

United States Embassy Cairo, Solicitation No. SEG30016R0002 for Residential Make Ready Services

Questions and Answers

Question 1:

If a company only wants to submit an offer for the base year of the contract, can they fill out only section B.3.3, or do they still need to fill out all the sections including section B.3.4 through section B.3.8?

The Solicitation provides for five years of service consisting of one base year and four option years. All offers are expected to include realistic pricing with full intent to perform services in accordance with the contract for all five years if the Government chooses to exercise all four option years. The exercising of an option year is the unilateral right of the U.S. Government. If the U.S. Government exercises an option year, the contractor is expected to perform in accordance with the terms and conditions of the contract.

Question 2:

Referring to Section B.4.4, if a contractor receives task orders for more than one residence during a ten day period, is the contractor still required to complete the work for each residence within ten (ten) business days?

Section B.4.4 states that "...The contractor shall complete all services on individual housing units within ten (ten) business days of receipt of a task order..." By awarding contracts to more than one company, the U.S. Government can take into account the capacity of an individual company to properly manage and complete more than one task order at one time.

Question 3:

During the 5 year period of the contract, will contractors perform "make ready" on a single residence more than once, or will they always perform "make ready" on different residences?

Section B.1 of the solicitation states that "Each year the Embassy requires Make-Ready services on approximately 120 to 160 residences..." "While it is possible that a contractor could perform Make-Ready services on an individual residence more than once during a 5 year period, there should be no expectation that cost, effort, or time savings would result from multiple Make-Ready services being performed on the same residence by an individual contractor during a 5 year period. The Embassy has the ability to dispose of residences or to acquire additional residences at any time.

Question 4:

One of the residences included in the site visit had previously had water damage to some of the walls. Is repairing water damaged walls included in our scope of work?

Section C.1.8 “Major Repairs” states that “... Major and specialized repairs shall be carried out by the Government, independent of this contract.” Therefore, major construction work such as demolition of walls, ceilings or floors to find and fix leaking pipes or building structural deficiencies, and the subsequent repairs and restoration work to replace piping, walls, ceilings or floors to structural integrity and normal form are not part of the scope of work. Section C.4 “Plaster Work” and Section C.7 “Paint” indicate that non-structural, patching, plastering, sanding, painting and other services, outlined in the solicitation, to restore damaged surfaces, is part of the scope of work.

Question 5:

Will the Make-Ready contractor be the only contractor in the residence during the period of Make-Ready contract performance, and if not, how will the Embassy manage the coordination between contractors?

Section B.4.4 “Completion Date” states that “The Contractor shall complete all services on individual housing units within ten (10) business days of receipt of a task order. The time period specified above shall not begin until the Contractor is afforded reasonable access to the work site.” Reasonable access to the work site is not exclusive access. The Embassy will manage coordination between multiple contractors when required. Section C.1.12 “Inspection by the Government” allows for Government personnel to be on site at the Make Ready.

Question 6:

Can the Government provide a Microsoft Excel file containing the pricing section of the Section B of the solicitation?

No, individual portions of the solicitation will not be issued as a Microsoft Excel file.

Question 7:

Does the government furnish all spare parts for the contract?

Section J EXHIBIT 3 “GOVERNMENT FURNISHED PROPERTY”, and Section C.2.1.3, C.2.1.4, C.2.1.5, C.2.2.1, identify government furnished property for the performance of the contract.

Question 8:

The pricing charts in Section B for the Base Year and each of the Option Years contain “Contract Line Item Number” (CLIN) 20, is referred to in the Description of Services Column of the pricing charts as “Janitorial/initial cleaning services”, and yet in Section C.11 of the contract the cleaning is divided into an initial cleaning and a final cleaning as

outlined in Section C.11.1 and C.11.2. Does the contract include the final cleaning described in section C.11.2?

The Make Ready only includes the thorough cleaning of the residence as outlined in Section C.11.1 and not the final cleaning as outlined in Section C.11.2. The contractor has no way of knowing the quantity, type or cleanliness of furnishings and appliances that the Government may provide during the furnishing of the residence after the Make-Ready and initial cleaning by the Make Ready contractor has been completed.