




To: Prospective Offerors

From: Sandra V. Pizarro – U.S. Government Contracting Officer 

Date: June 02, 2022

Subject: Answers to the Questions asked by offerors for Make Ready Services Solicitation (19PK3322Q6045) after and at pre-proposal conference

Q.1 Paint Work: You have mentioned under CLINS the paint work. Can you further confirm which paint is to be used i.e., plastic paint or semi emulsion?

Ans. Special plastic emulsion.

Q.2 Will the painting work will be inside of the house only or outside as well?

Ans. Generally the contract is for interior paint, it will include exterior paint for specific properties.

Q.3 In the solicitation, please review CLIN 18, 19, 20, 21, 22, 23, 24, 25 and 26.

All of them refer to some specification section for example in line item #18 reference is made to C.2.6. going through the solicitation, and the scope of work no such section is given?

Ans: Following are the missing sections and are the part of the Section-1 SOW,

C.2.5 PLUMBING SERVICES

The Contractor/s shall perform the following plumbing inspection and repairs and use the checklist in Exhibit 4.

- (a) Inspect all plumbing work including:
- Pipes, ducts, valves, dampers, fittings, waste water and sewer lines, traps, catch basins, hot water heaters, toilet fixtures, toilet accessories, plugs, chains, hoses, down-spouts, and gutters for clogging and loose joints, restrictions, leaks, and other faulty conditions. This includes all bathrooms, laundry, kitchen, water tank pressure pump, install ball valve on air vent pipes, servant baths and kitchen, interior and exterior sewer and drains lines. Remove hard pipe, install flexible pipe for gas connection hot water heater, kitchen stove and servant quarter stove. Prepare and paint gas line with yellow paint (approximate 20 foot length). Inspect manhole covers

and repace with new where needed. Check well water pump both deep well and monoblock, replace if not working.

(a) Provide routine service such as:

- Retightening, caulking, lubricating, and performing first echelon maintenance. Repair/replace any item. All water heaters, water distiller, cooking range, washing machine, dryer, water storage tank, and water pumps shall be serviced & ensured for proper function.

The Contractor shall furnish all skilled labor, tools, equipment and routine cleaning supplies needed for the repairs and servicing. Embassy shall provide all replacement parts, water heaters, pumps, manhole covers, stoves, washing machines, toilet seats, sinks, pressure pump, monoblock pump.

C.2.6 ELECTRICAL SERVICES

The Contractor shall perform the following electrical services and use the checklist in Exhibit 4.

(a) Evaluate the operating condition and safety of all systems and equipment, including:

- Electrical outlets, switches, wiring, installed appliances, doorbells, intercoms, ceiling fans, light fixtures, water heaters, circuit breakers, electric stove, GFCIs (ground fault cercuits intreptors), fuse boxes, damaged wiring, grounding of whole house (should be less than 25ohm), and feed line connections, main cable, main distribution panel, load balancing, circuit indentification/labeling.

(b) Make basic repairs, including:

- Resetting circuit breakers or replacing fuses, fixing loose connections, replacing switches, replacing sockets, breakers, GFCIs, and ground wires etc. Close holes of all panels with manufacturer approved material, provide and install spacers on breaker panel openings. Proivde and install cable glinds on main DB and disconnect switch. Repairs shades over dsiconnect switch, ATS and and panels. Provide small 6"x6" sheet cover other exterior switches.

The Contractor shall furnish all skilled labor, tools, equipment and routine cleaning supplies needed for the repairs and servicing. Embassy shall provide all replacement parts or new item.

C.2.7 HVAC SERVICES

The Contractor shall perform the following HVAC services using the checklist in Exhibit 4.

(a) Inspect all HVAC work including:

- Pipes, ducts, valves, filters, dampers, fittings, loose joints, restrictions, leaks, and other faulty conditions.

(b) Provide routine servicing such as:

- Tightening, caulking, lubricating, replacing and/or washing filters, and performing first echelon maintenance and servicing. Replace faulty protectors. Install new protector relay (delay timer) if not installed already. Clean condensor coils and fix bent fins as needed.

The Contractor shall furnish all skilled labor, tools, equipment and routine cleaning supplies needed for the repairs and servicing. Embassy shall provide all replacement parts,

Note the following specific requirements

- (a) Inspect pumps for abnormal temperature, vibration, noise, and other trouble symptoms, and adjusting as necessary.
- (b) Inspect valves for restriction, leaks and other trouble symptoms, and adjusting as necessary.
- (c) Inspect split pack unit indoor and outdoor unit, ensure both units are in working condition.
 - Check refrigerant and charge as necessary.
- (d) Replace refrigerant piping if required including insulation. Separate electric cable from the refrigerant piping and drain. Install electric cable in conduit.
- (e) Make insulation tests, adjust relays, reset circuit breakers, and clean contact surfaces.

The Contractor shall furnish all skilled labor, tools, equipment and routine cleaning supplies needed for the repairs and servicing. Embassy shall provide all replacement parts, refrigerant piping, insulation pipes, tape, duct, electric cable and conduit for this services.

C.2.8 CARPENTRY SERVICES

The Contractor shall perform the following carpentry services using the checklist in Exhibit 4.

- (a) The Contractor shall inspect all:
 - Wood cabinets, closets, doors, moldings, panels, fixtures, furniture pieces, stairways, including railings, balustrades, treads, risers and nosings, along with all doors in the residence. Also, inspect all toilet paper holders, soap trays, towel racks, shower curtain rods, toilet seats, medicine cabinets, venetian blind brackets, clothing rails, curtain rods, and any other like items.
- (b) All necessary repairs shall be made to all items listed above, including:
 - Repairing, adjusting and/or replacing hinges, latches, closet rods, shelves, moldings and wood panels, cracks and chips, bathroom fixtures, curtain rods and venetian blinds, and caulking and staining repaired areas to match the color of the original wood.

The Contractor shall furnish all skilled labor, tools, equipment, materials and routine cleaning supplies needed for the repairs and servicing.

C.2.9 ROOFING SERVICES

The Contractor shall perform the following roofing services using the checklist in Exhibit 4.

- (a) The Contractor shall inspect:
 - (1) The roof and eaves for leaks or other evidence of damage.
 - (2) Inspect all rain gutters and water drains for blockages and leaks, and inspect all water catchers for proper positioning.
- (b) The Contractor shall make repairs to:
 - (1) The roof membrane, including patching leaks, repairing shingles and caulking cracks in concrete.
 - (2) Rain gutters and drains

C.2.10 GARDENING SERVICES

The Contractor shall perform the following gardening services using the checklist in Section J, Exhibit 4.

The Contractor shall:

- (a) Clean trash and debris from all lawn, yard, and garden areas.
- (b) Mow lawns, trim hedges, prune trees, and remove weeds to present a neat and orderly appearance to the areas.
- (c) Inspect sprinkling and other water delivery systems to ensure proper operation, and make repairs as necessary.
- (d) Water all plants and lawns when finished.

C.2.11 MASONRY SERVICES

The Contractor shall perform the following masonry services using the checklist in Section J, Exhibit 4.

The Contractor shall:

- (a) Inspect all stone and concrete work, including exterior and interior walks, floors, partitions, walls, and stone facing, for breaks, cracks, crumbling and other deterioration.
- (b) Make necessary repairs. Tiles, bricks or pavers shall be provided by the Embassy.

C.2.12 GENERAL MECHANICAL SERVICES

The Contractor shall perform the following general mechanical services using the checklist in, Exhibit 4.

The contractor shall:

- (a) Inspect and repair all garage doors, fences, gates, windows, sliding doors, doorstops, and interior fixtures, including door knockers, and pull cords.
- (b) Inspect and clean all vents, including kitchen, bathroom, and dryer vents.

C.2.13 SAFETY EQUIPMENT SERVICES

The Contractor shall perform the following safety Equipment services using the checklist in Exhibit 4.

The Contractor shall inspect all fire extinguishers and fire extinguishing systems, smoke, heat, and carbon monoxide detectors in all areas for proper operation and report the results to the COR. Replace detectors, and change batteries. Detectors and batteries shall be provided by the Embassy.