Disposition of questions and comments received in response to the
Facilities Operations and Maintenance Services (FOMS) Request for Proposals (REVISED)

1) How should offerors address the identification of potential significant subcontractors when the dollar value of the IDIQ task orders to be issued under this contract is unknown?	Offerors shall estimate prime contract and significant subcontract percentages and value based on an assumption that the contract will meet the Maximum Ordering Value and performance will reflect all areas of the statement of work.
2) Page 90, paragraph beginning "A 'subcontract' is any contract," requires significant subcontractors to submit the same cost exhibits and supporting information that is requested from the prime offeror. Our understanding is that this information is to be submitted directly to the Government under separate cover. Should this submission include the subcontractor's Basis of Estimate (BOE)? If so, should that subcontractor's Basis of Estimate also be submitted by the prime offeror in their cost volume, even if it might contain proprietary information from the subcontractor that they might not wish to share with the prime? Also if so, does the 90-page limit for the Basis of Estimate section apply to the total number of pages taken up by all the BOEs or does it apply only to the BOE submitted by the prime?	Significant subcontractor information can be submitted directly to the Government under separate cover if necessary, at the discretion of the significant subcontractor. This submission should also include the subcontractor's Basis of Estimate (BOE). The significant subcontractor information does not have to be submitted in the prime offeror's cost volume. Provision L.13 has been revised to exclude BOEs from page limitations.
3) There are costs (for example Project Manager) that support both core services and the five (5) various types of Task Order work. Where does the Government desire these multi-use costs to be priced? Offerors can't allocate these costs as the task order work is not defined (i.e. there is no basis for allocation). Please clarify.	Costs associated with core services should be shown in Exhibit 1, Summary of Estimated Cost, Fixed Fee and Maximum Technical Performance Incentive Fee. Hourly labor rates for IDIQ labor categories should be shown in Attachment O, IDIQ Rates Matrix.
4) Reference Attachment A, Section 2.7.4: The last sentence of the first paragraph refers readers to section 2.2.10.3 for RCM details. We could not find Section 2.2.10.3 in the SOW. Please clarify.	Attachment A, Section 2.7.4, first paragraph, last sentence has been revised to read "See section 2.10.3 for more RCM details."

5) Attachment A, Statement of Work, Part 2 (Intro), Section 2.7.1, Part 2 (Intro), 2.7.5 Electrical room and Substation tours: 2.7.1 Tour equipment & building systems: The Contractor shall assure that all equipment and building systems maintained by the Contractor are operating properly. Contractor shall tour at least once per shift as the minimum, mechanical and electrical rooms. Tours of equipment sites at GSFC are required on a scheduled basis to ensure the equipment and systems are operating properly. The Contractor shall immediately respond to emergencies, hot/cold calls, and system malfunctions. 2.7.5 (d). Critical Infrastructure Tours: The Contractor shall perform inspection tours of the main electrical substations, and Buildings 24C, 31, and 32 during each shift. The Contractor shall visually inspect the condition and operating status of major system components, maintain an inspection log, perform configuration changes related to planned and unplanned outages, address any power hits and any collateral activities necessary to maintain the critical equipment or restore the system to operating configuration. Questions: Please define statement: Electrical Room and Substation Tours. By this, do you mean all the electrical rooms and building substations in all the buildings on Goddard & Outer Areas? If not, what are the specific areas or buildings?	Attachment A, Statement of Work, Section, 2.7.1, has been revised to read: 2.7.1 Tour equipment & building systems: The Contractor shall assure that all equipment and building systems maintained by the Contractor are operating properly. Contractor shall tour at least once per shift all mechanical rooms and outer area mechanical equipment. Contractor shall tour at least once per month all electrical rooms. Tours of equipment sites at GSFC are required on a scheduled basis to ensure the equipment and systems are operating properly. The Contractor shall immediately respond to emergencies, hot/cold calls, and system malfunctions. The term "Goddard" is inclusive of all outer area buildings and equipment.

6) Attachment A, Statement of Work, Section 2.7.1 General Paragraph, "Keep Customers informed," states: "The Contractor shall keep customers advised of any interference problems or necessary changes in the work, preferably in advance, and shall notify the customer, FOM and BM within 3 business days when the work is completed. A joint Contractor/FOM/BM walk-through final inspection of the work is required in customer visible areas within 3 business days of completion." Questions: Is this requirement for every Trouble Call, Repair, Service Request, or PM work order?	Attachment A, Statement of Work, Section 2.7.1 , General, is revised as follows: <u>Keep Customers Informed:</u> The Contractor shall sustain feedback and direct contacts with all customers, regardless of the type of work. The Contractor shall strive to ensure that in each case there is a complete mutual understanding of each work order's description of work, cost estimate, scheduling and access requirements, and that the quality level desired and delivered are the same. The Contractor shall keep customers advised of any interference problems or necessary changes in the work, preferably in advance, and shall notify the customer, FOM and BM within 3 business days when the work is completed. A joint Contractor/FOM/BM walk-through final inspection of the work is required in customer visible areas within 3 business days of completion for Priority 3 and 4 work.
7) Attachment A, Statement of Work, Section 2.7.1 General The "Tour equipment & building systems" paragraph states: "The Contractor shall assure that all equipment and building systems maintained by the Contractor are operating properly. Contractor shall tour at least once per shift as the minimum, mechanical and electrical rooms. Tours of equipment sites at GSFC are required on a scheduled basis to ensure the equipment and systems are operating properly." Questions: Does the requirement to tour mechanical and equipment rooms apply to every shift, including day shifts?	Attachment A, Statement of Work, Section, 2.7.1, has been revised to read: 2.7.1 <u>Tour equipment & building systems:</u> The Contractor shall assure that all equipment and building systems maintained by the Contractor are operating properly. Contractor shall tour at least once per shift all mechanical rooms and outer area mechanical equipment. Contractor shall tour at least once per month all electrical rooms. Tours of equipment sites at GSFC are required on a scheduled basis to ensure the equipment and systems are operating properly. The Contractor shall immediately respond to emergencies, hot/cold calls, and system malfunctions. This requirement applies to every shift.

8) Attachment A, Statement of Work, Section 2.10.1 Planning and Plant Engineering Requirements Mission Support Planners Questions: We understand that there are currently 7 planners supporting this requirement. Is it the intention of the government to have the contractor perform this function or support the activities of the existing Mission Support Planners? If it is the latter, what is the work history or data as it relates to this requirement?	The intention of the government is for the contractor to perform the planning function. This will include support the planning activities of other planners in the office, including technical expertise in engineering and/or architectural fields. Facilities planning and programming services performed by the planners support both mission and institutional customers. The planners serve as FMD customer liaisons for all Directorates on Center. They develop requirement documents, project scope, justifications, schedule, cost estimates and determine the best execution method for any type of facility projects (construction, repair, and maintenance). These products effectively describe information and requirements about facilities quality, quantity, and configuration into viable solutions in an environment of severely restricted resources. The planners workload varies by Directorate/customer and by project size/complexity. On average, the planners develop annually approximately: A. 2-3 Construction of Facilities projects (dollar value >$1M) B. 20-25 Center Funded Projects (dollar value < $1M) C. 20 "What if scenarios" – conduct studies and analysis to determine the feasibility/viability of an initiative/inquiry to become an actual project.
9) Attachment A, Statement of Work, Section 2.10.1 Planning and Plant Engineering, Requirements a and b Institutional and Mission Support Planners Questions: What is the project workload for all planners? How many projects of each type are typically planned each year?	The planners workload varies by Directorate/customer and by project size/complexity. On average, the planners develop annually approximately: A. 2-3 Construction of Facilities projects (dollar value >$1M) B. 20-25 Center Funded Projects (dollar value < $1M) C. 20 "What if scenarios" – conduct studies and analysis to determine the feasibility/viability of an initiative/inquiry to become an actual project.
10) Attachment A, Statement of Work, Section 2.10.1 Planning and Plant Engineering, Requirements a and b	We expect the contractor to document facility requirements necessary to develop: 1. Rough order of magnitude cost estimates (i.e. parametric for not

Institutional and Mission Support Planning functions Questions: Regarding cost estimating, what is expected as part of this scope: rough order of magnitude estimates used for development of budgets required in the planning process or detailed cost estimates utilized for reconciling other contractors costs during the project implementation process?	yet well defined concepts and scopes scopes) 2. Independent Government Estimates for a well defined scope, schedule and plan of execution, so it can be presented to management so that a formal "GO" or "NO GO" decision can be made.
11) Attachment A, Statement of Work, Section 2.7.13 Life Safety Systems The SOW indicates "Inspections both visual and mechanical shall be in accordance with current edition of the National Fire Protection Association (NFPA) and NASA safety guidelines." However, the Preventative Maintenance schedule, as identified in Appendix 8, doesn't appear to comply with these requirements. Questions: If this assessment is correct, does the Government have documentation or workload data of activities that should be performed and required under the referenced guidelines?	All available workload history is contained in Appendix 8 of the solicitation. All work should be performed as required by the NFPA and NASA Safety Guidelines.
12) Attachment A, Statement of Work Section 2.7.13 Life Safety Systems The SOW references fire dampers in the introduction as a life safety system. The requirement states that "The contractor shall be responsible for the operation, maintenance, repair, inspection, and PM of all GSFC life safety systems, in accordance with all applicable local, Maryland, and national codes and regulations". Preventative Maintenance schedules as provided in handouts (Appendix 8) doesn't appear to comply with these requirements. Questions:	All available workload history is contained in Appendix 8 of the solicitation. All work should be performed as required by the NFPA and NASA Safety Guidelines.

If this assessment is correct, does the government have documentation or workload data of activities that should be performed and required under the referenced guidelines?	
13) Attachment A, Statement of Work, Section 2.7.13 Life Safety Systems The SOW references fire stopping and fire rated assemblies in the introduction as a life safety system. The requirement states that "The contractor shall be responsible for the operation, maintenance, repair, inspection, and PM of all GSFC life safety systems, in accordance with all applicable local, Maryland, and national codes and regulations." Preventative Maintenance schedules as provided in handouts (Appendix 8) doesn't appear to comply with these requirements. Questions: If this assessment is correct, does the Government have documentation or workload data of activities that should be performed and required under the referenced guidelines? We also understand recent fire protection studies have identified significant requirements associated with deficient fire stopping, fire walls, and fire rated assemblies. Will the Government require the contractor to remediate these findings under the base contract or under IDIQ tasks?	All available workload history is contained in Appendix 8 of the solicitation. All work should be performed as required by the NFPA and NASA Safety Guidelines. If the Government requires the Contractor to remediate any existing deficiencies a task order would be issued for the requirement. However, the Contractor is responsible for fire stopping any penetrations to firewalls as a result of work performed under the contract.
14) Attachment A, Statement of Work, Section 2.7.13 Life Safety Systems The SOW indicates "The 50 year test will become due during the term of this contract" and also states "The Contractor shall collect sprinkler age data for all systems during the first annual cycle of PMs and provide that data to the COTR for incorporation into the Archibus." Questions:	According to Government data, there are numerous buildings that will require the 50 year test during the term of this contract. Appendix 3 has been revised to include the year each building was constructed.

Records from GSFC technical library indicate the earliest sprinkler systems at GSFC were not installed until 1969 and would not be due to be tested until 2019; which is outside the term of this contract. With this in mind is it necessary to collect data during the first cycle of PMs or could this window be widened over the term of the contract to reduce the impact to the workforce and allow a more effective use of available resources?	
15) Attachment A, Statement of Work, Section 2.7.5 Electrical and Electronic Systems (Low Voltage) **The SOW states "The contractor shall perform Preventative Maintenance (PM) and repairs for <u>all</u> low voltage electrical equipment including equipment listed in the CMMS and as indicated in Appendix 8" it further states that for Low Voltage Systems "The Contractor shall operate , maintain , provide PM, and repair all low voltage electrical distribution systems , and lighting fixtures for each building beginning at and including the weather head, or in the case of underground power, at and including the main distribution panel". It goes on to list the various components listed as part of this requirement.** **There appears to be discrepancies between the wording of the SOW ("all low voltage…"), Appendix 8, and the respective Tabs in Appendix 8; for example, there are less than 400 electrical panelboards listed under "Core Assets with PM/PTI" tab (presumably to have PM's performed); however, there are over 2000 similar electrical panelboards under the "List of Assets" tab that one may presume would not have PM's performed.** **Also, there are many of the items listed such as outlets, switches, wiring and branch circuits which are not typical components subject to PM/PTI.** **Questions:**	**The term "all" is as stated in Section 2.7.5 of the SOW.** **The Government expects the Contractor to PM/PT&I all low voltage systems that are listed in the "Core Assets with PM and PT&I" tab of Appendix 8.** **The Government recognizes that there are duplications of equipment between the designated tabs in Appendix 8.** **Appendix 8 contains all low voltage electrical equipment that the Government expects the Contractor to provide PM/PT&I.**

In order to discern the workload, please clarify or define what the Government means by "all" in the SOW? **Please clarify or designate which Tabs in Appendix 8 the government intended to apply PM/PTI coverage?** **Please clarify or verify that there are no redundancies or duplications of equipment between the designated tabs in Appendix 8.** **Please clarify or verify that the equipment list itemized in Appendix 8 encompasses all low voltage electrical equipment on Center.**	
16) Attachment A, Statement of Work, Section 2.7.5 Electrical and Electronic Systems (High Voltage) **The SOW states "The contractor shall perform Preventative Maintenance (PM) and repairs for all High Voltage electrical systems and related equipment including equipment listed in the CMMS and identified in Appendix 8." The following paragraph goes on to list the various components listed in the requirement.** **As with the low voltage system, there appears to be discrepancy between the wording of the SOW ("all high voltage…"), Appendix 8, and the respective Tabs in Appendix 8; for example, protective relays are not listed in Appendix 8 – at all; however, components such as underground feeders, and ductbanks are items that one would not normally PM but repair if required.** **Questions:** **Please clarify whether the Government seeks "all" items listed in Appendix 8 to be covered under the PM/PTI program? If not, please clarify the buildings or systems/components that are covered?** **Since protective relays are components of the high voltage system, please clarify how many protective relays are to have preventative**	**The term "all" is as stated in Section 2.7.5 of the SOW.** **Protective relays are part of load center and substation PMs.** **The Government expects the Contractor to PM/PT&I all high voltage systems that are listed in the "Core Assets with PM and PT&I" tab of Appendix 8.**

maintenance performed, what are the types of relays (to determine workload) and frequencies of required PM's? **Please clarify or designate which Tabs in Appendix 8 the Government intended to apply PM/PTI coverage?** **Please clarify or verify that there are no redundancies or duplications of equipment between the designated tabs in Appendix 8.** **Please clarify or verify that the equipment list itemized in Appendix 8 encompasses all high voltage electrical equipment on Center.**	**The Government recognizes that there are duplications of equipment between the designated tabs in Appendix 8.** **Appendix 8 contains all high voltage electrical equipment that the Government expects the Contractor to provide PM/PT&I.**
17) Attachment A, Statement of Work, Section 2.7.5 Electrical and Electronic Systems (High Voltage) and Appendix 8 The SOW states "The contractor shall perform Preventative Maintenance (PM) and repairs for all High Voltage electrical systems and related equipment including equipment listed in the CMMS and identified in Appendix 8." Questions: Appendix 8 lists, among others, HV electrical components such as primary switches, HV transformers, loadcenters, main and tie circuit breakers, etc. Previously, PM and PTI was limited to buildings deemed mission critical (7 of the 34 listed buildings); however, based on the referenced section and appendix, it appears that the government is requesting PM and PTI on all 34 buildings on Center. Is this a correct interpretation of the SOW requirements? If not, please specify the appropriate coverage? Appendix 8 indicates a frequency of 24 months on the majority of the equipment types listed in the above bullet/question – regardless of whether it involves mission critical facilities. The government previously reserved a frequency of 24 months on the mission critical facilities only. Is it the intention of this SOW and the Government to require PMs on all the identified equipment on a frequency of 24	The Government does expect the Contractor to perform PM and PTI on all High Voltage assets listed in Appendix 8. The Government expects the Contractor to perform PMs on all of the identified equipment on a frequency of 24 months regardless of its mission critical status. Appendix 8 has been updated to include all panels boards located in Building 34.

months regardless of its mission critical status? Building 34, the newest building, shows only 15 panel boards in appendix 9 ("all assets" tab); however, there are approximately 187 in appendix 8. Please clarify this discrepancy.	
18) Attachment A, Statement of Work, Section 2.7.5 Electrical and Electronic Systems (High Voltage Controllers) and Appendix 8 Under the subheading High Voltage Electrical Systems, the SOW identifies the high voltage controllers as an electrical system to be operated, maintained and have PM's and repairs provided. This equipment, however, supplies the chillers in the main power plants (Bldg. 24 and 31). With regards to the units located in Bldg. 24, currently, the equipment is operated by the civil servant plant operators and are currently maintained by a separate chiller maintenance contract. The equipment is listed in Appendix 8 as: 024-HVC001, 024-HVC002, 024-HVC003, 024-HVC004, 024-HVC005, 024-HVC006, 024-HVC007, and 024-HVC008. Questions: Even though Building 24 maintenance and operation is not under the solicitation's base requirement, is it the intention of the government assign responsibility of this specific list of equipment to the FOMS contractor? If so, please clarify the responsibilities for this equipment and how it relates to this SOW? What is the workload history/data for each piece of equipment?	It is the Government's intention for the Contractor to maintain this equipment. The Government considers this equipment to be High Voltage equipment. The Government has no available workload history for this equipment.
19) The RFP has not to the best of our knowledge addressed cost escalation. Please clarify.	Cost escalation is addressed in Provision L.21 Cost Volume.

20) Reference: Appendix 7 Workload History. The workload data does not distinguish between baseline contract services and IDIQ work. As an example, the painting workload appears to exceed the service call criteria and should fall under Davis Bacon (>200 sq. ft.), not the Service Contract Act. Clarification is essential to develop accurate staffing and pricing for our proposal. Q. Do the service orders listed in Appendix 7 include IDIQ Task Order work? If so, please identify the IDIQ related work.	Some Task Order historical workload is captured in Appendix 7 as work type "TO".
21) What version of Maximo are they using?	Maximo version 6.2.4 is currently in place.
22) What modules in Maximo are they using?	Maximo modules being used are Assets, Inventory, Planning, Preventive Maintenance, Purchasing, Resources, Safety and Work Order.
23) What customizations have been done to the system?	Very few customizations have been made for Operations and Maintenance purposes.
24) How many assets are there in the system?	Assets are contained in Appendix 8.
25) How many users are there total?	The total number of users is unknown since the system is administered under another contract.
26) Is this a clustered environment?	Maximo administration is provided under another contract.
27) Is NASA providing an Actuate Server and Application servers?	Maximo administration is provided under another contract.
28) Is the application server Web Sphere or Web Logic?	Maximo administration is provided under another contract.
29) Is the contractor expected to maintain the application server software?	No. Maximo administration is provided under another contract.
30) Are there any interfaces to/from Maximo?	Maximo administration is provided under another contract.