SOLICITATION/CONTRACT/ORDER FOR COMMERCIAL PRODUCTS AND COMMERCIAL SERVICES
OFFEROR TO COMPLETE BLOCKS 12, 17, 23, 24, & 30

1. REQUISITION NO.

2. CONTRACT NO.

3. AWARD/EFFECTIVE DATE

4. ORDER NO.

5. SOLICITATION NUMBER: 36C25726Q0539

6. SOLICITATION ISSUE DATE: 05-27-2026

7. FOR SOLICITATION INFORMATION CALL:

a. NAME: Mr. Shawn R. Reinhart

b. TELEPHONE NO. (No Collect Calls): 254-421-6661

8. OFFER DUE DATE/LOCAL TIME: 06-30-2026 10:00 AM CDT

9. ISSUED BY — CODE 36C257

Department of Veterans Affairs
Central Texas Veterans HCS
1901 Veterans Memorial Dr. Building #171
Temple, TX 76504

10. THIS ACQUISITION IS

- [ ] UNRESTRICTED OR
- [X] SET ASIDE: 100 % FOR:
- [ ] SMALL BUSINESS
- [ ] HUBZONE SMALL BUSINESS
- [X] SERVICE-DISABLED VETERAN-OWNED SMALL BUSINESS
- [ ] WOMEN-OWNED SMALL BUSINESS (WOSB) ELIGIBLE UNDER THE WOMEN-OWNED SMALL BUSINESS PROGRAM
- [ ] EDWOSB
- [ ] 8(A)

NAICS: 561710

SIZE STANDARD: $17.5 Million

11. DELIVERY FOR FOB DESTINATION UNLESS BLOCK IS MARKED

- [ ] SEE SCHEDULE

12. DISCOUNT TERMS

- [ ] 13a. THIS CONTRACT IS A RATED ORDER UNDER DPAS (15 CFR 700)

13b. RATING: N/A

14. METHOD OF SOLICITATION

- [X] RFQ
- [ ] IFB
- [ ] RFP

15. DELIVER TO — CODE 36C671

Department of Veterans Affairs
South Texas Veterans HCS
7400 Merton Minter Blvd.

San Antonio, TX 78229

16. ADMINISTERED BY — CODE 36C257

Department of Veterans Affairs
Central Texas Veterans HCS
1901 Veterans Memorial Dr. Building 171
Temple, TX 76504

17a. CONTRACTOR/OFFEROR — CODE — FACILITY CODE

TELEPHONE NO. — UEI: — EFT:

- [ ] 17b. CHECK IF REMITTANCE IS DIFFERENT AND PUT SUCH ADDRESS IN OFFER

18a. PAYMENT WILL BE MADE BY — CODE

This is accomplished through the
Tungsten Network located at:
http://www.fsc.va.gov/einvoice.asp
This is mandatory and the sole method
for submitting invoices.

PHONE: (877) 353-9791 FAX: (512) 460-5540

18b. SUBMIT INVOICES TO ADDRESS SHOWN IN BLOCK 18a UNLESS BLOCK BELOW IS CHECKED

- [ ] SEE ADDENDUM

19. ITEM NO.	20. SCHEDULE OF SUPPLIES/SERVICES (See CONTINUATION Page)	21. QUANTITY	22. UNIT	23. UNIT PRICE	24. AMOUNT
	Contractor must provide Integrated Pest Management Services in accordance with the Performance Work Statement (PWS). This acquisition is being conducted IAW FAR Part 12. Refer to Addendum to FAR 52.212-1, Instructions to Offerors on pages 28 to 31. Refer to Addendum to FAR 52.212-2, Evaluation Commercial Products and Commercial Services on pages 31 to 34. **SITE VISIT DATES AND TIME: SEE ADDENDUM TO FAR 52.212-1.** (Use Reverse and/or Attach Additional Sheets as Necessary)				

25. ACCOUNTING AND APPROPRIATION DATA: See CONTINUATION Page

26. TOTAL AWARD AMOUNT (For Govt. Use Only)

- [X] 27a. SOLICITATION INCORPORATES BY REFERENCE FAR 52.212-1, 52.212-4. [redacted] ADDENDA — [X] ARE [ ] ARE NOT ATTACHED.
- [ ] 27b. CONTRACT/PURCHASE ORDER INCORPORATES BY REFERENCE FAR 52.212-4. FAR 52.212-5 IS ATTACHED. ADDENDA — [ ] ARE [ ] ARE NOT ATTACHED

- [X] 28. CONTRACTOR IS REQUIRED TO SIGN THIS DOCUMENT AND RETURN 1 COPIES TO ISSUING OFFICE. CONTRACTOR AGREES TO FURNISH AND DELIVER ALL ITEMS SET FORTH OR OTHERWISE IDENTIFIED ABOVE AND ON ANY ADDITIONAL SHEETS SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED
- [ ] 29. AWARD OF CONTRACT: REF. _____ OFFER DATED _____. YOUR OFFER ON SOLICITATION (BLOCK 5), INCLUDING ANY ADDITIONS OR CHANGES WHICH ARE SET FORTH HEREIN IS ACCEPTED AS TO ITEMS:

30a. SIGNATURE OF OFFEROR/CONTRACTOR

31a. UNITED STATES OF AMERICA (SIGNATURE OF CONTRACTING OFFICER)

30b. NAME AND TITLE OF SIGNER (TYPE OR PRINT)

30c. DATE SIGNED

31b. NAME OF CONTRACTING OFFICER (TYPE OR PRINT): Mr. Shawn R. Reinhart, Contracting Officer

31c. DATE SIGNED

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SECTION B - CONTINUATION OF SF 1449 BLOCKS

B.1 CONTRACT ADMINISTRATION DATA

1. Contract Administration: All contract administration matters will be handled by the following individuals:

a. CONTRACTOR:

b. GOVERNMENT: Contracting Officer 36C257
Department of Veterans Affairs
Central Texas Veterans HCS
1901 Veterans Memorial Dr. Building #171
Temple, TX 76504

2. CONTRACTOR REMITTANCE ADDRESS: All payments by the Government to the contractor will be made in accordance with:

[X] 52.232-33, Payment by Electronic Funds Transfer—System For Award Management

3. INVOICES: Invoices shall be submitted in arrears:

a. Quarterly []

b. Semi-Annually []

c. Other [X] Upon completion, inspection, and acceptance

4. GOVERNMENT INVOICE ADDRESS: All Invoices from the contractor shall be submitted electronically in accordance with VAAR Clause 852.232-72 Electronic Submission of Payment Requests.

ACKNOWLEDGMENT OF AMENDMENTS: The offeror acknowledges receipt of amendments to the Solicitation numbered and dated as follows:

AMENDMENT NO	DATE

B.2 PRICE/COST SCHEDULE

ITEM INFORMATION

ITEM NUMBER	DESCRIPTION OF SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE	AMOUNT
0001		1.00	JB	_____	_____
	Pest Management Services Contractor must provide all labor, equipment, materials, supervision, and supplies to perform Integrated Pest Management (IPM) services at all listed facilities in accordance with the PWS. Includes: - Weekly, monthly, quarterly, and annual pest inspections as required - Monitoring, trap maintenance, rodent and insect control - Required routine service hours Monday–Friday, 7:00 a.m.–4:00 p.m. - All documentation and reporting (daily, quarterly, annual) Contract Period: Base POP Begin: 08-01-2026 POP End: 07-31-2027 PRINCIPAL NAICS CODE: 561710 - Exterminating and Pest Control Services PRODUCT/SERVICE CODE: S207 - Housekeeping - Insect/Rodent Control				
0002		10.00	EA	_____	_____
	Routine Pest Control Services (On-Demand / Non-Emergent) Contractor must respond to non-emergency service calls within 8 hours, perform IPM services, and document findings in accordance with the PWS. Termite / Wood-Destroying Organism (WDO) Services (If Needed) - Annual termite inspections and treatment if required by facility. Supported under section 11.3 and notes under 15.3. Fumigation / ULV / Thermal Fogging (If Needed) - Fumigation or ULV/thermal fogging that requires separate approval and scheduling per section 15.2 note. **QUANTITY IS ESTIMATED** Contract Period: Base POP Begin: 08-01-2026 POP End: 07-31-2027 PRINCIPAL NAICS CODE: 561710 - Exterminating and Pest Control Services PRODUCT/SERVICE CODE: S207 - Housekeeping - Insect/Rodent Control				
0003		10.00	EA	_____	_____
	Emergency Call-Back Services Contractor must respond to emergency calls within 2 hours to correct emergent pest-related issues in accordance with the PWS.				

ITEM NUMBER	DESCRIPTION OF SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	QUANTITY IS ESTIMATED Contract Period: Base POP Begin: 08-01-2026 POP End: 07-31-2027 PRINCIPAL NAICS CODE: 561710 - Exterminating and Pest Control Services PRODUCT/SERVICE CODE: S207 - Housekeeping - Insect/Rodent Control				
0004	Initial Comprehensive Inspections Initial inspections of every building/site within 10 business days of award. Includes structural assessment, monitoring device mapping, and recommendations in accordance with the PWS. Contract Period: Base POP Begin: 08-01-2026 POP End: 07-31-2027 PRINCIPAL NAICS CODE: 561710 - Exterminating and Pest Control Services PRODUCT/SERVICE CODE: S207 - Housekeeping - Insect/Rodent Control	1.00	JB	_____	_____
0005	Quarterly Pest Management Reporting Quarterly reports summarizing pest sightings, pesticide applications, and trend data in accordance with the PWS. Contract Period: Base POP Begin: 08-01-2026 POP End: 07-31-2027 PRINCIPAL NAICS CODE: 561710 - Exterminating and Pest Control Services PRODUCT/SERVICE CODE: S207 - Housekeeping - Insect/Rodent Control	4.00	QTR	_____	_____
0006	Annual Comprehensive Pest Management Report Annual consolidated report with yearly pest trends and analytics in accordance with the PWS. Required once per contract year. Contract Period: Base POP Begin: 08-01-2026 POP End: 07-31-2027 PRINCIPAL NAICS CODE: 561710 - Exterminating and Pest Control Services PRODUCT/SERVICE CODE: S207 - Housekeeping - Insect/Rodent Control	1.00	EA	_____	_____
0007	Emergency Call-Back Services: Remediation of bed bug infestation. 1 weekend per month for up to 4 hours in accordance with the PWS.	12.00	EA	_____	_____

ITEM NUMBER	DESCRIPTION OF SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	QUANTITY IS ESTIMATED Contract Period: Base POP Begin: 08-01-2026 POP End: 07-31-2027 PRINCIPAL NAICS CODE: 561710 - Exterminating and Pest Control Services PRODUCT/SERVICE CODE: S207 - Housekeeping - Insect/Rodent Control				
				GRAND TOTAL	_____

B.3 DELIVERY SCHEDULE

ITEM NUMBER	SHIPPING INFORMATION		QUANTITY	DELIVERY DATE
0001-0007	SHIP TO:	Department of Veterans Affairs 7400 Merton Minter Blvd San Antonio,, TX 78229 USA	1.00	August 1, 2026 to July 31, 2027
	MARK FOR:	James Rutherford 210-617-5300 ext. 113628 james.rutherford@va.gov		
	FOB:	DESTINATION		

B.4 PERFORMANCE WORK STATEMENT

INTEGRATED PEST MANAGEMENT SERVICES

1. **OBJECTIVE:** Per VHA Directive 1850.02, Pest Management Operations Program, it is the Veterans Health Administration (VHA) policy that Department of Veterans Affairs (VA) medical facilities effectively implement a pest management program that follows Integrated Pest Management (IPM) principles and promotes safe, efficient and environmentally preferred strategies, thereby preventing or controlling disease vectors and other pests that may adversely impact health, impede operations or damage property. **AUTHORITY:** 38 U.S.C. § 7301(b).

1.2 **BUSINESS LICENSURE:** The prime Contractor as well as all Sub-Contractors performing pest control duties must possess a current business license for pest control services in the state of Texas where contract execution is to be conducted and must directly employ a licensed and certified pesticide applicator in the state of Texas where the services are to be conducted. Preference will be given to QualityPro accredited pest control companies as endorsed by the National Pest Management Association (NPMA).
NOTE: The prime vendor must adhere to individual business licensing laws as outlined in each State's pest control laws and regulations and meet all VHA requirements in accordance with VHA Directive 1850.02.

1.2.1 **LICENSURE AUTHORITY:**

- Texas requires pest control companies to hold a Structural Pest Control business license under Texas Occupations Code Chapter 1951, § 1951.301 and Texas Administrative Code, Title 4 (Agriculture), Part 1, Chapter 7 (Pesticides), Subchapter H (Structural Pest Control Service), Division 2 (Licenses) § 7.121 - Types and Requirements of Licenses.
- Texas requires individuals performing pest control to hold a Structural Pest Control license issued by the Texas Department of Agriculture (TDA) under Chapter 1951 of the Texas Occupations Code.

2. **CONTRACTOR RESPONSIBILITIES:** The Contractor must provide all supervision, management, process oversight, laboratory testing, tools, supplies, equipment, pesticides, transportation, and labor to develop and implement an IPM plan for the South Texas Veterans Health Care System, 7400 Merton Minter Blvd, San Antonio, Texas 78299. The Contractor must execute IPM activities in a manner that prioritizes and safeguards the health, safety and well-being of patients, staff and visitors.

3. **PEST MANAGEMENT OFFICER (PMO):** For the purpose of this Performance Work Statement (PWS), the PMO is defined as the medical facility's designated Pest Management Officer in accordance with VHA Directive 1850.02.

3.1 **Contracting Officer's Representative.** A Contracting Officer's Representative and an Alternate Contracting Officer's Representative will be appointed at time of award for both San Antonio and Kerrville.

4. **PERFORMANCE PERIOD:** The contract period of performance is August 1, 2026 to 31 July 2027.

5. **TYPE OF CONTRACT:** The Government anticipates a Firm Fixed Price contract for this requirement.

6. **WORK HOURS (FOR EXECUTION OF SERVICES):** The service schedule must be established at the beginning of the period of performance and documented in writing. The schedule must be developed collaboratively by the Contractor, Contracting Officer (CO), Contracting Officer Representative (COR), and the PMO.

6.1 Normal routine services must occur 5 days a week on Monday, Tuesday, Wednesday, Thursday, and Friday for the following timeframes from 7:00 am to 4:00 pm CST. The Contractor must be on site and perform work on these days and hours.

6.2 The Contractor must physically sign-in upon arrival and sign-out on completion of each service visit in the onsite IPM logbook. Failure to sign-in or sign-out will constitute non-compliance. While on site, the Contractor must check in with designated facility representative(s) to review the status and progress of the IPM program and to address observed or reported pest management issues. This coordination is required for each visit.

6.3 If special key or badge access is required for sensitive areas or outside regular hours, a written protocol will be developed between the Contractor, COR, and PMO documenting the process and points of contact necessary to ensure all hour access for pest management services.

6.4 Any work performed outside of normal business hours requires prior approval from the COR before commencement. The Contractor must provide a minimum of no less than one (1) business day advance notice for all after-hour work requests. Exceptions to the advance notice requirement may be granted only when the COR or PMO determine the work constitutes an emergency.

7. **FEDERAL HOLIDAYS:** The Government observes these holidays:

New Year's Day	January 1st
Martin Luther King's Birthday	Third Monday in January
Washington's Birthday	Third Monday in February
Memorial Day	Last Monday in May
Juneteenth	June 19th
Independence Day	July 4th
Labor Day	First Monday in September
Columbus Day	Second Monday in October
Veterans Day	November 11th
Thanksgiving Day	Fourth Thursday in November
Christmas	December 25th

If a holiday falls on a Saturday, then the Friday before will be considered the holiday. If a holiday falls on a Sunday, then the Monday after will be considered the holiday.

In addition to the days designated as holidays, the Government observes the following days:

- Any other day designated by Federal Statute
- Any other day designated by Executive Order
- Any other day designated by the President's Proclamation

8. **INTERFERENCE TO NORMAL FUNCTION:** The Contractor must suspend or modify work activities to prevent interference with normal facility operations, including but not limited to patient care, utility services, fire protection systems, as well as the safe passage of patients, staff, equipment and carts.

8.1 In the event of an emergency, Contractor services may be suspended temporarily and rescheduled at no additional cost to the government.

8.2 If access is required to secure areas, Contractor personnel must request access from the COR/PMO.

8.3 Contractor must provide the COR and the PMO with a contingency plan if the Contractor is unable to perform or provide services.

9. **SCOPE OF CONTRACT AND CONTRACT MODIFICATIONS:** The final contract will stipulate the responsibilities of the Contractor and/or the government. The Contractor and the government are required to adhere to the scope of the finalized contract. All modifications must be initiated and approved by the Contracting Officer. The Contractor must not receive payment for any work/services/deliverables that are/were not specifically authorized under the contract (as written or as modified).

10. **CONTRACTOR STAFF/PERSONNEL QUALFICATIONS, EXPERIENCE, AND OTHER REQUIREMENTS:** All personnel performing work and executing services/deliverables must possess the necessary licensure, qualifications, and experience necessary to execute the specific tasks in this PWS. Unqualified individuals must not perform work which is covered under the scope of the finalized contract at any time during the performance period.

11. **REQUIREMENTS OF CONTRACTOR:** The following requirements/stipulations are mandatory for Contractors/Contractor personnel (e.g., Commercial Pesticide Applicators, Technicians, Pest Helpers).

11.1 Contractor must be appropriately licensed and permitted in the State of Texas to perform structural or equivalent pest control services, including wood destroying insect control and public health or equivalent. Only Environmental Protection Agency (EPA) and the State of Texas Department of Agriculture approved pesticides, and equipment must be used during the performance of services. All pesticides must be EPA registered and labeled for use in a hospital and healthcare environment.

11.2 The Contractor and all personnel assigned to this contract must be licensed and certified applicators or certified technicians in Texas, and fully compliant with applicable state licensing and regulatory requirements governing the mixing, handling and application of pesticides. Assigned personnel must be capable of performing pest identification and providing programmatic recommendations independently, without direct supervision, as defined by state requirements. Individuals supporting this contract must possess current knowledge and demonstrated experience in the commercial application of pest control treatments and the execution of pest management services within a healthcare setting.

11.3 The Contractor must have appropriate certifications and licenses to perform yearly inspection for termite infestation and treatment if required by the facility.

11.4 Basic proficiency in speaking, understanding, and writing English is required by the Contractor and Contractor personnel without the use of an interpreter.

11.5 While on VA premises, all Contractor personnel must comply with the rules, regulations, and procedures governing the conduct of personnel and the operation of the facility. This includes but is not limited to wearing/displaying identification badges and identifiable uniforms which specify the company they are representing.

11.6 Regulations prohibit smoking on VA property. This includes use of cigarettes, cigars, pipes, any other combustion of tobacco and non-Federal Drug Administration (FDA) approved electronic nicotine delivery systems (ENDS), including but not limited to electronic or e-cigarettes, vape pens, or e-cigars.

11.7 Contractor must ensure that employees assigned to this service contract have a general background check. Employees that do not meet security and clearance requirements will not be allowed to perform work under this contract.

11.8 It is the responsibility of the Contractor to park in the appropriate designated parking areas while on-site. Parking arrangements will be coordinated between the government and Contractor at the beginning of the performance period before work begins. The medical facility/government will not/does not validate or make reimbursement for parking violations for Contractor personnel under any circumstances.

12. **SITE SPECIFIC REQUIRMENTS (ADDITIONAL CONTRACTOR QUALIFICATIONS):**
Assigned Technicians to the site are required to possess certification in Structural (or equivalent) and Health Related categories as acceptable to the Texas Department of Agriculture or other governing Boards of the State.

12.1 **License Types.**

- Apprentice Registration: Entry-level, must work under a licensed technician or applicator
- Technician License: Allows application under the supervision of a Certified Applicator
- Certified Applicator License: For those working in or owning pest-control businesses.

12.2 Technicians must also hold a Rodent Control License issued by the Texas Department of Agriculture as required under Texas Administrative Code § 7.133.

12.3 Apprentices or Pest Control Helpers are allowed to shadow and receive on-the-job training, provided that a Certified Applicator or Technician is always physically present on-site and remains within visual range of the Apprentice or Helper. Apprentice cards issued by the Texas Department of Agriculture must be provided to the COR and PMO.

13. **SPECIFICATIONS:**

13.1 Contractor must assume full responsibility for compliance with the following as they apply to IPM service in Department of Veterans Affairs (VA) medical facilities.

- VHA Directive 1850.02, Pest Management Operations Program
- VA Directive 0057, VA Environmental Management Program
- VHA Directive 7707, VHA Green Environment Management System and Governing Environmental Policy
- Federal Insecticide Fungicide Rodenticide Act (FIFRA)
- Environmental Protection Agency (EPA) guidance and regulations
- Occupational Safety and Health Administration (OSHA) regulations
- Federal, State, and local ordinances
- National Pest Management Association (NPMA) guidelines and best practices

NOTE: VA requirements for pest control may be more stringent than U.S., state, and local requirements.

13.2 The Contractor must implement and maintain practices consistent with the requirements of the VA's Environmental Management System (EMS) and must ensure that all personnel performing work under this contract are aware of and adhere to applicable environmental policies, procedures, and requirements. The Contractor must promptly report any environmental incidents, spills, or potential violations to the COR and take immediate corrective action as required. Failure to comply with these requirements may result in work stoppage, contract termination, or other remedies available to the government.

13.3 The Contractor must conform to all federal, state, and local regulations governing examining and licensing of pest control operators, performance of pest control services, use of approved pest control chemicals and equipment, and proper disposal methods for all products/containers, which may be in effect for the area where the work under the contract is performed.

13.4 The Contractor must develop and implement an IPM plan, and it must include operational and programmatic approaches that reduce food, water, harborage, and access used by pests. The Contractor's IPM plan must include a pest surveillance/monitoring program, pest trending, pest trapping/removal, pesticide application, and all regulatory service reporting. The Contractor must provide detailed, site-specific recommendations for structural and technical alterations (indoor and outdoor) that exclude and manage pests within the property boundaries and near buildings and structures.

13.5 The Contractor must provide the COR and PMO with maps identifying the locations of all interior and exterior pest monitoring devices, including but not limited to interior rodent traps, insect monitors, rodent bait stations, and insect light traps.

13.5.1 All equipment used for insect and rodent monitoring services must correlate with the approved maps and be documented in the logbook and reviewed with the COR and PMO at least annually.

13.5.2 All monitoring devices must be assigned a unique identification number by the Contractor and the corresponding identification numbers will be annotated on the approved maps.

13.5.3 All exterior rodent bait stations must be properly marked and dated in accordance with local and State requirements.

14. **LOCATIONS OF IPM SERVICES:** See Attachment 1 to PWS.

15. **INTEGRATED PEST MANAGEMENT (IPM) PLAN:**

15.1 The IPM plan requires approval by the COR and PMO prior to implementation and must be submitted for review as part of the Contractor's contract submissions.

15.2 The Contractor's IPM plan must include but is not limited to the following tasks:

- Inspection of all areas to determine which pest management measures are appropriate and required to mitigate pest risks and infestations.
- Identification of pest entry points and identifying and communicating/documenting necessary structural remediation recommendations, monitoring and follow up to ensure remediation actions are taken.
- Communication of recommendations in writing to the COR and PMO, which include environmental sanitation practices that restrict or eliminate food, water or harborage for pests and engineering practices that limit the entry of pests.
- Selection and utilization of non-chemical control methods, which eliminate, exclude, or repel pests (e.g., traps, caulking, air curtains)
- Collection of live and dead pests, and disposal of all pests off-site.
- Selection and use of the most environmentally safe pesticide(s) that are labeled for use in medical facilities when chemical control is necessary.
- Identification, removal, and cleanup of areas with droppings, feathers, and nesting materials that are known to be health concerns in ceilings, window ledges, crawl spaces or any other area in or around the medical center.
- Monitoring of treated areas to ensure pest control measures were effective and that pests are not resistant to pesticide treatments.
- At a minimum, all food service areas must be inspected weekly (e.g., Nutrition and Food Services (NFS) and Veteran Canteen Services (VCS)). Sensitive areas of the medical facility (e.g., Operating rooms (OR), Sterile Processing Services (SPS), Cath lab, endoscopy, other invasive procedure areas, Pharmacy and compounded sterile preparation (CSP) areas) must be inspected monthly at minimum. At a minimum, all patient treatment areas must be inspected semi-annually. Inspections must be documented in service reports, and any risks to health and property must be immediately reported to the COR and PMO.
- At a minimum, the exterior of buildings and parking structures on campus must be inspected for pest activity no less than monthly.
- In the event the PMO determines that pest activity within patient care areas or other sensitive areas of the facility exceeds acceptable thresholds, the Contractor must develop and submit a written corrective action plan to the COR and the PMO. Pest presence and activity override minimum frequencies of inspection and must be addressed to extermination.

- The corrective action plan must outline a structured thirty (30) day improvement strategy and, at a minimum, include:
    - Actions to reduce and eliminate pest activity.
    - Identification of sanitation, environmental, and structural conditions contributing to the pest activity.
    - A list of proposed pesticide products and application methods.
    - Pest monitoring documentation (e.g., spreadsheets or tables) tracking pest activity, numbers, and trends over time to evaluate treatment effectiveness and eradication progress.

NOTE: Although rare, fumigation and ultra-low volume (ULV)/thermal fogging treatments may be required in dire circumstances. These treatments require separate scheduling and prior approval by the COR, PMO, Engineering and Safety for the convenience and safety of staff, visitors, patients, and the facility.

15.3 Pests included for management in the contract include but are not limited to:

- General structural arthropod pests (e.g., cockroaches, ants, beetles, spiders, carpenter bees, earwigs, silverfish, occasional invaders etc.).
- Flying insect pests (e.g., houseflies, stable flies, blow flies, dung flies, fruit flies, moth flies, fungus gnats, and Phorid flies etc.) which include drain, sink, or food disposal unit treatments for flies breeding in organic habitat.
- Pests of public health concern (e.g., bed bugs, fleas, mites, ticks, bees, wasps, mosquitoes, scorpions, etc.). Control of mosquitoes includes identification of breeding habitat and larval control.
- Stored product pests (e.g., saw tooth grain beetle, red flour or confused flour beetle, Trogoderma beetles, weevils, grain moths etc.)
- Mice and rats (e.g., house mouse, field mouse, roof rat, Norway rats, etc.)
- Pest birds (e.g., pigeons, English sparrows, blackbirds, starlings, grackles, geese, etc.)
- Other vertebrate pests (e.g., dogs, cats, bats, squirrels, gophers, groundhogs, moles, skunks, snakes, rabbits, raccoons, etc.).
- Aquatic pests (e.g., midge and mosquito larvae, algae etc.).

NOTE: If required, control of wood destroying organisms (e.g., subterranean termites, dry wood termites, wood boring beetles, fungi etc.) may be included. An additional service outline would be necessary.

16. **INITIAL BUILDING INSPECTIONS:** Both primary and sub-contracted Contractor(s) must complete a thorough initial, documented inspection of each building or site within the first ten (10) business days of the starting date of the contract. The purpose of the initial inspection is for the Contractor to evaluate the pest control needs of all locations and to identify problem areas and any equipment, structural features, or management practices that are or could be contributing to pest issues or infestations. Access to building space must be coordinated with the COR and PMO. The COR and/or PMO will inform the Contractor of restrictions or areas requiring special scheduling.

17. **CALL BACKS:**

17.1 **EMERGENCY CALL BACK:** The Contractor must arrive on site at the facility within **two (2) hours** after receipt of notification by the COR or designee, perform IPM Services to correct an emergent condition. This call back service must be accomplished at no additional charge to the government.

17.2 **NON-EMERGENT CALLS:** Contractor must arrive on site at the facility within **eight (8) hours** for non-scheduled service requests without additional charge to the government.

17.3 **ALL CALL BACKS:** Contractor must report the response time and plan of action to the COR and PMO. Contractor must respond to all after hours voice messages within the time frame allotted for the type of call received. Response time will start at the time that notification is left for the Contractor. Emergency or after-hours point of contact information for the Contractor must be made available to the COR and PMO.

18. **REPORTING FOR SCHEDULED SERVICES:**

- **Mandatory Logbook Sign In/Out:** All pest control technicians must sign in upon arrival and sign out upon departure using the Pest Control Logbook located at each facility's designated entry point.
- **Notification to PMO/COR:** Technicians must notify the Facilities PMO or COR (or designated representative) upon arrival and completion of service. Notification may be via phone, email, or radio, depending on the site.
- **CBOCs and Separate Buildings:** Some sites do not have onsite Facilities staff. In these locations, technicians must notify the site POC and the Facilities PMO before beginning work and after completing services.
- **Access-Controlled Areas:** For restricted or sensitive areas, technicians must coordinate entry with the area supervisor before performing services.
- **Unscheduled Findings:** Any unusual pest activity, access issues, or safety concerns must be reported to the Facilities PMO immediately.

19. **SAFETY FACTORS:** All rodent bait stations that use rodenticides including all interior rodent traps must be placed only at times and in areas approved by the COR and the PMO. Rodent bait stations that utilize rodenticides must be replaced as necessary and follow all manufacturers' recommendations. No pest control material or trap will be placed where it may be recovered by patients, non-target animals, nor will such material be allowed to contact food, cooking utensils, children, staff or patients.

NOTE: The Contractor must not spray pesticides inside the medical facility without prior written approval from the PMO.

20. **STORAGE AND PROHIBITIONS OF PEST CONTROL MATERIALS:** Storage of pest control materials or equipment on VA property is prohibited without the written approval of the COR and PMO. In addition, per VHA Directive 1850.02, the use of the selective herbicide 2,4-Dichlorophenoxyacetic Acid (2,4-D) is banned on VA property.

21. **QUALITY CONTROL PLAN.** The Contractor must establish and maintain an effective Quality Control Plan (QCP) to ensure the services provided under this contract meet all requirements of the PWS. The QCP must describe the methods, processes, and metrics the Contractor will use to monitor, assess, and ensure quality performance.

21.1 The Contractor must submit the QCP to the Contracting Officer (CO) and the Contracting Officer's Representative (COR) for review within **five (5)** calendar days after contract award. The QCP must, at a minimum, include the following elements:

- The purpose and scope.
- Quality control objectives.
- Roles and responsibilities (QC Manager, Licensed Pest control technicians, and administrative support)
- Service delivery procedures (initial inspection, routine services, and on demand services)
- Integrated Pest Management Approach
- Inspection and testing procedures.
- Documentation and reporting procedures.
- Nonconformance and corrective actions.
- Communication procedures.

- Training and certifications of licensed technicians.
- Approach to safety and environmental compliance.
- Methods for continuous improvement.
- Process for updating the QCP as needed throughout contract performance.

21.2 The Contractor must implement the approved QCP throughout the life of the contract and must provide updated versions to the CO whenever changes occur.

22. **QUALITY ASSURANCE SURVEILLANCE PLAN:**

Table 1. Quality Assurance Surveillance Plan

PERFORMANCE BASED TASK	INDICATOR	STANDARD	QUALITY ASSURANCE
Weekly service hours.	Time-in and time-out logged. Total number of service hours.	Contractor utilizes designated logbooks and fulfills schedule of service hours.	Weekly review
Annual/Monthly/Weekly Inspections	Schedule of inspection	Contractor checks all traps for activity and completes inspections related to all pests annotated under the specifications section.	Monthly/Weekly Inspection/Review
Emergency Trouble Call Response	Time to respond after call	Contractor arrives within two (2) hours for Emergency calls.	100% inspection
Routine Trouble Call Response	Time to respond after call	Contractor arrives within eight (8) hours for Non-Emergent / Routine calls	100% inspection
Response to pest infestations or issues that impact facility operations	Action plan provided	Written 30-day plan and monitoring spreadsheet for pest numbers and products used till eradication.	100% inspection
Quarterly and annual reports	Written reports provided	Quarterly reports that annotate the total numbers and locations of pest sightings and pesticide applications on all VA property. A consolidated annual report, including historical trending of pests provided to the PMO each year contract is active.	Quarterly/Annual review
Record keeping	Accuracy and timeliness of records and required reports	Contractor maintains all required records and provides all required service reports on time. Reports are submitted to COR and PMO.	Monthly Inspections/Review

23. **REQUIRED CONTRACTOR REPORTING:**

23.1 After each service (scheduled or non-scheduled) Contractor personnel must submit documentation (service reports) that include but are not limited to:

- The name and company address of the individual who applied the pesticide.
- The location, including the building and room number and location(s) inside room(s) where pesticide was applied (e.g., along baseboards, crack/crevice, on windowsills, etc.).
- The target pest(s) against which the pesticide was applied.
- The date and time of application.

- The trade name of the pesticide applied.
- The federal Environmental Protection Agency registration number of pesticides.
- The rate of application or amount of the pesticide applied, and the total area treated. Square, cubic, or linear feet will be noted if applicable to the pesticide application.
- Pest monitoring activities (e.g., inspection of insect monitoring devices, insect light traps, rodent traps, rodent bait stations etc.).
- If pest monitoring devices or pest control devices are relocated, the Contractor will identify the number, location, and date devices were identified and moved.

23.2 Service reports and documentation must be provided to the PMO and COR by the **end of the next business day**. If the service was performed on a Friday, Saturday, or Sunday, then the service report and documentation must be provided by end of the next business day (e.g., Monday). Service and pesticide application reports must be provided by the Contractor/Company that performs the service on-site and must conform to Texas rules and laws regulating pest control business and operations.

23.3 The Contractor must be responsible for supplying, completing, and submitting all reports required or requested by Federal, State, or local ordinances which pertain to any duties contained in the contract.

23.3 The Contractor must furnish the COR and the PMO's office, prior to initial pesticide application, the trade names and chemical names of all approved pesticides/chemicals along with current labels and Safety Data Sheet (SDS). The Contractor must supply this information as new products are submitted for approval to the COR and PMO.

23.4 The Contractor must supply a quarterly report that annotates the total numbers and locations of pest sightings and pesticide applications on all VA property. A consolidated annual report, including historical trending of pests must be provided to the PMO each year that the contract is active.

24. **CONTRACTOR PERSONNEL ID BADGES AND PARKING:**

24.1 The Contractor must provide the COR and the PMO with a list of Contractor employees expected to enter the buildings to pick up confidential documents. While on VA premises, all Contractor personnel must comply with the rules, regulations, and procedures governing the conduct of personnel and the operation of the facility.

24.2 An access badge will be given to the Contractor's employees after completion of a background check. The Contractor employee must safeguard the access badge and immediately report any lost, stolen, or destroyed badges to the COR or the PMO. All contract personnel must properly display their access badges while on the VA property. Access badges must be worn at or above the waist (facing forward). The Contractor must ensure the badges of Contractor personnel who quit or are terminated are returned to the VA within three (3) working days of the event.

24.3 The Contractor must be required to comply with all security policies and entrance requirements of the facility. All security policies/requirements must be met, and employees cleared prior to the Contractor performing work. Employees that cannot meet the security and clearance requirements will not be allowed to perform work under this contract.

24.4 The Contractor must be responsible for ensuring Contractor personnel park in the appropriately designated parking areas. Parking information must be coordinated with each facility COR or the PMO.

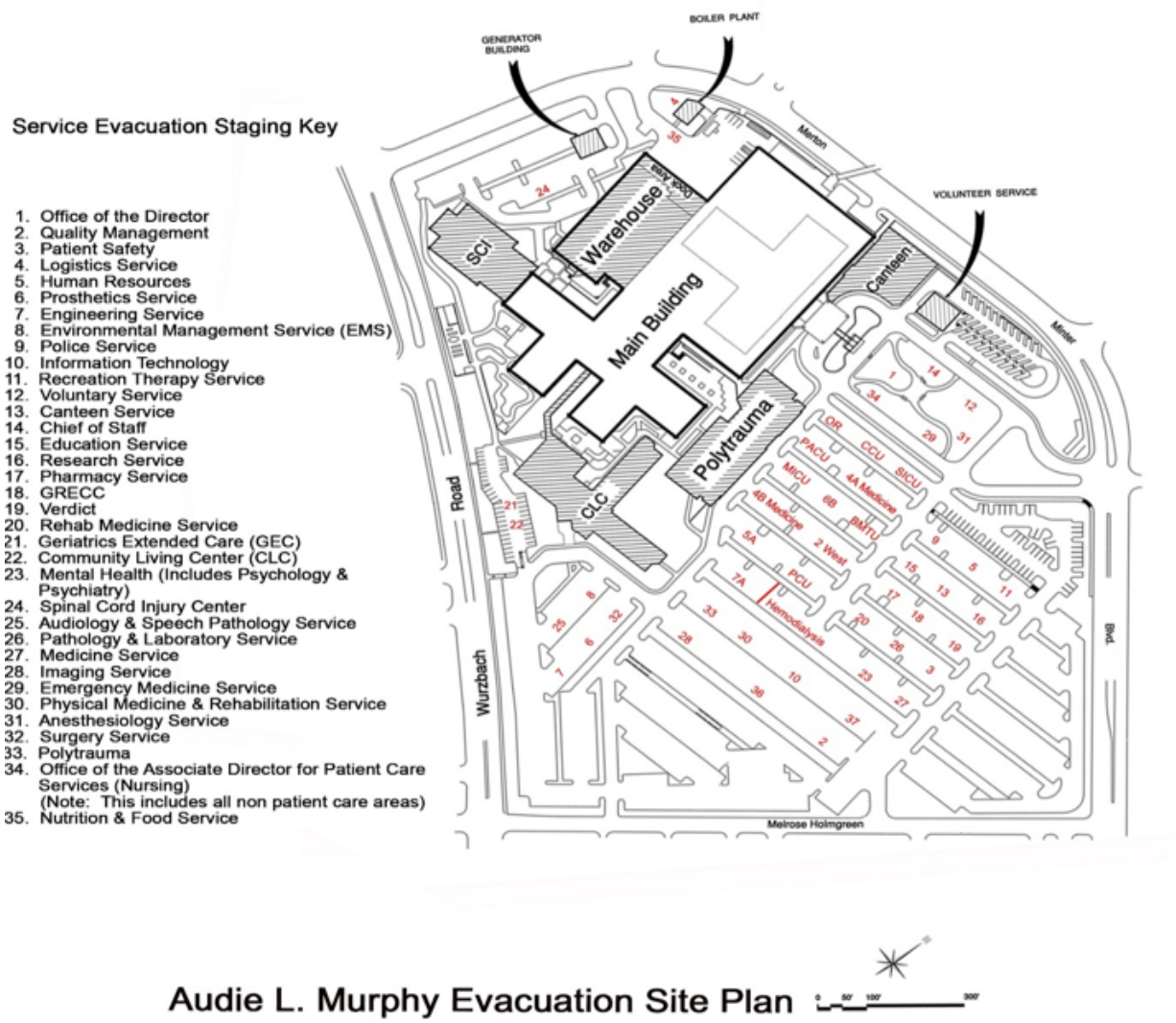
24.4 The VA does not validate or make reimbursement for parking violations of the Contractor's personnel under any circumstance.

25. **REFERENCES:**

- Code of Federal Regulations, Title 7. Accessed at: https://www.ecfr.gov/current/title-7/section-205.271
- Environmental Protection Agency, "Introduction to Integrated Pest Management". Accessed at: https://www.epa.gov/ipm/introduction-integrated-pest-management
- National Pest Management Association, "Pest Management Guidelines for Healthcare Facilities, A Guide for Pest Management Professionals". Accessed at: https://npmapwcdn-afabcafzhkfnebcs.z02.azurefd.net/media/epgcc12w/pest-managment-gudielines-for-healthcare-facilities_v10-1.pdf
- QualityPro, The Mark of Excellence in Pest Management, QualityPro Credentials. Accessed at: https://www.npmaqualitypro.org/available-credentials/qualitypro/
- U.S. Code, Title 38 § 7301(b). Accessed at: https://www.govinfo.gov/app/details/USCODE-2023-title38/USCODE-2023-title38-partV-chap73-subchapI-sec7301/context
- VA Directive 0057, "VA Environmental Management Program", October 25, 2022.
- VHA Directive 1850.02, "Pest Management Operations Program", December 22, 2022.
- VHA Directive 7707, "VHA Green Environmental Management System and Governing Environmental Policy", April 1, 2021.

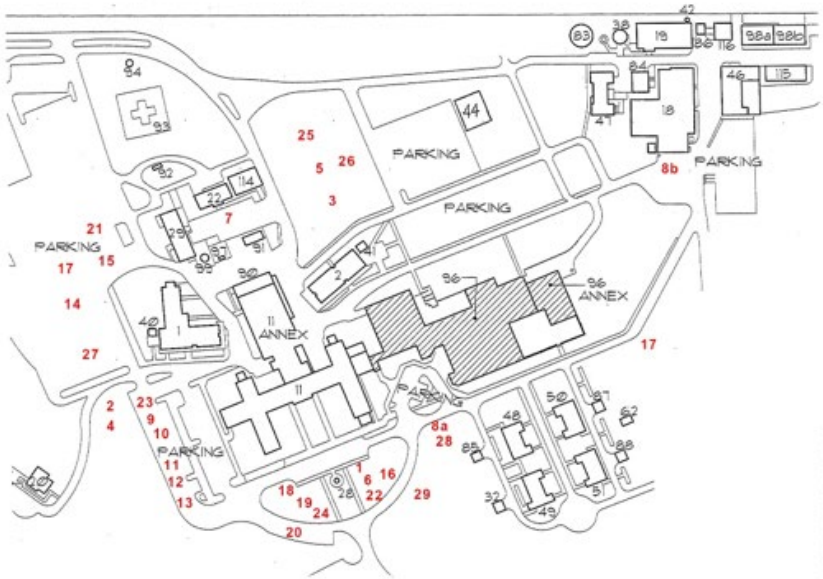
ATTACHMENT 1:
LIST OF AREAS/BUILDINGS TO BE SERVICED

List of buildings, sites, and areas.
South Texas Veterans Health Care System



Kerrville

Kerrville Site Evacuation Plan



1. AO Offices
2. Quality Management/Infection Control
3. Logistics Service
4. Human Resources
5. Medical Administration (MAS)
6. Prosthetics Service
7. Engineering Service
8a. Environmental Management Service (EMS)
8b. EMS Laundry
9. Police Service
10. Information Technology
11. Recreation Therapy Service
12. Voluntary Service
13. Canteen Service
14. Education Service
15. Pharmacy Service
16. Geriatrics Extended care (GEC)
17. Community Lining Center (CLC)
18. Mental Health (Includes Psychology & Psychiatry)
19. Audiology & Speech Pathology Service
20. Pathology & Laboratory Service
21. Medicine Service (Respiratory Therapy)
22. Imaging Service
23. Primary Care
24. Physical Medicine & Rehabilitation Service
25. Specialty Clinics/Minor Procedures
26. Nutrition & Food Service
27. Social Work Service
28. Chaplain Service
29. Dental

Audie Murphy VAMC

Asset Number	Asset Name	Total GSF
Ware	Warehouse Lease	9,586
VS	Villa Serena	28,039
DP	Datapoint	34,057
Gold	Wonderland of the Americas	36,939
SP	Shavano Park OPC	8,232
HVHC	HCHV	6,750
SBOPC	South Bexar OPC	8,040
PTRP	PTRP	18,535
Radiation Oncology	Radiation Oncology	7,390
PAS	PAS	15,700
NB	North Bexar	13,249
PL	Plaza Lecea - ELT	4,812
1Tk	One Technology	42,001
1	Main Hospital	1,060,208
1A	Storage Building	2,831
3	Generator Building	2,200
4	Police Service	3,000
5	Building 5	4,500
671GV	North East Bexar VA Clinic	8,159
671GS	Northwest HCC	190,840
671GF	Warehouse	9,586
671FH	Fisher House	26,012
671GO	NCFC	35,000
671GB	Victoria OPC	9,595
	Totals:	1,585,261

Kerrville VAMC

Asset Number	Asset Name	Total GSF
1	Auditorium	10,848
2	Chapel	5,654
11	MAIN HOSPITAL	209,808
18	LAUNDRY	17,516
19	POWER PLANT	5,593
20	Training Building	2,684
21	Director's Garage	490
22	PAINT SHOP	1,560
29	ENGINEERING SHOPS	9,329
32	Two Car Garage	409
40	Supply Storage	3,250
41	Storage	294
46	GARAGE	7,377
47	A&MM WAREHOUSE	5,112

48	Hospital Storage	2,754
49	Personnel Quarters	2,898
50	Personnel Quarters	2,754
51	Personnel Quarters	2,754
85	Two Car Garage	409
87	Two Car Garage	409
88	Two Car Garage	409
90	GENERATOR/SWITCHGEAR	1,997
96	NURSING HOME	63,726
97	CHILLER PLANT	1,200
98A	EMS Storage	4,405
	Totals:	363,639

(END OF PERFORMANCE WORK STATEMENT)
(END OF SECTION B)

SECTION C - CONTRACT CLAUSES

C.1 ADDENDUM to FAR 52.212-4 CONTRACT TERMS AND CONDITIONS—COMMERCIAL PRODUCTS AND COMMERCIAL SERVICES

FAR 52.252-2 CLAUSES INCORPORATED BY REFERENCE (FEB 1998)

This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. Also, the full text of a clause may be accessed electronically at this/these address(es):
https://www.acquisition.gov/far-overhaul
https://www.acquisition.gov/vaar

FAR 52.203-17	CONTRACTOR EMPLOYEE WHISTLEBLOWER RIGHTS	NOV 2023
FAR 52.203-19	PROHIBITION ON REQUIRING CERTAIN INTERNAL CONFIDENTIALITY AGREEMENTS OR STATEMENTS	JAN 2017
FAR 52.204-9	PERSONAL IDENTITY VERIFICATION OF CONTRACTOR PERSONNEL	JAN 2011
FAR 52.204-13	SYSTEM FOR AWARD MANAGEMENT - MAINTENANCE	OCT 2018
FAR 52.222-50	COMBATING TRAFFICKING IN PERSONS (DEVIATION)	NOV 2025
FAR 52.222-90	ADDRESSING DEI DISCRIMINATION BY FEDERAL CONTRACTORS	APR 2026
FAR 52.226-8	ENCOURAGING CONTRACTOR POLICIES TO BAN TEXT MESSAGING WHILE DRIVING	MAY 2024
FAR 52.228-5	INSURANCE - WORK ON A GOVERNMENT INSTALLATION	JAN 1997
FAR 52.232-40	PROVIDING ACCELERATED PAYMENTS TO SMALL BUSINESS SUBCONTRACTORS	MAR 2023
FAR 52.233-3	PROTEST AFTER AWARD (DEVIATION)	NOV 2025
FAR 52.233-4	APPLICABLE LAW FOR BREACH OF CONTRACT CLAIM (DEVIATION)	NOV 2025
VAAR 852.203-70	COMMERCIAL ADVERTISING	MAY 2018
VAAR 852.222-71	COMPLIANCE WITH EXECUTIVE ORDER 13899 (DEVIATION)	NOV 2025
VAAR 852.242-71	ADMINISTRATIVE CONTRACTING OFFICER	OCT 2020

(End of clause)

SUPPLEMENTAL INSURANCE REQUIREMENTS

In accordance with FAR 28.307-2 and FAR 52.228-5, the following minimum coverage shall apply to this contract:

(a) Workers' compensation and employers liability: Contractors are required to comply with applicable Federal and State workers' compensation and occupational disease statutes. If occupational diseases are not compensable under those statutes, they shall be covered under the employer's liability section of the insurance policy, except when contract operations are so commingled with a Contractor's commercial operations that it would not be practical to require this coverage. Employer's liability coverage of at least $100,000 is required, except in States with exclusive or monopolistic funds that do not permit workers' compensation to be written by private carriers.

(b) General Liability: $500,000.00 per occurrences.
(c) Automobile liability: $200,000.00 per person; $500,000.00 per occurrence and $20,000.00 property damage.
(d) The successful bidder must present to the Contracting Officer, prior to award, evidence of general liability insurance without any exclusionary clauses for asbestos that would void the general liability coverage.

(End of Clause)

FAR 52.217-8 OPTION TO EXTEND SERVICES (NOV 1999)

The Government may require continued performance of any services within the limits and at the rates specified in the contract. These rates may be adjusted only as a result of revisions to prevailing labor rates provided by the Secretary of Labor. The option provision may be exercised more than once, but the total extension of performance hereunder shall not exceed **6 months**. The Contracting Officer may exercise the option by written notice to the Contractor within **15 days**.

(End of clause)

FAR 52.222-42 STATEMENT OF EQUIVALENT RATES FOR FEDERAL HIRES (MAY 2014)

In compliance with the Service Contract Labor Standards statute and the regulations of the Secretary of Labor (29 CFR Part 4), this clause identifies the classes of service employees expected to be employed under the contract and states the wages and fringe benefits payable to each if they were employed by the
contracting agency subject to the provisions of 5 U.S.C.5341 or 5332. This Statement is for Information Only: It is not a Wage Determination

Employee Class	Monetary Wage-Fringe Benefits
Pest Controller (Bexas County)	$20.47 + Fringe Benefits
Pest Controller (Kerr County)	$22.57 + Fringe Benefits

(End of clause)

FAR 52.252-6 AUTHORIZED DEVIATIONS IN CLAUSES (NOV 2020)

(a) The use in this solicitation or contract of any Federal Acquisition Regulation (48 CFR Chapter 1) clause with an authorized deviation is indicated by the addition of "(DEVIATION)" after the date of the clause.
(b) The use in this solicitation or contract of any VA Acquisition Regulation (VAAR) (48 CFR Chapter 8) clause with an authorized deviation is indicated by the addition of "(DEVIATION)" after the name of the regulation.

(End of clause)

852.219-73 VA NOTICE OF TOTAL SET-ASIDE FOR VERIFIED SERVICE-DISABLED VETERAN-OWNED SMALL BUSINESSES (NOV 2022)

(a) Definition. for the Department of Veterans Affairs, “Service-disabled Veteran-owned small business concern or SDVOSB”:
(1) Means a small business concern -
(i) Not less than 51 percent of which is owned by one or more service-disabled Veterans or, in the case of any publicly owned business, not less than 51 percent of the stock of which is owned by one or more service-disabled Veterans or eligible surviving spouses (see VAAR802.101, Surviving Spouse definition);

(ii) The management and daily business operations of which are controlled by one or more service-disabled Veterans (or eligible surviving spouses) or, in the case of a service-disabled Veteran with permanent and severe disability, the spouse or permanent caregiver of such Veteran;
(iii) The business meets Federal small business size standards for the applicable North American Industry Classification System (NAICS) code identified in the solicitation document;
(iv) The business has been verified for ownership and control pursuant to 38 CFR part 74 and is listed in VA's Vendor Information Pages (VIP) database at https://www.vetbiz.va.gov/vip/; and
(v) The business will comply with VAAR subpart 819.70 and Small Business Administration (SBA) regulations regarding small business size and government contracting programs at 13 CFR parts 121 and 125, provided that any reference therein to a service-disabled veteran-owned small business concern or SDVO SBC, is to be construed to apply to a VA verified and VIP-listed SDVOSB, unless otherwise stated in this clause.
(2) The term “Service-disabled Veteran” means a Veteran, as defined in 38 U.S.C. 101(2), with a disability that is service-connected, as defined in 38 U.S.C. 101(16).
(3) The term “small business concern” has the meaning given that term under section 3 of the Small Business Act (15 U.S.C. 632).
(4) The term “small business concern owned and controlled by Veterans with service-connected disabilities” has the meaning given the term “small business concern owned and controlled by service-disabled veterans” under section 3(q)(2) of the Small Business Act (15 U.S.C. 632(q)(2)), except that for a VA contract the firm must be listed in the VIP database (see paragraph (a)(1)(iv) of this clause).
(b) General.
(1) Offers are solicited only from VIP-listed SDVOSBs. Offers received from entities that are not VIP-listed SDVOSBs at the time of offer shall not be considered.
(2) Any award resulting from this solicitation shall be made to a VIP-listed SDVOSB who is eligible at the time of submission of offer(s) and at the time of award.
(3) The requirements in this clause apply to any contract, order or subcontract where the firm receives a benefit or preference from its designation as an SDVOSB, including set-asides, sole source awards, and evaluation preferences.
(c) Representation. Pursuant to 38 U.S.C. 8127(e), only VIP-listed SDVOSBs are considered eligible to receive award of a resulting contract. By submitting an offer, the prospective contractor represents that it is an eligible SDVOSB as defined in this clause, 38 CFR part 74, and VAAR subpart 819.70.
(d) Agreement. When awarded a contract action, including orders under multiple-award contracts, an SDVOSB agrees that in the performance of the contract, the SDVOSB shall comply with requirements in VAAR subpart 819.70 and SBA regulations on small business size and government contracting programs at 13 CFR part 121 and part 125, including the non-manufacturer rule and limitations on subcontracting requirements in 13 CFR 121.406(b) and 13 CFR 125.6. Unless otherwise stated in this clause, a requirement in 13 CFR parts 121 and 125 that applies to an SDVO SBC, is to be construed to also apply to a VIP-listed SDVOSB. For the purpose of limitations on subcontracting, only VIP-listed SDVOSBs (including independent contractors) shall be considered eligible and/or “similarly situated” (i.e., a firm that has the same small business program status as the prime contractor). An otherwise eligible firm further agrees to comply with the required certification requirements in this solicitation (see 852.219-75 or 852.219-76 as applicable). These requirements are summarized as follows:
(1) Services. In the case of a contract for services (except construction), the SDVOSB prime contractor will not pay more than 50% of the amount paid by the government to the prime for contract performance to firms that are not VIP-listed SDVOSBs (excluding direct costs to the

extent they are not the principal purpose of the acquisition and the SDVOSB/VOSB does not provide the service, such as airline travel, cloud computing services, or mass media purchases). When a contract includes both services and supplies, the 50 percent limitation shall apply only to the service portion of the contract
(2) Supplies/products.
(i) In the case of a contract for supplies or products (other than from a non-manufacturer of such supplies), the SDVOSB prime contractor will not pay more than 50% of the amount paid by the government to the prime for contract performance, excluding the cost of materials, to firms that are not VIP-listed SDVOSBs. When a contract includes both supply and services, the 50 percent limitation shall apply only to the supply portion of the contract.
(ii) In the case of a contract for supplies from a non-manufacturer, the SDVOSB prime contractor will supply the product of a domestic small business manufacturer or processor, unless a waiver as described in 13 CFR 121.406(b)(5) has been granted. Refer to 13 CRF 125.6(a)(2)(ii) for guidance pertaining to multiple item procurements.
(3) General construction. In the case of a contract for general construction, the SDVOSB prime contractor will not pay more than 85% of the amount paid by the government to the prime for contract performance, excluding the cost of materials, to firms that are not VIP-listed SDVOSBs.
(4) Special trade construction contractors. In the case of a contract for special trade contractors, no more than 75% of the amount paid by the government to the prime for contract performance, excluding the cost of materials, may be paid to firms that are not VIP-listed SDVOSBs.
(5) Subcontracting. An SDVOSB must meet the NAICS size standard assigned by the prime contractor and be listed in VIP to count as similarly situated. Any work that a first tier VIP-listed SDVOSB subcontractor further subcontracts will count towards the percent of subcontract amount that cannot be exceeded. For supply or construction contracts, the cost of materials is excluded and not considered to be subcontracted. When a contract includes both services and supplies, the 50 percent limitation shall apply only to the portion of the contract with the preponderance of the expenditure upon which the assigned NAICS is based. For information and more specific requirements, refer to 13 CFR 125.6.
(e) Required limitations on subcontracting compliance measurement period. An SDVOSB shall comply with the limitations on subcontracting as follows:
[Contracting Officer check as appropriate.]
[ ]By the end of the base term of the contract or order, and then by the end of each subsequent option period; or
[X] By the end of the performance period for each order issued under the contract.
(f) Joint ventures. A joint venture may be considered eligible as an SDVOSB if the joint venture is listed in VIP and complies with the requirements in 13 CFR 125.18(b), provided that any requirement therein that applies to an SDVO SBC is to be construed to apply to a VIP-listed SDVOSB. A joint venture agrees that, in the performance of the contract, the applicable percentage specified in paragraph (d) of this clause will be performed by the aggregate of the joint venture participants.
(g) Precedence. The VA Veterans First Contracting Program, as defined in VAAR 802.101, subpart 819.70, and this clause takes precedence over any inconsistencies between the requirements of the SBA Program for SDVO SBCs, and the VA Veterans First Contracting Program.
(h) Misrepresentation. Pursuant to 38 U.S.C. 8127(g), any business concern, including all its principals, that is determined by VA to have willfully and intentionally misrepresented a company's SDVOSB status is subject to debarment from contracting with the Department for a period of not less than five years (see VAAR 809.406-2 Causes for Debarment).

(End of clause)

VAAR 852.219-75 VA NOTICE OF LIMITATIONS ON SUBCONTRACTING—CERTIFICATE OF COMPLIANCE FOR SERVICES AND CONSTRUCTION (JAN 2023) (DEVIATION)

(a) Pursuant to 38 U.S.C. 8127(l)(2), the offeror certifies that—

(1) If awarded a contract (see FAR 2.101 definition), it will comply with the limitations on subcontracting requirement as provided in the solicitation and the resultant contract, as follows:

(i) [] *Services*. In the case of a contract for services (except construction), the contractor will not pay more than 50% of the amount paid by the government to it to firms that are not certified SDVOSBs listed in the SBA certification database as set forth in 852.219–73 or certified VOSBs listed in the SBA certification database as set forth in 852.219–74. Any work that a similarly situated certified SDVOSB/VOSB subcontractor further subcontracts will count towards the 50% subcontract amount that cannot be exceeded. Other direct costs may be excluded to the extent they are not the principal purpose of the acquisition and small business concerns do not provide the service as set forth in 13 CFR 125.6.

(ii) [] *General construction*. In the case of a contract for general construction, the contractor will not pay more than 85% of the amount paid by the government to it to firms that are not certified SDVOSBs listed in the SBA certification database as set forth in 852.219–73 or certified VOSBs listed in the SBA certification database as set forth in 852.219–74. Any work that a similarly situated certified SDVOSB/VOSB subcontractor further subcontracts will count towards the 85% subcontract amount that cannot be exceeded. Cost of materials are excluded and not considered to be subcontracted.

(iii) [X] *Special trade construction contractors*. In the case of a contract for special trade contractors, the contractor will not pay more than 75% of the amount paid by the government to it to firms that are not certified SDVOSBs listed in the SBA certification database as set forth in 852.219–73 or certified VOSBs listed in the SBA certification database as set forth in 852.219–74. Any work that a similarly situated certified SDVOSB/VOSB subcontractor further subcontracts will count towards the 75% subcontract amount that cannot be exceeded. Cost of materials are excluded and not considered to be subcontracted.

(2) The offeror acknowledges that this certification concerns a matter within the jurisdiction of an Agency of the United States. The offeror further acknowledges that this certification is subject to Title 18, United States Code, Section 1001, and, as such, a false, fictitious, or fraudulent certification may render the offeror subject to criminal, civil, or administrative penalties, including prosecution.

(3) If VA determines that an SDVOSB/ VOSB awarded a contract pursuant to 38 U.S.C. 8127 did not act in good faith, such SDVOSB/VOSB shall be subject to any or all of the following:

(i) Referral to the VA Suspension and Debarment Committee;

(ii) A fine under section 16(g)(1) of the Small Business Act (15 U.S.C. 645(g)(1)); and

(iii) Prosecution for violating 18 U.S.C. 1001.

(b) The offeror represents and understands that by submission of its offer and award of a contract it may be required to provide copies of documents or records to VA that VA may review to determine whether the offeror complied with the limitations on subcontracting requirement specified in the contract. Contracting officers may, at their discretion, require the contractor to demonstrate its compliance with the limitations on subcontracting at any time during performance and upon completion of a contract if the information regarding such compliance is not already available to the contracting officer. Evidence of compliance includes, but is not limited to, invoices, copies of subcontracts, or a list of the value of tasks performed.

(c) The offeror further agrees to cooperate fully and make available any documents or records as may be required to enable VA to determine compliance with the limitations on subcontracting

requirement. The offeror understands that failure to provide documents as requested by VA may result in remedial action as the Government deems appropriate.

(d) Offeror completed certification/fill-in required. The formal certification must be completed, signed and returned with the offeror's bid, quotation, or proposal. The Government will not consider offers for award from offerors that do not provide the certification, and all such responses will be deemed ineligible for evaluation and award.

Certification

I hereby certify that if awarded the contract, [insert name of offeror] will comply with the limitations on subcontracting specified in this clause and in the resultant contract. I further certify that I am authorized to execute this certification on behalf of [insert name of offeror].

Printed Name of Signee: _____

Printed Title of Signee: _____

Signature: _____

Date: _____

Company Name and Address: _____

(End of Clause)

VAAR 852.252-70 SOLICITATION PROVISIONS OR CLAUSES INCORPORATED BY REFERENCE (JAN 2008)

The following provisions or clauses incorporated by reference in this solicitation must be completed by the offeror or prospective contractor and submitted with the quotation or offer. Copies of these provisions or clauses are available on the Internet at the Web sites provided in the provision at FAR 52.252-1, Solicitation Provisions Incorporated by Reference, or the clause at FAR 52.252-2, Clauses Incorporated by Reference. Copies may also be obtained from the contracting officer.

(End of Clause)

(End of Addendum 52.212-4)

(END OF SECTION C)

SECTION D - CONTRACT DOCUMENTS, EXHIBITS, OR ATTACHMENTS

WD #: 2015-5253 Rev 29 dated May 12, 2026 (Bexar County)
WD #: 2015-5293 Rev 32 dated May 12, 2026 (Kerr County)

(END OF SECTION D)

SECTION E - SOLICITATION PROVISIONS

E.1 52.252-1 SOLICITATION PROVISIONS INCORPORATED BY REFERENCE (FEB 1998)

This solicitation incorporates one or more solicitation provisions by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. The offeror is cautioned that the listed provisions may include blocks that must be completed by the offeror and submitted with its quotation or offer. In lieu of submitting the full text of those provisions, the offeror may identify the provision by paragraph identifier and provide the appropriate information with its quotation or offer. Also, the full text of a solicitation provision may be accessed electronically at this/these address(es):

https://www.acquisition.gov/far-overhaul
https://www.va.gov/oal/library/vaar/

FAR Number	Title	Date
52.204-7	SYSTEM FOR AWARD MANAGEMENT—REGISTRATION (DEVIATION)	NOV 2025
852.223-70	INSTRUCTIONS TO OFFERORS—SUSTAINABLE ACQUISITION PLAN	SEP 2019

(End of Provision)

E.2 ADDENDUM to FAR 52.212-1 INSTRUCTIONS TO OFFERORS – COMMERCIAL PRODUCTS AND COMMERCIAL SERVICES

Provisions that are incorporated by reference (by Citation Number, Title, and Date), have the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available.

The following provisions are incorporated into 52.212-1 as an addendum to this solicitation:

FAILURE TO SUBMIT A COMPLETE OFFER IN ACCORDANCE WITH THE INSTRUCTIONS CONTAINED IN THIS ADDENDUM WILL RESULT IN REMOVAL FROM FURTHER CONSIDERATION FOR AWARD.

SUBMITTING OFFER TO ANY PERSON NOT BELOW WILL BE CONSIDERED DIVULGING SOURCE SELECTION INFORMATION, AND VIOLATION OF THE PROCUREMENT INTEGRITY ACT.

Site Visit: A site visit will be conducted as follows.

- June 16, 2026 at 9:00 am CST - San Antonio

- June 17, 2026 at 9:00 am CST - Kerrville

Submission of Questions and Proposals:
Questions: All questions shall be received by **Tuesday, June 23, 2026, at 10:00 am CST.** All questions submitted for this solicitation shall be electronically sent to the following email addresses: shawn.reinhart@va.gov. Please title email with **Solicitation Number, Questions**. Questions shall clearly identify which part of the solicitation. Questions received after the stated date and time may be addressed at the discretion of the Contracting Officer. Answers to questions will be addressed via an amendment to the solicitation and posted to https://www.sam.gov.

Proposals: All proposals are due **NLT Tuesday, June 30, 2026, at 10:00 AM CST** via e-mail only to shawn.reinhart@va.gov. Quotes shall be received on or before the date and time specified in Block 8 of the SF 1449. Please title email with **Solicitation Number, Proposal Submission**. All proposals shall be submitted **in two (2) separate volumes** and labeled with RFQ Number, Offeror's Company Name, and the appropriate volume number. **All proposals shall be in a PDF format with the Solicitation Number, the Offerors' name and Volume number. PROPOSALS RECEIVED AFTER THE DUE DATE AND TIME WILL NOT BE CONSIDERED FOR AWARD. PROPOSAL SHALL NOT INCLUDE CAPABILITY STATEMENTS OR SBA LETTERS VERIFYING SDVOSB STATUS. FAILURE TO RETURN ALL REQUIRED DOCUMENTATION AS OUTLINED BELOW WILL REMOVE OFFEROR FROM FURTHER CONSIDERATION FOR AWARD.**

VOLUME I must NOT CONTAIN THE PWS OR ANY CLAUSES AND PROVISIONS NOT REQUIRED TO BE FILLED OUT, SIGNED, AND RETURNED. DO NOT ADD ANY CLAUSES OR PROVISIONS TO YOUR OFFER THAT ARE NOT IN THIS SOLICITATION. THE FAR, PER EXECUTIVE ORDER, *RESTORING COMMON SENSE TO FEDERAL PROCUREMENT*, IS BEING REVISED. SEE FAR 52.252.2 FOR LINK.

OFFEROR'S ARE RESPONSIBLE FOR ENSURING THE DOCUMENTATION IN VOLUME I TECHNICAL AND VOLUME II REDACTED TECHNICAL ARE THE SAME.

VOLUME I: **Must be one (1) entire PDF document** and contain only the following documentation in the order listed below. **VOLUME I MUST NOT CONTAIN THE PWS OR ANY CLAUSES AND PROVISIONS NOT REQUIRING TO BE FILLED OUT, SIGNED, AND RETURNED.**

Solicitation, Offer and Award Documents, Representations and Certifications. This volume **must** contain only the signed SF 1449, any SF30's, Section B.1 (filled out by the Offeror), Section B.2, and any clauses or provisions requiring fill-in and signature by the Offeror. **All Offeror's must complete Blocks 12, 17a, 30a, 30b, 30c, and Section B.1.a.** Block 12 (Discount Terms) refers to discount Contractor will give the Government for prompt payment in percentage (i.e., Net 20). **All Offeror's must fill out and return all Clauses and Provisions that have fill-ins. Failure to return all fill-in Clauses and Provisions will make Offeror ineligible for award. The Government will not accept Clauses and Provisions from SAM.gov, as SAM.gov does not contain VA Acquisition and Representation Clauses and Provisions.**

Price. This volume must contain the Price using B.2 Schedule of Services continuation section. **An Excel spreadsheet may be used but shall in the same format as Schedule B.2.** The price proposal must be specific, complete in every detail, and separate from the technical proposal. Prices will be evaluated for fairness and reasonableness and will be compared against competing proposals and the independent Government cost estimate. Prices must be listed as an all-inclusive Firm Fixed Unit Price that covers in full those services under each CLIN. **Pricing must not include option pricing for a CLIN. If option pricing is provided the Government will use the higher price.**

Technical Approach. This volume must contain **only** the offeror's technical approach for fulfilling the requirements of the PWS. The technical approach page count ***DOES NOT*** include any technical documentation the Government asks for. **DO NOT PROVIDE A CAPABILITY STATEMENT WITH YOUR TECHNICAL PROPOSAL. DO NOT RENAME OR ADD THE PHRASE CAPABILITY STATEMENT TO THE TECHNICAL APPROACH.**

Past Performance. The Government will obtain past performance information from CPARS. **Offerors must only provide past performance where Offeror was the prime contractor. Submission must include the contract number and not the solicitation number.** Emphasis will be on recent, relevant past performance. Recent is defined as work performed within the last 5 years. Relevant is defined as work similar in **size and scope** of the work described in the Performance Work Statement.

VOLUME II: Technical Redacted. This volume must contain **only** the offeror's technical approach provided in Volume I. Redacted is defined as: edited especially in order to obscure or remove sensitive information. Sensitive information is defined as data that can identify the company (i.e., company name, company logo, names of personnel working for the company, referring to the company as the incumbent, naming subcontractor companies, subcontractor employees etc.).

Volume	Title	Digital Copies	Maximum Pages
I	Solicitation, Offer and Award Documents, and Representations and Certifications	1	No page limit (PDF)
I	Technical Approach (See Addendum to FAR 52.212-2 for what is being evaluated)	1	25 (PDF) Does not include Technical Exhibits
I	Price	1	No page limit (PDF and/or Excel)
I	Past Performance	1	No more than 5 references
II	Technical Approach (REDACTED)	1	25 (PDF)

NOTE: Pages that exceed the required page limitations will not be evaluated. Additional pages over the maximum allowed will be removed or not read and will not be evaluated by the Government.

All proposals must be valid for 90 days from closing date of solicitation. **The Government will not accept more than one (1) proposal per Offeror. (This supersedes FAR 52.212-1(e),**

***Multiple offers*.) PROPOSALS RECEIVED AFTER THE DUE DATE AND TIME WILL NOT BE CONSIDERED FOR AWARD.**

A written notice of award or acceptance of an offer, mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer, shall result in a binding contract without further action by either party. Before the offer's specified expiration time, the Government may accept an offer (or part of an offer), whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award.

SDVOSB's: Upon receipt of proposal, certification of status will be verified. The SBA's Small Business Search will be utilized to determine SDVOSB status and is located at: https://search.certifications.sba.gov/. **DO NOT SUBMIT SBA LETTERS VERIFYING SDVOSB STATUS.**

Failure to submit a complete offer in accordance with the instructions contained in this addendum WILL result in removal from further consideration for award.

(End of Addendum 52.212-1)

E.3 52.216-1 TYPE OF CONTRACT (NOV 2025) (DEVIATION)

The Government contemplates award of a **Firm-Fixed-Price** contract resulting from this solicitation.

(End of Provision)

E.4 52.212-2 EVALUATION—COMMERCIAL PRODUCTS AND COMMERCIAL SERVICES (NOV 2021)

(a) The Government will award a contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to the Government, price and other factors considered. The following factors shall be used to evaluate offers:

Technical
Price
Past Performance

~~Technical and past performance, when combined, are .~~

~~(b) *Options*. The Government will evaluate offers for award purposes by adding the total price for all options to the total price for the basic requirement. The Government may determine that an offer is unacceptable if the option prices are significantly unbalanced. Evaluation of options shall not obligate the Government to exercise the option(s).~~

(c) A written notice of award or acceptance of an offer, mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer, shall result in a binding contract without further action by either party. Before the offer's specified expiration time, the Government may accept an offer (or part of an offer), whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award.

(End of Provision)

E.6 52.212-2 ADDENDUM to EVALUATION—COMMERCIAL PRODUCTS AND COMMERCIAL SERVICES

The following Evaluation Criteria is incorporated into 52.212-2 as an addendum to the solicitation:

All quote submissions will be screened to ensure the minimum solicitation requirements have been met. Those requirements are outlined within the Addendum to FAR 52.212-1, Instructions

to Offerors. **Failure to submit a complete offer will result in removal from further consideration for award.**

Quotes that met the minimum solicitation requirements will then be reviewed on an individual basis to determine Technical Capability when matched against the PWS and past performance suitability.

Next, the comparative evaluation will commence. Quotes will be compared against one another in a pairwise fashion to determine which quote provides the best overall value to the government using technical capability, past performance, and price.

The Government reserves the right to consider a quotation other than the lowest price that provides additional benefit(s). Quotations may exceed minimum requirements of the solicitation. The Government reserves the right to select a quotation that provides benefit to the Government that exceeds the minimum requirements of the solicitation but is not required to do so.

a. **Basis for Award.** The Government intends to award a single Firm-Fixed-Price (FFP) contract resulting from this solicitation to the Technically Acceptable offeror meeting or exceeding the requirements for acceptability **in accordance with FAR Part 12.203(c). By submission of its offer, the offeror accedes to all solicitation requirements, including terms and conditions, representations and certifications, and technical requirements as listed within the PWS. Failure to meet a requirement or inability to perform or provide all services requested shall result in an offer being removed from further consideration. Offerors shall clearly identify any exception to the solicitation terms and conditions and provide complete accompanying rationale. The Government reserves the right to select a response that provides benefit to the Government that exceeds the minimum. The Government is not required to select a response that exceeds the minimum. Responses may exceed the minimum. Each response shall at a minimum meet the solicitation requirements. The Government is not requesting or accepting alternate proposals. The Contracting Officer reserves the right to award without exchanges. Exchanges are defined as seeking clarification.** Each initial offer should contain the offeror's best terms from a Technical Approach and Price standpoint.

b. Resulting contract shall be based on the Contractor's capability and understanding to provide the services listed in the Performance Work Statement as reflected in Technical Capability (Factor 1) and the proposed Price (Factor 2).

EVALUATION FACTORS AND CRITERIA. Offerors shall address in detail their capabilities to perform services by describing their proposed approach to each factor. All factors will be considered based solely on the proposal provided, to the extent in which the proposal demonstrates a clear understanding of the requirements, and the contractor's ability to meet those requirements. **Failure to meet a subfactor will result in an overall rating of "Did Not Meet" for the Technical Factor.**

Factor 1 - Technical Capability: Offerors shall address in detail its technical capabilities by describing their proposed approach to each sub-factor. Offeror's technical proposal shall address the feasibility of meeting contract requirements with respect to providing the VA with a high level of confidence in successful performance. Rating will be based upon the extent to which the offer addresses each of the factors and sub-factor. All technical sub-factors will be evaluated based solely on the proposal provided, to the extent in which the proposal demonstrates a clear understanding of the requirements and problems involved in meeting or exceeding the standards for the various tasks, and to the extent in which uncertainties are identified and resolutions

proposed. Proposals may exceed the minimum requirements; however, Offerors are cautioned that overzealous technical proposals may be determined by the Contracting Officer not to be in the best interest of the Government during the best value trade-off analysis. This factor will be used to determine the Offeror's ability to successfully manage the full range of contractual requirements, and background and relevant information regarding stability and strengths; each sub-factor is equally important.

Sub-Factor (a) - Technical Approach to Integrated Pest Management (IPM). (In addition to addressing paragraph 15.2 of the PWS).

- Provide a complete IPM Plan addressing surveillance, monitoring, exclusion, sanitation recommendations, structural repairs, and reduced pesticide reliance.
- Describe how the contractor will reduce food, water, harborage, and access points.
- Describe a methodology for pest identification, root-cause analysis, and environmental/structural correction.
- Describe protocols for non-chemical controls first and justification before deploying chemicals.
- Describe approach to comply with VHA Directive 1850.02, EPA, OSHA, FIFRA, and VA EMS requirements.

Sub-Factor (b) - Staffing, Licensure, Certifications & Experience.

- Provide a copy of license to conduct business in Texas.
- List all personnel, and their Texas applicator licenses, certifications, and categories (Structural, Health-Related, Rodent Control if needed).
- Identify proposed applicators/technicians are compliant with Texas Department of Agriculture requirements.
- Demonstrate the capacity to meet the required weekly site presence (Mon - Fri, 7:00 am - 4:00).
- Demonstrate how apprentices are supervised consistent with the rule requiring visual range of a certified applicator.
- Provide proof of accreditation as a QualityPro pest control company endorsed by the National Pest Management Association (NPMA).

Sub-Factor (c) - Inspection Frequency, Coverage & Facility Understanding

- Plan to meet or exceed required inspection frequencies (weekly, monthly, semiannual, etc.).
- Familiarity with servicing a 1.5M+ sq ft multi-campus VAMC.
- Addresses coordination with COR/PMO and minimizing clinical disruption.

Subfactor (d) - Monitoring Devices, Mapping & Data Tracking

- Method for creating and updating monitoring device maps with unique IDs.
- Annual map reviews with COR/PMO will occur.
- How monitoring, trap counts, and trending data collection will occur

Subfactor (e) - Pesticide Use, Safety & Environmental Compliance (In addition to addressing paragraph 15.3 of the PWS).

- List all EPA-registered, hospital-approved pesticides with SDS and EPA registration numbers.
- An understanding that 2,4-D is prohibited on VA property.

- Pesticide handling, storage, and disposal procedures compliant with the PWS (including prohibition of onsite storage unless approved).
- Protocols for situations requiring PMO written approval before indoor spraying.

Subfactor (f) - Emergency & Routine Call-Back Response Capability

- Provide a realistic plan for meeting 2-hour emergency and 8-hour routine response times.
- Identify after-hours contact procedures defined, including escalation.

Subfactor (g) - Reporting, Documentation & Record Management

- Provide sample service reports including all PWS-required fields (locations, pests, EPA numbers, application amounts, etc.).
- Describe how reports will be delivered by the next business day.
- Provide a method for compiling quarterly and annual trending reports.

Subfactor (h) - Corrective Action Plan Process (In addition to addressing PWS paragraph 15.2 regarding Corrective Action Plan)

- Provide a structured method for submitting a 30-day corrective action plan identifying root causes, pesticide choices, monitoring data, and eradication strategies.
- Provide an example of a corrective action plan format.

Subfactor (i) - Risk Management, Communication & Continuity Plan

- A plan to address maintaining service during staff absences, emergencies, or access limitations.
- A defined communication protocol with COR/PMO for routine and emergency issues.

Factor 2 - Price **The total evaluated price will be based on the estimated quantities identified in the schedule.** Offerors shall submit their Price using the B.2 Price Schedule. The price proposal shall be specific, complete in every detail, and separate from the technical proposal. Line items for those option periods shall be sufficiently completed. Prices shall be evaluated for fairness and reasonableness and will be compared against competing proposals and the independent Government cost estimate. Prices shall be listed as an all-inclusive Firm Fixed Unit Price that covers in full those services under each CLIN.

Factor 3 - Past Performance: Past Performance information may also be obtained from other sources available to the Government to include but not limited to CPARS (Contractor Performance Assessment Reporting System) or other databases, interviews with Program Managers, and other Contracting Officers. A lack of past performance will NOT be considered a "negative." Past Performance will be rated recent, relevant past performance. Recent is defined as work performed within the last 5 years that is similar in **size and scope** of the work described in the Performance Work Statement. Relevant is defined as work similar in **size and scope** of the work described in the Performance Work Statement.

(End of Addendum to 52.212-2)
(END OF SECTION E)
(END OF SOLICITATION)