits a single past performance submittal (very relevant) and another Offeror submits 5 past performance submittals (very relevant), does the Offeror with one submittal get the same score as the Offeror with 5? (i.e. requirement box is checked) or Does Offeror with 5 submittals get more points for meeting the 5 past performance request.	The Government cannot discuss theoretical scenarios, but past performance is not a “check the box” criteria or scored with points. It is a subjective evaluation of the level of confidence demonstrated by the entirety of the relevancy and demonstrated performance of the Offeror. However, the more past performance that a Contractor has which is relevant and with favorable performance could lead to a higher confidence rating.

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23	My question is in regard to the submission of questions date that given on slide 6 (August 18, 2014). Can you provide additional guidance concerning your expectations for this date? Is this the TBD date from Section L.10.a, or will there be another round of questions to follow once the RFP is released?	The August 18, 2014 date specified as the deadline for questions from Industry Day is only applicable to the questions associated with the Draft RFP. When a final RFP is released, there will be another period of time during which questions from Industry will be accepted by the Government.
24	The core effort is FFP. However, based on your answer to Question #20 that prohibits the AFSS contractor from using its personnel to work on other contracts while assigned to AFSS effort – will the Government expect a “level of effort” and count heads?	The FFP core maintenance effort is not level of effort as it is to perform specific set of tasks that are stated in the Statement of Work. Any potential Offeror is to propose staffing levels it believes to be appropriate to complete these tasks given its approach to RCM. The Government will continually monitor contractor performance during contract execution including the quality and timeliness of the work being performed.
25	Request the Government provide the list of current subcontractors.	The Government cannot release the names of subcontractors utilized by the current facilities maintenance contract since it only has a contractual agreement with the prime contractor, and no formal contractual relationship exists with the subcontractors.