RFP 19PE5026R0002 **–** Maintenance and Infrastructure Improvements at G8 INL Facilities – American Hangar, FAP Base–Callao, Lima, Peru *(Q&A sheet)*

Questions from vendor # 01

Question #01: Given that there are no drawings for the existing conditions or for the new work to be performed, may you please provide an initial estimation of the total quantities for the work to be executed?

Answer #01: The Government acknowledges the absence of existing-condition drawings. The quantities and scopes described in **Section B.4** (pages 10–28) represent the minimum technical requirements and the Government's best available description of the work. Offerors are required to conduct their own site verification, field measurements, and existing-condition assessments as stated in **Section B.5, Item 1** and **Section B.24.2 / Section J.2** (page 110), which mandates a site visit prior to proposal submission. The Government will not issue a separate quantity take-off. Offerors assume responsibility for verifying all field conditions per **Section F.4** and **Section G.4(a)** (page 50). Proposals must reflect quantities derived from the offeror's own site assessment.

Question #02: Please confirm if the contractor is to include removal/reinstallation of existing furniture in the areas to be intervened, particularly the Passenger Room and VIP Lounge.

Answer #02: The SOW does not explicitly require removal and reinstallation of furniture. However, **Section B.4.6.3** (page 19) specifically states: *"Very Important: Provide hermetic protection of carpeted floor to carry out work in VIP lounge."* This implies furniture protection or temporary relocation is the Contractor's responsibility to the extent necessary to execute the work. Contractors shall include any furniture handling costs necessary to complete the scope described in **Section B.4** within their pricing. No separate furniture removal/reinstallation CLIN is established; such costs should be captured under **CLIN 0010 – Site Cleanup, Equipment/Supplies, and Supervision** (Section A, page 6).

Question #03: Please confirm whether the contractor is to consider costs for warehousing the furniture during the work on site.

Answer #03: . Per **Section B.30** (page 36), the Embassy will not provide any labor, materials, tools, or equipment. However, in coordination with the COR, furniture will be stored in authorized areas.

Question #04: For the exterior staircase, the indication is to sand and paint on site; however, the staircase appears to be aluminum and oven-painted. Please confirm whether spray-painting on site is indeed the requirement.

Answer #04: Per **Section B.4.6.3** (page 19), the requirement is to ″Spray-paint handrails (17m) up to small landing before entrance to VIP room with black gloss paint ″. Requirement is that this work is performed on site, Offerors shall price accordingly If the Contractor identifies that the existing surface material or condition requires a different application method to achieve the required performance standard, they shall include this in their proposal.

Question #05: The staircase steel structure shows evidence of corrosion. Will the Government reconsider full replacement of the steel structure, or should the contractor follow the current indication of maintenance only?

Answer #05: The current scope of work is **maintenance only**, as described in **Section B.4.4** (page 16), which includes surface preparation (paint removal, rust remover application) and repainting with anti-corrosive paint. The Government has not authorized full structural replacement at this time.

Question #06: The roofing above the VIP Lounge is sloped but does not appear to have any downspouts. Should the contractor include downspouts in the design and therefore in the pricing?

Answer #06: The SOW for the VIP Lounge roofing (**Section B.4.6.1**, page 18) does not explicitly include downspouts. The requirement is to replace 75 m² of

TR4 roofing and to *"propose appropriate waterproof seal"* to address rain infiltration. The design package required under **CLIN 0001** (**Section B.7**, pages 23–25) shall be prepared by a CIP-licensed engineer and must address drainage as part of the waterproofing solution. If the licensed engineer's design determines that downspouts are necessary to achieve a code-compliant, leak-free result, the Contractor shall include that cost in its proposal. Offerors should account for this contingency in their pricing.

Question #07: For the logistics office, there is no indication regarding the material to replace the existing wood cove base. Does the Government have a preferred material for the new cove base?

Answer #07: Per **Section B.4.7.2** (page 20), the requirement is to *"supply and install baseboards for 150 linear meters in Logistics offices on second floor."* The SOW does not specify a replacement material beyond the removal of existing wooden baseboards (h=0.12 m) per **Section B.4.7.1**. Offerors shall propose a material consistent with the performance-based nature of this SOW (**Section B.3**, page 9), ensuring the result is code-compliant and functionally equivalent or superior to the existing installation. Material submittals must be submitted for Government approval prior to installation per **Section B.28** and **Section B.30** (page 36).

Question #08: Based on site measurements, the 150 linear meters indicated may be insufficient. Please confirm that only 150 linear meters are to be priced.

Answer #08: Offerors shall price **150 linear meters** as specified in **Section B.4.7** (page 19–20) and **CLIN 0009** (Section A, page 6). This is the Government-established quantity for proposal purposes. Per **Section B.24.1** (page 34), the Contractor's failure to understand the full scope or any omissions in its proposal shall not constitute grounds for additional payments.

Question #09: The SOW includes fabrication of a pedestrian walkway. Has any consideration been given to the structure that will support this new walkway?

Answer #09: The structural support for the pedestrian walkway is part of the design scope under **CLIN 0001 – Design Submittals** (**Section A**, page 5; **Section B.7**, pages 23–25). The CIP-licensed Civil Engineer responsible for the design package shall determine and certify the structural requirements. Per **Section B.4.5.8** (page 17), the walkway shall be *"lightweight metal… galvanized material with black anti-corrosive paint finish… positioned 10 cm above roof covering."* All structural calculations and shop drawings for custom fabrications are required as part of the design submittal per **Section B.7, Item 3**. Offerors shall include an allowance for structural support in their **CLIN 0007** pricing (Section A, page 6), with final design to be confirmed under CLIN 0001.

Question #10: The SOW indicates that broken or cracked tiles in the second-floor bathrooms are to be replaced. Given the existing tile, it is very likely that this product is no longer available. Is the Government in agreement with having different tiles?

Answer #10: Per **Section B.4.3.1 and B.4.3.2** (pages 14–15), the requirement is to *"repair tiles if they only have holes, or replace tiles if cracked or broken."* The SOW acknowledges the possibility of material unavailability through its use of "similar to" specifications throughout **Section B.4**. If the exact existing tile is discontinued, the Contractor shall propose the closest available equivalent and submit it for Government approval via the material submittal process per **Section B.28** and **Section G.10** (page 51). Per **Section B.8** (page 25), all materials must be new, free of defects, and compliant with applicable codes. The Government will evaluate proposed substitutions for acceptability. Color and finish matching to adjacent surfaces is required per **Section B.19** (page 33).

Question #11: Please confirm that there is no work whatsoever on electrical feeders serving any of the spaces to be intervened, including electrical outlets and lighting fixtures.

Answer #11: The electrical scope is limited to the specific installations described in **Section B.4** for each area. These include fixture-level work such as LED ceiling light replacement, outlet plate installation, switch plates, and exhaust fans (see **Sections B.4.1.5, B.4.2.5, B.4.3.1, B.4.3.2**, pages 12–15). The SOW does **not** include work on electrical feeders, panel boards, or distribution systems. All electrical work shall comply with the standards listed in **Section B.6(a)** (page 22), including NFPA 70 – NEC 2023 and Peruvian Electrical Code, and shall be supervised and certified by a CIP-licensed Electrical Engineer per **Section B.6(d)** and **CLIN 0011**.

Question #12: A critical item not discussed on site is the preferred sequence of work by the Government. Can multiple work fronts be executed simultaneously, or should they all be executed in sequence?

Answer #12: The Government permits and encourages multiple simultaneous work fronts, provided the Contractor's phasing plan maintains operational continuity. Per **Section B.11** (page 27) and **Section G.9** (page 51), the Contractor shall propose a phasing plan that minimizes operational impact, ensures adequate bathroom facilities remain available during renovations, and coordinates VIP lounge work to minimize disruption to high-level meetings. The phasing plan is a required deliverable due within **10 days of NTP** per **Section E.4** (page 40). Work affecting facility operations shall occur only during Government-approved windows per **Section G.9(b)**. The Government will review and approve the phasing plan before construction commences in any area per **Section B.28.2** (page 35).

Questions from vendor # 02

RFP 19PE5026R0002 **–** Maintenance and Infrastructure Improvements at G8 INL Facilities – American Hangar, FAP Base–Callao, Lima, Peru *(Q&A sheet)*

Question #01 (Item 1.00) – Digital vs. Physical Submission: Are digital submissions permitted or is a physical copy submission required?

Answer #01: Digital (electronic) submissions are required. Per **Section J.6** (page 111) and the cover letter (page 2), proposals must be submitted electronically in PDF format to **McElroyPH@state.gov** with a copy to **espinozase@state.gov**. File size must not exceed 30 MB. Physical copies are not required.

Question #02 (Item 2.00) – Number of Copies: What is the exact number of copies required for submission?

Answer #02: One (1) electronic PDF submission is required per **Section J.6** (page 111) and the cover letter (page 1). The SF-1442 Item 13(a) references copies for sealed bid procedures, which do not apply here — this is a negotiated RFP. Submit one complete PDF file electronically.

Question #03 (Item 3.00) – Corporate Accreditation Documents: What corporate accreditation documents are mandatory?

Answer #03: Per **Section J.1, Volume I** (page 110–111), the following are mandatory:

- Current RUC certificate issued by SUNAT (active status)
- Partida Registral / Certificate of Incorporation from SUNARP
- SAM.gov registration per FAR 52.204-90
- SF-1442 (completed)
- Section L Representations and Certifications

Question #04 (Item 4.00) – Prior Experience Documentation: Is documentation of prior experience/relevant projects required?

Answer #04: Yes. Per **Section J.1, Volume I** (page 108), offerors must list all contracts held over the past five years for similar work, including customer contact information (telephone number), contract number and type, performance dates, dollar value, description of work, and any litigation. This is evaluated under **Factor 3 – Past Performance** per **Section K.5** of Amendment 0002.

Question #05 (Item 5.00) – Scoring Methodology: What is the exact scoring methodology?

Answer #05: Per **Amendment 0002, Section K.10** (SF-30, page 9), the adjectival rating scales are:

- **Technical Approach & Compliance:** Outstanding / Good / Acceptable / Marginal / Unacceptable
- **Key Personnel:** Outstanding / Good / Acceptable / Marginal / Unacceptable
- **Past Performance:** Substantial Confidence / Satisfactory Confidence / Neutral / Limited Confidence / No Confidence
- **Price:** Not rated adjectivally — evaluated for reasonableness, completeness, balance, and realism per **Section K.6**.

Question #06 (Item 6.00) – Percentage Weighting: What is the percentage weighting for each evaluation factor?

Answer #06: No numerical percentage weights are assigned. Per **Amendment 0002, Section K.2** (SF-30, page 2), factors are listed in descending order of importance: (1) Technical Approach, (2) Key Personnel, (3) Past Performance, (4) Price. The solicitation states that *"Technical, Personnel, and Past Performance — when combined — are significantly more important than Price."* This is a Best Value Tradeoff per FAR 15.101-1; no further weighting breakdown will be provided.

Question #07 (Item 7.00) – Proposal Validity Period: What is the required validity period for the proposal after submission?

Answer #07: Per **Section J.4** (page 111), proposals are valid for **120 calendar days** from the proposal due date.

Question #08 (Item 8.00) – Deadline Extension for RFI Responses: Will there be an automatic extension of the submission deadline if RFI responses are issued after the amendment?

Answer #08: No automatic extension is provided. The current proposal due date is **Friday, June 26, 2026 at 12:00 p.m. (noon) Lima time** per **Amendment 0002** (SF-30, page 1). Offerors should submit their best proposal by the stated deadline.

Question #09 (Item 9.00) – Proposal Opening Date/Location: What is the exact date, time, and location for opening of proposals?

Answer #09: This is a negotiated RFP (not a sealed bid), so there is no public bid opening. Proposals are due by **June 26, 2026 at 12:00 p.m. Lima time** and must be submitted electronically per **Section J.6** (page 111). The Government will evaluate proposals after receipt.

Question #10 (Item 10.00) – Evaluation Timeline: What is the estimated timeline for technical and cost evaluation phases?

Answer #10: The solicitation does not specify a post-submission evaluation timeline. The Government intends to award based on initial proposals without discussions, though it reserves the right to conduct discussions per the cover letter (page 1).

Question #11 (Item 11.00) – Contract Type (Lump Sum vs. Unit Price): Will the contract be executed as Lump Sum or Unit Price basis?

Answer #11: The contract is **Firm-Fixed-Price (FFP)**, structured by CLIN as described in **Section A** (pages 5–8). Each CLIN is priced as a lump sum for the defined scope. There are no unit price line items. Per **Section B.24.1** (page 34), the Contractor must submit a fixed-price proposal covering all services.

Question #12 (Item 12.00) – Change Orders for Unforeseen Conditions: Are change orders permitted for unforeseen conditions discovered during execution?

Answer #12: The Government's position is that the scope of existing conditions was made available to all offerors prior to proposal submission, and claims based on unforeseen conditions will be evaluated accordingly.

Per **Section J.2** (page 110) and **Section B.24.2** (page 34), attendance at the site visit was **mandatory** for all offerors. The site visit was held on **June 17, 2026** precisely to allow offerors to inspect existing conditions, take field measurements, and identify any scope ambiguities **before** submitting proposals. Per **Section B.24.1** (page 34), *"the Contractor's failure to understand the full scope of this service or any omissions in its proposal shall not constitute grounds for additional payments or changes to contract."*

Accordingly, conditions that were observable or reasonably discoverable during the mandatory site visit will **not** qualify as differing site conditions under **FAR 52.236-2** (incorporated in **Section H.1**, page 58).

That said, the contract does incorporate **FAR 52.236-2, Differing Site Conditions** and **FAR 52.243-4, Changes** (**Section H**, pages 58–61) for genuinely latent or concealed conditions that could not have been discovered through reasonable site inspection. Should such a condition arise during execution

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Question #13 (Item 13.00) – Performance Guarantee Amount and Duration: What is the amount and duration of the Performance Guarantee required?

Answer #13: Per **Section G.17** (page 53), the Contractor shall furnish a Bank Guarantee letter (Carta Fianza) in the amount of **50% of the contract price**, to be provided within **10 calendar days after award** per **Section G.17.1**. Upon final acceptance, the amount reduces to **10% of the contract price** and remains in effect for **one year** after final completion and acceptance per **Section G.17.3**.

Question #14 (Item 14.00) – Advance Payment Guarantee: Is an Advance Payment Guarantee required?

Answer #14: No advance payment will be authorized. Per **Section B.24.3** (page 34), *"advance payment for services will not be authorized."* Therefore, no advance payment guarantee is applicable.

Question #15 (Item 15.00) – Penalty Structure for Delays: What is the penalty structure for schedule delays? Is there a maximum cap?

Answer #15: Per **Section E** (page 43), liquidated damages are set at **$73.45 per calendar day** of delay beyond the contract completion date, per FAR clause **52.211-12** (page 43). The solicitation does not specify a maximum cap on liquidated damages. These damages continue to accrue until the work is completed or accepted and are in addition to excess repurchase costs under the Default clause.

Question #16 (Item 16.00) – Penalties for Quality Defects: What penalties apply for quality defects or specification non-compliance?

Answer #16: The Government may withhold payment, reject and require correction of deficient work at no cost to the Government, or stop unsafe work immediately per **Sections F.3.2, G.7(c), and G.8(c)**. The Contractor's Bank Guarantee (Carta Fianza) — maintained at **10% of contract price** for one year

post-acceptance per **Section G.17.3** — provides direct Government recourse for warranty defects. Unsatisfactory performance may also be recorded in **CPARS** per **Section F.9**.

Question #17 (Item 17.00) – Responsibility for Interference with Base Operations: Who bears responsibility for interference with ongoing Base Aérea operations?

Answer #17: The Contractor bears responsibility for coordinating all work to minimize operational disruption. Per **Section B.11** (page 27), **Section G.9** (page 51), and **Section E.7** (page 41–42), the Contractor must coordinate access, work hours, and phasing with the COR and comply with INL and FAP Base protocols. Work affecting facility operations shall occur only during Government-approved windows. The Contractor must notify the COR **48 hours in advance** of any work requiring facility shutdown per **Section B.9, Item 1** (page 25).

Question #18 (Item 18.00) – Contractor Responsibility for Maintaining Access: Is the Contractor responsible for maintaining permanent access to work areas?

Answer #18: Access to the FAP Base is controlled by INL and FAP Base authorities, not the Contractor. Per **Section F.10** (page 47–48) and **Section G.1** (page 50), all personnel must be vetted and authorized. The Contractor is responsible for submitting personnel lists **10 business days before mobilization** and complying with all access protocols. Security checks are anticipated to take **30 days** per **Section G.21.2** (page 55–56). The Contractor must plan its schedule accordingly.

Question #19 (Item 19.00) – Mandatory Insurance Coverage: What insurance coverage is mandatory?

Answer #19: Per **Section G.18** (pages 53–54) and **Section B.15** (page 29), the Contractor must maintain at minimum:

- **General Liability:** Bodily Injury — $30,000 per occurrence; Property Damage — as determined by the CO
- All insurance required by **Peruvian law**, including SCTR, EsSalud, and General Liability
- Insurance for materials in transit and storage per **Section G.18**

Question #20 (Item 20.00) – All-Risk Insurance for Demolition: Is comprehensive "All Risk" insurance required for demolition activities?

Answer #20: The solicitation requires all insurance mandated by Peruvian law and any insurance *"ordinarily or customarily obtained in the location of the work"* per **Section G.18.2** (page 54). Given the demolition scope in multiple CLINs, offerors should include appropriate coverage. Offerors should consult Peruvian insurance requirements for construction/demolition activities.

Question #21 (Item 21.00) – Change Order Procedure and Timeline: What is the procedure and timeline for approval of change orders?

Answer #21: Per **Section B.23** (page 34) and **Section G.15** (page 52), all changes require written approval from the Contracting Officer. The Contractor submits an RFI or Request for Equitable Adjustment (REA). Only the CO has authority to modify contractual requirements. FAR **52.243-4, Changes** (Section H.2, page 58) governs the process. Written notice of changed conditions must be provided within **20 days** per **Section G.24** (page 57). No timeline for CO response to change requests is specified; offerors should account for this in their schedule.

Question #22 (Item 22.00) – Deductive Changes: Are deductive changes permitted?

Answer #22: Yes. FAR **52.243-4, Changes** (incorporated in **Section H.2**, page 58) permits both additive and deductive changes. Any reduction in scope requires a written modification signed by the CO per **Section G.15** (page 52) and **Section F.1** (page 45). Credits from deductive changes are applied to the contract price via formal modification.

Question #23 (Item 23.00) – Circumstances for Schedule Extensions: Under what circumstances are schedule extensions granted?

Answer #23: Schedule extensions may be granted for excusable delays per **FAR 52.249-14, Excusable Delays** (Section H, page 61) and **FAR 52.213-4(b)** (page 74–75), which include acts of God, acts of the Government, fires, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, and delays of common carriers. The Contractor must notify the CO in writing within **5 days** of any event that may delay performance per **Section E.10** (page 42). The CO alone determines whether an excusable delay exists.

Question #24 (Item 24.00) – Procedure for Requesting Schedule Extensions: What is the required procedure and documentation for requesting schedule extensions?

Answer #24: Per **Section E.10** (page 42), the Contractor must notify the COR/CO **in writing within 5 days** of any delaying event, providing all relevant information. Per **FAR 52.236-15** (page 43–44), if the Contractor falls behind schedule, it must submit supplementary schedules demonstrating how lost time will be recovered. All formal communications must be submitted in writing to the CO with a copy to the COR per **Section F.6** (page 46).

Question #25 (Item 25.00) – Inspection and Acceptance Process per CLIN: What is the detailed inspection and acceptance process for each CLIN?

Answer #25: Per **Section D** (pages 38–39) and **Section B.19** (pages 32–33), the Government performs QA inspections at its discretion. Substantial Completion is certified in writing by the CO per **Section D.3**. Final acceptance requires: all tests passed, all deficiencies corrected, all deliverables submitted and approved, and a final inspection with no outstanding issues per **Section E.11** (page 42) and **Section D.4** (pages 38–39). CLIN-level invoicing must correspond to verified progress per **Section F.3.1** (page 45).

Question #26 (Item 26.00) – Minor vs. Major Defects: How are minor versus major defects defined? What is the correction timeline?

Answer #26: Section D.3 (page 38) defines items remaining after Substantial Completion as minor if they *"do not interfere with the intended occupancy or utilization of the work"* and can be completed within the final completion period. Any damage caused by the Contractor must be repaired within **5 calendar days** per **Section G.13(b)** (page 52).

Question #27 (Item 27.00) – Closeout Documentation Timeline: What is the timeline for delivery of as-built documentation and warranties?

Answer #27: Per **Section E.4** (pages 40–41):

- As-Built Documentation: within **10 days** of completing work
- Warranty Certificates: at **final close-out** Per **Section B.29** (page 35), the complete close-out package must be submitted before final inspection and acceptance. Final payment will not be issued until all punch-list items are resolved and documentation is approved per **Section G.16(b)** (page 53).

Question #28 (Item 28.00) – Post-Completion Warranty Period: What is the warranty period for systems and materials post-completion?

Answer #28: Per **Section B.20.1** (page 32) and **Section G.14** (page 52), the Contractor shall provide a **full one-year latent defects warranty** for all materials and labor, effective from the **date of final acceptance**. The Bank Guarantee (Carta Fianza) also remains in effect at 10% of contract price for one year after final completion per **Section G.17.3** (page 53).

Question #29 (Item 29.00) – Payment Structure: What is the payment structure? Are payments linked to physical progress or CLIN completion?

Answer #29: Payments are progress-based and linked to CLIN completion/progress. Per **Section F.3.1** (page 45), invoices must be *"aligned with progress of work by CLIN"* and include backup documentation (approved deliverables, progress photos, test reports). Payment terms are governed by **FAR 52.232-5, Payments under Fixed-Price Construction Contracts** (Section H.2, page 58). Net payment is **30 days** after receipt of a proper invoice per **Section B.24.3** (page 34).

Question #30 (Item 30.00) – Invoicing per Individual CLINs: Can invoices be submitted and paid upon completion of individual CLINs?

Answer #30: Yes. Per **Section A, Notes, Item 6** (page 8), CLIN 0001 may be invoiced upon Government acceptance of design submittals, and CLINs 0002–0012 shall reference specific CLIN numbers and demonstrate progress/completion for each line item.

Question #31 (Item 31.00) – Advance Payments: Will advance payment be provided at contract commencement?

Answer #31: No. Per **Section B.24.3** (page 34), *"advance payment for services will not be authorized."*

Question #32 (Item 32.00) – Advance Payment Recovery: How will advance payment be recovered?

Answer #32: Not applicable. Advance payments are not authorized per **Section B.24.3** (page 34).

Question #33 (Item 33.00) – Invoicing Frequency: What is the frequency of invoicing and payment valuation?

Answer #33: Invoices shall be submitted aligned with CLIN progress per **Section F.3.1** (page 45) monthly. Weekly progress reports are required every Friday per **Section E.4** (page 41), which will support invoice verification. The Prompt Payment Act applies after the CO receives and accepts a proper invoice per **Section B.24.3** (page 34).

Question #34 (Item 34.00) – Approval for Invoicing: Is verbal supervisor approval sufficient or is formal written approval required?

Answer #34: Formal written approval is required. Per **Section F.6** (page 46), *"no verbal instruction shall constitute authorization."* All formal communications must be in writing. The COR reviews and approves invoices per **Section F.2** (page 45), and final acceptance is issued in writing by the CO per **Section D.4.4** (page 39).

Question #35 (Item 35.00) – Retentions: Will retentions be applied as guarantee? What percentage and when are they released?

Answer #35: The solicitation does not establish a separate retention mechanism. The performance security (Bank Guarantee / Carta Fianza) at **50% of contract price** serves as the primary financial guarantee per **Section G.17** (page 53), reducing to **10%** upon final acceptance. The Government may withhold payment for deficient work or incomplete deliverables per **Section F.3.2** (page 46).

Question #36 (Item 36.00) – Tax Withholdings: What tax withholdings apply? Who bears these costs?

Answer #36: VAT (IGV) is separately identified in **CLIN 0013** and borne by the Contractor, who must commit to the issuance of local invoices in compliance with SUNAT requirement per **Section K.6.3** of Amendment 0002. Other Peruvian tax obligations are the Contractor's responsibility per **Section G.2** (page 50).

Question #37 (Item 37.00) – Payment Currency: Will payment be in USD or Peruvian Soles (PEN)?

Answer #37: Payment currency will follow the currency used in the offeror's proposal. If the Contractor submits its proposal in **U.S. Dollars (USD)**, the contract will be executed and payments made in USD. If the offeror's proposal is submitted in **Peruvian Soles (PEN)**, payments will be handled in local currency accordingly. Per **Section F.3.1** (page 45), invoices must be submitted in the currency of the contract. In either case, **exchange rate risk is borne entirely by the Contractor**. Offerors should select their proposal currency carefully, as it will govern all contract payments.

Question #38 (Item 38.00) – Currency Fluctuation Protection: How are Peruvian Soles-denominated costs protected from currency fluctuation?

Answer #38: The contract is Firm-Fixed-Price. The solicitation provides no currency adjustment mechanism. Currency fluctuation risk is the Contractor's responsibility. Offerors should account for this risk in their pricing.

Question #39 (Item 39.00) – Payment Cycle: What is the payment cycle from invoice submission to fund deposit?

Answer #39: Per **Section B.24.3** (page 34), net payments are **30 days** after the CO receives and accepts a proper invoice. FAR **52.232-27, Prompt Payment for Construction Contracts** (Section H.2, page 58) governs payment timing.

Question #40 (Item 40.00) – Invoice Correction Timeline: If deficiencies are identified in an invoice, what is the allowed correction timeline?

Answer #40: Per **Section B.24.3** (page 34), *"if invoiced amount is determined to be incorrect, invoice will be returned to Contractor."* The solicitation does not specify a correction timeline. The Prompt Payment Act clock restarts upon receipt of a corrected, proper invoice. Offerors should ensure invoices are accurate and fully supported to avoid payment delays.

Question #41 (Item 41.00) – Invoice Format: What invoice format is required?

Answer #41: Invoices must be submitted electronically to the COR, in the contracted currency, with sufficient backup documentation per **Section F.3.1** (page 45). Per **Section K.6.3** of Amendment 0002 (SF-30, page 6), offerors must commit to issuing **facturas (tax invoices)** in compliance with **SUNAT requirements** for VAT purposes.

Question #42 (Item 42.00) – Invoice Content Requirements: What information must invoices include beyond the total amount?

Answer #42: Per **Section F.3.1** (page 45), invoices must include: CLIN-level breakdown, percentage completion corresponding to verified progress, and backup documentation including approved deliverables, progress photos, and test reports. Per **Section A, Note 6** (page 8), CLINs 0002–0012 shall reference specific CLIN numbers and demonstrate progress/completion for each line item.

Question #43 (Item 43.00) – Valuation Documentation: What documentation must accompany each valuation?

Answer #43: Per **Section F.3.1** (page 45), invoices must include *"sufficient backup documentation (approved deliverables, progress photos, test reports,*

etc.)." Weekly progress reports per **Section F.8** (page 47) and **Section B.22** (page 34) also support invoice verification. Test reports are required at completion of each testing phase per **Section E.4** (page 41).

Question #44 (Item 44.00) – Contract Commencement Date: What is the exact contract commencement date after award?

Answer #44: The contract commences upon issuance of the **Notice to Proceed (NTP)** by the Contracting Officer per **Section B.18** (page 31) and **Section E.2** (page 40). The Contractor must commence work within **10 days** after NTP per **Section E.3** (page 40). The NTP will not be issued until the CO receives and accepts any required bonds or evidence of insurance per **Section B.18** (page 31), though the CO may elect to issue NTP before receipt of bonds.

Question #45 (Item 45.00) – Mobilization Period: Will there be a mobilization period that reduces the effective construction period?

Answer #45: The **120-calendar-day period of performance** begins from NTP and includes all phases: planning, submittals, procurement, mobilization, construction, testing, and close-out per **Section B.26.2** (page 35) and **Section E.2** (page 40). Mobilization is not a separate period outside the 120 days. Offerors must account for mobilization time within their proposed schedule.

Question #46 (Item 46.00) – Total Contract Duration: What is the total contract duration?

Answer #46: 120 calendar days from NTP, per **Section B.26.2** (page 35), **Section E.2** (page 40), and **SF-1442, Item 11** (page 3). This includes: CLIN 0001 design phase (20 calendar days after NTP), followed by CLINs 0002–0012 construction and closeout (100 calendar days after design approval) per **Section A, Note 1** (page 6).

Question #47 (Item 47.00) – Calendar Days vs. Working Days: Is the contract period calculated in calendar days or working days?

Answer #47: Calendar days, as explicitly stated in **Section B.26.2** (page 35), **Section E.2** (page 40), and **SF-1442, Item 11** (page 3). Note that work is only permitted Monday–Friday, 7:00 a.m. to 5:00 p.m., excluding U.S. and Peruvian holidays per **Section B.14.1** (page 29) and **Section E.8** (page 42). Offerors must account for non-workdays within the 120-calendar-day period.

Question #48 (Item 48.00) – Permitted Working Hours: What are the permitted working hours at the FAP Base facility?

Answer #48: Normal work hours are **Monday through Friday, 7:00 a.m. to 5:00 p.m.**, excluding U.S. Federal Holidays and Peruvian National Holidays per **Section B.14.1** (page 29), **Section E.8** (page 42), and **Attachment #5 – Holiday List** (pages 106–107). Extended hours or weekend work require COR approval at least **48 hours in advance** per **Section E.8**.

Question #49 (Item 49.00) – Nighttime or Weekend Work: Is nighttime or weekend work permitted?

Answer #49: Not by default. Extended hours or weekend work require **COR approval at least 48 hours in advance** per **Section E.8** (page 42). Work on non-workdays also requires **48-hour prior approval from COR** per **Section F.11** (page 48).

Question #50 (Item 50.00) – Area-Specific Access Restrictions: Are there area-specific access restrictions within the facility?

Answer #50: Yes. All access is controlled by INL and FAP Base authorities per **Section F.10** (page 47–48) and **Section G.1** (page 50). The Contractor must coordinate bathroom closures to ensure adequate facilities remain available per **Section B.11** (page 27) and **Section G.9(c)** (page 51). Specific restricted or

hazardous area coordination must be arranged with the COR per **Section E.7** (page 41–42).

Question #51 (Item 51.00) – Weekend and Holiday Access: Is work permitted on Saturdays, Sundays, and Peruvian national holidays?

Answer #51: Not by default. Weekend and holiday work requires **48-hour prior COR approval** per **Section E.8** (page 42) and **Section F.11** (page 48). The holiday schedule is provided in **Attachment #5** (pages 106–107).

Question #52 (Item 52.00) – Base Restrictions During Flight Operations: Will the Base restrict all access during special flight operations?

Answer #52: The solicitation acknowledges that the FAP Base is an active military facility and that access is subject to INL and FAP protocols per **Section G.1** (page 50) and **Section E.7** (page 41–42). Specific operational restrictions are governed by FAP Base authorities. The Contractor must coordinate directly with the COR and comply with all base directives. Offerors should account for potential access interruptions in their schedule.

Question #53 (Item 53.00) – Evacuation During Base Alerts: Will personnel be required to evacuate during Base operational alerts?

Answer #53: The Contractor must comply with all INL and FAP Base security protocols per **Section G.1** (page 50) and **Section G.20** (page 55). In the event of base operational alerts, the Contractor's personnel must follow FAP Base directives. Any resulting delays should be documented and reported to the CO per **Section E.10** (page 42).

Question #54 (Item 54.00) – Maximum Approval Time for Technical Submittals: What is the maximum approval time for technical submittals?

Answer #54: Per **Section G.10(b)** (page 51), the Government has **10 business days** to review submittals unless additional time is justified. Offerors should incorporate this review period into their project schedule.

Question #55 (Item 55.00) – Automatic Approval for Non-Response: Does lack of response within a specified period constitute approval?

Answer #55: No. Per **Section G.10(c)** (page 51), *"'Approved' or 'Approved with comments' submittals do not waive compliance requirements."* The solicitation does not establish an automatic approval mechanism for Government non-response. The Contractor must await formal written approval before proceeding per **Section B.28.2** (page 35).

Question #56 (Item 56.00) – Approval Timeline for Material Samples: What is the approval timeline for material samples and finishes?

Answer #56: Material submittals are subject to the **10 business day** Government review period per **Section G.10(b)** (page 51). Material submittals must be submitted **no later than 15 days after NTP**, or prior to ordering, whichever comes first, per **Section E.4, Item 4** (page 41). No work may begin in any area until material submittals for that area are approved per **Section B.28.2** (page 35).

Question #57 (Item 57.00) – Security Protocols for Facility Access: What security protocols govern facility access?

Answer #57: Per **Section G.1** (page 50) and **Section G.21.2** (pages 55–56), the Contractor must submit a personnel list (full name, place/date of birth, current address, ID number, parents' full names) within **10 calendar days of award**. Security checks are anticipated to take **30 days**. Approved personnel receive badges. Unauthorized photography, recording, and geolocation mapping are strictly prohibited per **Section G.1(c)**. All tools and equipment are subject to inspection per **Section G.1(d)**.

Question #58 (Item 58.00) – Non-Disclosure Agreement: Is a non-disclosure agreement required?

Answer #58: The solicitation does not explicitly require a separate NDA. However, **Section G.1(c)** (page 50) strictly prohibits unauthorized photography, recording, and geolocation mapping within or near the FAP Base or INL facilities. All Contractor personnel must comply with INL and FAP security protocols. The Contractor should inquire with the COR regarding any additional confidentiality requirements specific to the FAP Base.

Question #59 (Item 59.00) – Special Permits per Phase: Are special permits required for each phase of construction?

Answer #59: The Government is responsible for obtaining zoning approvals, building permits, and paying associated fees per **Section G.25** (page 57). The Contractor is responsible for obtaining all other licenses and permits required by Peruvian law per **Section G.2** (page 50), **Section G.20.2** (page 55), and FAR **52.236-7, Permits and Responsibilities** (Section H.1, page 58). The Contractor must provide written assurance that all subcontractors have obtained requisite licenses and permits per **Section G.20.2**.

Question #60 (Item 60.00) – Periods of Complete Facility Access Restriction: Will there be periods of complete facility access restriction?

Answer #60: The solicitation acknowledges that the FAP Base is an active military facility. Access restrictions may occur due to base operations per **Section G.1** (page 50) and **Section E.7** (page 41–42). The Contractor must coordinate with the COR and comply with all FAP Base directives. Offerors should account for potential access interruptions in their schedule and phasing plan.

Question #61 (Item 61.00) – Coordination Authority: Does the Contractor or Embassy coordinate with Base operations?

Answer #61: The Contractor coordinates directly with the **COR (INL Logistics Assistant)** per **Section B.18.2** (page 32) and **Section E.7** (page 41–42). The COR serves as the liaison with INL and FAP Base authorities. All formal contractual communications go to the CO per **Section F.1** (page 45) and **Section F.6** (page 46).

Question #62 (Item 62.00) – Environmental Management Plan: Is an Environmental Management Plan required for demolition/waste?

Answer #62: Yes. Per **Section B.13** (pages 28–29), the Contractor must comply with Peruvian environmental law (**Ley No. 27314** and **Ley No. 28611**), segregate waste by type, dispose at approved facilities, and provide documentation of proper disposal. An environmental/waste management plan is a required deliverable per **Section B.17, Item 10** (page 31) and **Section B.5, Item 2** (page 20).

Question #63 (Item 63.00) – Jobsite Safety Protocols: What are the jobsite safety protocols?

Answer #63: Per **Section B.12** (pages 27–28), **Section G.8** (page 51), and **DOSAR 652.236-70** (pages 81–83), the Contractor must submit a **Site-Specific Safety Plan (SSHP)** at least **10 working days prior to commencing any activity**. High-risk activities (scaffolding, work above 1.8 m, demolition, electrical hazards, etc.) require Activity Hazard Analyses (AHAs) per DOSAR 652.236-70(a). The U.S. Army Corps of Engineers Safety Manual **EM 385-1-1** or **OSHA 29 CFR Parts 1910/1926** applies.

Question #64 (Item 64.00) – Personnel Credentials/Badges: What type of credential/badge is required for personnel access?

Answer #64: Per **Section G.21.2** (pages 55–56), approved personnel receive a **badge** issued by the Government following security screening. All Contractor

personnel must wear company uniforms or IDs at all times per **Section F.5** (page 46). Badges may be revoked for falsification of data or misconduct.

Question #65 (Item 65.00) – Background Checks: Are background checks required for all personnel? Who conducts them?

Answer #65: Yes. Per **Section G.21.2** (pages 55–56), the Government conducts security checks on all workers and supervisors. The Contractor must submit the required personnel information within **10 calendar days of award**, and checks are anticipated to take **30 days**. The Government (U.S. Embassy/INL) conducts the vetting.

Question #66 (Item 66.00) – Mandatory Safety Training: What mandatory safety training is required?

Answer #66: Per **Section B.14.2** (page 29), the Contractor shall ensure personnel receive adequate training to properly perform their duties in accordance with international and local regulations prior to start of service. The SSHP required under **DOSAR 652.236-70** (pages 81–83) must address Activity Hazard Analyses for specific tasks. Any FAP Base-specific safety induction requirements must be coordinated with the COR.

Question #67 (Item 67.00) – Personnel Rotation and Re-Training: If personnel are replaced, must they repeat mandatory training?

Answer #67: The solicitation does not explicitly address re-training for replacement workers. However, per **Section B.14.2** (page 29), all personnel must be adequately trained prior to start of service. Replacement of **Key Personnel** requires CO approval per **Section G.11(b)** (page 52) and **Section F.5** (page 46). All replacement personnel must be vetted and badged per **Section G.21.2** (pages 55–56).

Question #68 (Item 68.00) – Vehicle Permits: Are special permits required for construction vehicles and material delivery?

Answer #68: Yes. Per **Section G.1(d)** (page 50), all tools, equipment, and materials taken onto or removed from the premises are subject to inspection. Vehicle and material access must be coordinated with the COR and FAP Base authorities per **Section E.7** (page 41–42). The Contractor is responsible for all transportation and logistics per **Section E.9** (page 42).

Question #69 (Item 69.00) – Equipment Restrictions: Are certain equipment types restricted?

Answer #69: The solicitation does not enumerate specific prohibited equipment types, but all equipment use must comply with FAP Base protocols per **Section G.1** (page 50) and the safety requirements of **DOSAR 652.236-70** (pages 81–83). High-risk equipment (cranes, rigging, etc.) requires specific Activity Hazard Analyses. The Contractor must coordinate equipment access with the COR.

Question #70 (Item 70.00) – Onsite Material Storage: Is onsite material storage permitted? Is secure storage available?

Answer #70: Per **Section E.6** (page 41), the Contractor shall confine operations to authorized areas and maintain safe and orderly storage of materials. Temporary storage areas within FAP facilities must be coordinated with the COR. The Government does not guarantee secure storage availability. The Contractor is responsible for protecting materials from weather and damage per **Section E.9** (page 42).

Question #71 (Item 71.00) – Tool Restrictions: Are certain tools or equipment prohibited?

Answer #71: The solicitation does not enumerate specific prohibited tools. However, all tools are subject to inspection upon entry and exit per **Section**

G.1(d) (page 50). High-risk activities involving tools such as welding/cutting equipment require specific AHAs per **DOSAR 652.236-70(a)(6)** (page 82). The Contractor must coordinate with the COR and FAP Base authorities regarding any tool restrictions.

Question #72 (Item 72.00) – Labor Force Size: What is the minimum and maximum number of workers allowed on-site simultaneously?

Answer #72: The solicitation does not specify minimum or maximum worker counts. The Contractor must maintain discipline at the site per **Section G.21** (page 55) and comply with all FAP Base access protocols. Worker counts are subject to FAP Base access limitations. The Contractor should coordinate with the COR regarding any base-imposed limits on simultaneous personnel.

Question #73 (Item 73.00) – Labor Certifications: Are specific certifications required for construction workers?

Answer #73: Licensed professionals (Civil and Electrical Engineers) must hold valid **CIP habilitación** (colegiado y habilitado) per **Section B.6(d)** (page 22), **Section G.3** (page 50), and **Section L.1** (page 114). General construction workers must be adequately trained per **Section B.14.2** (page 29). All personnel must comply with Peruvian occupational safety law (**Ley No. 29783** and **D.S. No. 005-2012**) per **Section B.6(b)** (page 22).

Question #74 (Item 74.00) – Pre-Employment Medical Examinations: Are pre-employment medical examinations required?

Answer #74: The solicitation does not explicitly require pre-employment medical examinations. However, the Contractor must comply with all applicable Peruvian occupational health and safety regulations per **Section B.6(b)** (page 22) and **Section G.2** (page 50), which may include medical screening requirements under Peruvian law (Ley No. 29783).

Question #75 (Item 75.00) – HSE/SSOMA Training: Is HSE/SSOMA occupational health and safety training mandatory?

Answer #75: Yes. Per **Section B.14.2** (page 29) and **DOSAR 652.236-70** (pages 81–83), all personnel must receive adequate safety training. The Contractor must comply with Peruvian occupational safety law (**Ley No. 29783** and **D.S. No. 005-2012**) per **Section B.6(b)** (page 22), which includes SSOMA requirements.

Question #76 (Item 76.00) – Replacement Workers Without Re-Induction: Can replacement workers be sent without re-induction if primary worker is unavailable?

Answer #76: No. All replacement personnel must be vetted and badged by the Government before accessing the site per **Section G.21.2** (pages 55–56), which takes approximately **30 days**. Key Personnel replacements require CO approval per **Section G.11(b)** (page 52). Offerors should plan for this lead time when managing workforce changes.

Question #77 (Item 77.00) – Resident Engineer Requirements: What are the specific requirements for the Resident Engineer?

Answer #77: Per **Section B.6(d)** (page 22) and **Section G.11(a)** (page 52), the following licensed professionals are required:

- **Civil Engineer:** CIP-certified, acts as risk prevention specialist, certifies civil work
- **Electrical Engineer:** CIP-certified, acts as risk prevention specialist, certifies electrical work Both must be **colegiado y habilitado** under CIP. These positions are Key Personnel per **Section G.11** and are evaluated under **Factor 2 – Key Personnel** per Amendment 0002, Section K.4.

Question #78 (Item 78.00) – Civil Engineering Degree Requirement: Must the Resident Engineer hold a Civil Engineering degree or is technical certification sufficient?

Answer #78: A full **Civil Engineering professional license (CIP habilitación)** is required — technical certification alone is insufficient. Per **Section B.6(d)** (page 22), **Section G.3** (page 50), and **Section B.7** (pages 23–25), all design documents must be signed/sealed by a licensed professional who is *colegiado y habilitado* under the **Colegio de Ingenieros del Perú (CIP)**. This requires a full professional engineering degree and active CIP registration.

Question #79 (Item 79.00) – Active Professional Registration: Must the Resident Engineer maintain active professional registration in Peru?

Answer #79: Yes. Per **Section B.6(d)** (page 22), **Section G.3** (page 50), and the Statement of Responsibility forms in **Section B.7** (pages 23–25), engineers must be *colegiado y habilitado* — meaning actively registered and in good standing with CIP. The Government reserves the right to request proof of professional licensure per **Section G.3(b)**.

Question #80 (Item 80.00) – Prior Embassy Project Experience: Must the Resident Engineer have prior experience with Embassy projects?

Answer #80: Prior Embassy project experience is not a mandatory requirement but is evaluated favorably. Per **Amendment 0002, Section K.4** (SF-30, pages 4–5), resumes demonstrating experience with *"Government/military facility work"* are evaluated under Factor 2 – Key Personnel. Past performance on government contracts is also evaluated under **Factor 3 – Past Performance** per **Section K.5**.

Question #81 (Item 81.00) – Independent Licensed Electrical Engineer: Is an independent Licensed Electrical Engineer required for electrical CLINs?

Answer #81: Yes. Per **Section B.6(d)** (page 22) and **Section G.11(a)** (page 52), a separate **CIP-licensed Electrical Engineer** is required to supervise and certify all electrical work. This is a distinct Key Personnel position from the Civil Engineer. Both must be *colegiado y habilitado* and are priced under **CLIN 0011 – Professional Supervision** (Section A, page 6).

Question #82 (Item 82.00) – Licensed Plumbing/Sanitary Engineer: Is a Licensed Plumbing/Sanitary Engineer required for water/drainage systems?

Answer #82: The solicitation requires a **CIP-licensed Civil Engineer** to supervise and certify all civil work, including plumbing and drainage systems per **Section B.6(d)** (page 22). A separate licensed Sanitary Engineer is not explicitly required; however, the Civil Engineer's design package must address all plumbing systems per **Section B.7** (pages 23–25). If Peruvian law requires a separate sanitary engineering certification for specific systems, the Contractor must comply per **Section G.2** (page 50).

Question #83 (Item 83.00) – Key Personnel Evaluation in Proposal Scoring: Will key personnel be evaluated as part of proposal scoring?

Answer #83: Yes. Per **Amendment 0002, Section K.4 – Factor 2: Key Personnel Qualifications & Experience** (SF-30, pages 4–5), key personnel qualifications are the **second most important evaluation factor**, rated on the Outstanding / Good / Acceptable / Marginal / Unacceptable scale. Resumes must be included in **Volume I – Technical** per **Section J.1** (page 108).

Question #84 (Item 84.00) – Key Personnel Changes After Award: May key personnel be replaced after award without additional approval/penalty?

Answer #84: No. Per **Section G.11(b)** (page 52), Key Personnel *"may not be removed, substituted, or reassigned without prior written approval from*

CO." Per **Section F.5** (page 46), substitution of Key Personnel requires CO approval. Unauthorized substitution may result in corrective action.

Question #85 (Item 85.00) – Material Specifications ("Similar to Brand X"): Are material specifications prescriptive or can equivalents be used?

Answer #85: Equivalents are permitted. The specifications in **Section B.4** use language such as *"similar to"* throughout (e.g., *"similar to Trebol," "similar to Vainsa," "similar to Philips"*), indicating that the named brands are reference standards, not exclusive requirements. Per **Section B.8** (page 25), materials must *"meet or exceed specifications in Section B.4."* All proposed equivalents must be submitted for Government approval via the material submittal process per **Section B.28** and **Section G.10** (page 51) before installation.

Question #86 (Item 86.00) – Discontinued Materials: What is the approval process if a specified material is discontinued?

Answer #86: The Contractor shall propose the closest available equivalent and submit it for Government approval through the material submittal process per **Section B.28** (page 35) and **Section G.10** (page 51). The Government has **10 business days** to review submittals per **Section G.10(b)**. No substitution may be installed without written Government approval. Per **Section B.8** (page 25), all materials must be new, free of defects, and compliant with applicable codes.

Question #87 (Item 87.00) – Quality Standards: What quality standards apply?

Answer #87: Per **Section B.6** (page 22), applicable standards include:

- **Decreto Supremo No. 011-2006-VIVIENDA** (National Building Code)
- **Resolución Ministerial No. 0214-2011-MEM-DM** (National Electrical Code)
- **NFPA 70 – NEC 2023**

- **IEEE Std. 141-1993**
- **TCNA Handbook** (tile work) per **Section B.16.1** (page 29)
- **Ley No. 29783** and **D.S. No. 005-2012** (Occupational Safety)
- **U.S. Army Corps of Engineers EM 385-1-1** (safety) per **DOSAR 652.236-70**

Question #88 (Item 88.00) – Finish Details (Dimensions and Colors): Are specific dimensions and colors non-negotiable?

Answer #88: Specified dimensions and performance characteristics are mandatory minimums. Colors must match existing or approved samples per **Section B.19** (page 33) and **Section B.9, Item 5** (page 26). Where the SOW specifies *"current colors"* or *"same color,"* the Contractor must match existing finishes. Material submittals including samples must be submitted for Government approval per **Section B.7, Item 2** (page 23) and **Section B.28** (page 35).

Question #89 (Item 89.00) – Testing and Commissioning Protocols: What testing and commissioning protocols apply to installed systems?

Answer #89: Per **Section B.16** (pages 29–31) and **Section B.17** (page 31), required tests include:

- **Hydraulic testing** of water supply systems
- **Leak testing** of drainage systems
- **Flow gradient checks** All deficiencies must be corrected and re-tested until compliance is achieved. Test reports are required deliverables per **Section E.4** (page 41). Final acceptance requires all tests to pass per **Section D.4.4** (page 39).

Question #90 (Item 90.00) – Testing Authority: Who conducts system tests and approves the results?

Answer #90: The Contractor conducts all required tests as part of its QC program per **Section B.16** (pages 29–31) and **Section G.6** (page 50–51). The Government performs QA inspections at its discretion per **Section G.7** (page 51) and **Section D.1** (page 38). Test reports must be submitted to the COR per **Section E.4** (page 41). Final acceptance is issued in writing by the **Contracting Officer** per **Section D.4.4** (page 39).

Question #91 (Item 91.00) – Closeout Package Contents: What specific documentation constitutes the "Closeout Package"?

Answer #91: Per **Section B.29** (page 35) and **Section F.13** (pages 48–49), the closeout package must include:

- As-built documentation (if deviations occurred)
- All testing reports
- O&M manuals for installed equipment
- Training documentation (if applicable)
- Warranty certificates
- Punch-list showing all items resolved
- Photos of completed work
- Final invoice
- Release of Claims This is priced under **CLIN 0012** (Section A, page 6).

Question #92 (Item 92.00) – As-Built Drawings: Are updated as-built drawings required showing all actual conditions?

Answer #92: Yes, if deviations from the original design occurred. Per **Section G.19.1.3** (page 55) and **Section B.17, Item 6** (page 31), the Contractor shall provide a complete set of as-built drawings based on the record set, marked to show details of construction as actually accomplished. As-built documentation is due within **10 days of completing work** per **Section E.4** (page 41).

Question #93 (Item 93.00) – Electrical and Plumbing System Diagrams in As-Builts: Must as-built documentation include electrical and plumbing system diagrams?

Answer #93: Yes. Per **Section G.19.1.3** (page 55), as-built documentation includes *"a complete set of as-built drawings… marked to show the details of construction as actually accomplished"* and *"record shop drawings and other submittals."* Given that the design package under **CLIN 0001** must include electrical and plumbing drawings signed by CIP-licensed engineers per **Section B.7** (pages 23–25), the as-built package must reflect the actual installed conditions for these systems.

Question #94 (Item 94.00) – Post-Completion Warranty Period: What is the warranty period for systems and materials post-completion?

Answer #94: One (1) year from the date of final acceptance, covering all materials and labor per **Section B.20.1** (page 32) and **Section G.14** (page 52). Coverage includes quality and durability of materials, workmanship, paint resistance, corrosion resistance, waterproofing integrity, and proper operation of all systems. Warranty repairs must be completed at no additional cost to the Government per **Section G.14(c)**.

Question #95 (Item 95.00) – Structural Limitations in Existing Infrastructure: What structural limitations exist in current building infrastructure?

Answer #95: The Government does not guarantee the accuracy or completeness of any Government-Furnished Information per **Section G.4(a)** (page 50) and **Section F.4** (page 46). The Contractor is responsible for conducting site verification, field measurements, and existing-condition assessments per **Section B.5, Item 1** (page 20). Reference photos are provided in **Attachment #4** (pages 90–105). Any unforeseen structural conditions discovered during execution must be reported immediately per **Section B.30** (page 36).

Question #96 (Item 96.00) – Existing Wall Materials: What are the existing wall materials where systems will be installed?

Answer #96: The solicitation does not provide detailed existing wall material specifications. Per **Section B.5, Item 1** (page 20) and **Section B.24.2** (page 34), offerors must conduct a mandatory site visit to assess existing conditions. Reference photos are provided in **Attachment #4** (pages 90–105). The Contractor assumes responsibility for verifying all field conditions per **Section G.4(a)** (page 50).

Question #97 (Item 97.00) – Document Consistency: Are drawings, specifications, and Terms of Reference mutually consistent?

Answer #97: Amendment 0002 (SF-30) modified Section K in its entirety and extended the proposal deadline. All other terms and conditions of the solicitation remain unchanged per the amendment cover page. In the event of any inconsistency between documents, the Contractor shall promptly advise the CO per **Section G.20** (page 55). The order of precedence follows standard FAR principles: the contract, the solicitation, and incorporated clauses govern.

Question #98 (Item 98.00) – Scope and Budget Alignment: Do the Terms of Reference and budget align precisely in scope?

Answer #98: The solicitation is structured as a **performance-based SOW** per **Section B.3** (page 9), with Section B.4 providing minimum technical requirements. The Government has indicated the anticipated contract value is **less than $100,000** per **Section J.2** (page 110). Per **Section B.24.1** (page 34), the Contractor's failure to understand the full scope or any omissions in its proposal shall not constitute grounds for additional payments. Offerors are responsible for deriving their own quantities from the site visit and SOW, and for ensuring their pricing reflects the complete scope described in **Section B.4**.