B. SUPPLIES OR SERVICES AND PRICES/COSTS

B.1 General Purpose

The Architect of the Capitol (AOC) requires Facilities Management, Maintenance and Support Services for the Library of Congress Packard Campus Audio Visual Conservation (PCAVC) located in Culpeper, Virginia. The AOC will award a Firm Fixed Priced (FFP) Contract with specified Reimbursable Cost Work Elements. This is a Performance-Based Contract with prescriptive work elements.

Contract basic services include, but are not limited to:

- facilities management;
- operations;
- preventative/corrective maintenance and repairs, to include any necessary labor, tools and equipment;
- environmental and administrative support; and
- landscaping, grounds and plant maintenance.

Contract reimbursable services include, but are not limited to:

- snow and ice removal;
- materials/spare parts as needed;
- reimbursable project work to include architectural and engineering design and alterations and construction projects, as necessary, to enhance the efficiency and sustainability of the facility..

B.2 Pricing Information

Section B provides the prices to be paid for the supplies and services as described in Section C, Statement of Work.

Contract Line Item Numbers (CLINs) 002 through 005 are for the Base period of contract performance. CLINs 006 through 021 are for optional year(s) contract performance. CLIN 001 is for optional Project Phase In.

- CLIN 001: Phase In
- CLINs 002 through 005: Base Year
- CLINs 006 through 009: Option Year 1
- CLINs 010 through 013: Option Year 2
- CLINs 014 through 017: Option Year 3
- CLINs 018 through 021: Option Year 4

B.2.1 Project Phase In

CLIN 001 is for Project Phase In. This fixed price shall include all costs with transition startup services to permit a seamless transition between Contractors at contract start.

Pricing for Phase In (CLIN 001) must be provided with the offeror's proposal using the Attachment J.22 Pricing Spreadsheet. Prices proposed by the successful offeror and accepted at time of award will be binding on the successful offeror as the price for all work under the subject CLINs.

B.2.2 Basic Services
CLINs 002, 006, 010, 014 and 018 are for Basic Services per Sections C.1 through C.60 of the Statement of Work, except as noted below. This fixed price shall include all costs, except as noted elsewhere, associated with administration; daily operations; preventative and predictive maintenance; corrective repair; service requests; water treatment; safety and environmental management; fire protection and life safety systems management; landscaping, grounds and plant maintenance; and other items.

Pricing for Basic Services (CLINs 002, 006, 010, 014 and 018) must be provided with the offeror's proposal using the Attachment J.22 Pricing Spreadsheet. Prices proposed by the successful offeror and accepted at the time of award will be binding on the successful offeror as the price for all work under the subject CLINs.

CLINs 002, 006, 010, 014 and 018 are for a 12-month period.

B.2.3 Snow and Ice Removal Services
CLINs 003, 007, 011, 015 and 019 are for reimbursable Snow and Ice Removal services per Section C.51 of the Statement of Work. The contractor shall submit a detailed invoice, including labor and equipment hours following each snow and ice removal event for payment approval.

Hourly pricing for Snow and Ice Removal Services must be provided with the offeror's proposal using the Attachment J.22 Pricing Spreadsheet. Prices and fees proposed by the successful offeror and accepted at the time of award will be binding on the successful offeror as the price for all work under the subject CLINs. Rate is to be the "fully burdened" rate to be charged to the Government (including equipment, fuel, wages, FICA, Federal and State Unemployment, Fringe Benefits, Workers Compensation, General Liability Insurance, Overhead, Profit and any other cost component). Reimbursable in-house contractor labor rates are to be per page 3 of J.22 pricing spreadsheet. Consumables such as ice melt are to be charged to the appropriate Materials/Spare Parts CLINs.

The Project Manager & Chief Engineer are funded under the full fixed price contract and therefore excluded from reimbursable cost calculations.

Snow and Ice Removal (Section C.51)							
CLIN	Description	Heavy Equipment		Light Equipment		Hand Work	
		Regular Rate	OT Rate	Regular Rate	OT Rate	Regular Rate	OT Rate
003	Base Year						
007	Option Yr 1						
011	Option Yr 2						
015	Option Yr 3						
019	Option Yr 4						

B.2.4 Materials/Spare Parts
CLINs 004, 008, 012, 016 and 020 are for reimbursable Materials/Spare Parts purchased on the open market per Section C.53.2 of the Statement of Work. The contractor shall submit paid receipts (as attachments to the monthly invoice) in support of all purchases made against this CLIN. The COR will review all purchases and confirm pricing is fair and reasonable. Management fees associated with Spare Parts to be charged against these CLINs.

Management fees for providing Materials/Spare Parts must be provided with the offeror's proposal using the Attachment J.22 Pricing Spreadsheet. Prices proposed by the successful offeror and accepted at the time of award will be binding on the successful offeror as the price for all work under the subject CLINs.

Materials/Spare Parts (Section C.53.2)			
CLIN	Description	% Overhead	% Profit
004	Base Year		
008	Option Yr 1		
012	Option Yr 2		
016	Option Yr 3		
020	Option Yr 4		

B.2.5 Projects
CLINs 005, 009, 013, 017, and 021 are for reimbursable projects per Section C.53.3 of the Statement of Work. Project work will be funded only after receipt and acceptance of a cost proposal from the Contractor via a Reimbursable Work Effort (RWE) signed by COR and/or CO. All Project fees, including management fees associated with Projects, are to be charged against these CLINs.

Management fees for Projects must be provided with the offeror's proposal using the Attachment J.22 Pricing Spreadsheet. Prices proposed by the successful offeror and accepted at time of award will be binding on the successful offeror as the price for all work under the subject CLINs.

Projects (Section C.53.3)			
CLIN	**Description**	**% Overhead**	**% Profit**
005	Base Year		
009	Option Yr 1		
013	Option Yr 2		
017	Option Yr 3		
021	Option Yr 4		

Labor rates for reimbursable services performed with in-house staff must be provided with the offeror's proposal using the Attachment J.22 Pricing Spreadsheet. Rate is to be the '"fully burdened" rate to be charged to the Government, including wages, FICA, Federal and State Unemployment, Fringe Benefits, Workers Compensation, General Liability Insurance, Overhead, Profit and any other cost component. Prices proposed by the successful offeror and accepted at time of award will be binding on the successful offeror as the price for all work under the subject CLINs.

The Project Manager & Chief Engineer are funded under the full fixed price contract and therefore excluded from reimbursable cost calculations.

B.3 Schedule of Items

Phase In
1 Month Period prior to Contract Base Period/Turnover Date

CLIN #	Description	Quantity	U/M	Unit Price	Total Price
001	Project Transition Phase Startup in accordance with Section C.5. of the SOW.	1	MO	$	$
				Total Project Phase In Contract Price	

Note: Optional CLIN 001 is Firm Fixed Price

BASE YEAR
12 month period from Contract Start Date

CLIN #	Description	Quantity	U/M	Unit Price	Total Price
002	Basic Services in accordance with Sections C.1 – C.60 of the SOW except as noted below.	12	MO	$	$
003	Snow Removal Services in accordance with Section C.51. of the SOW.	Reimbursable Services as Required	LT	Hourly rates per B.2.3.	Not to Exceed at the Government's Discretion
004	Spare Parts, Materials and Supplies in accordance with Section C.53.2. of the SOW.	Reimbursable Services as Required	LT	Open market pricing with management fees per B.2.4.	Not to Exceed at the Government's Discretion
005	Project Work in accordance with Section C.53.3. of the SOW.	Reimbursable Services as Required	LT	Per accepted proposals. Hourly rates & management fees per B.2.5	Not to Exceed at the Government's Discretion
				Total Base Year Contract Price	

Note: CLIN 002 is Firm Fixed Price

OPTION YEAR 1
12 month period from conclusion of Base Year

CLIN #	Description	Quantity	U/M	Unit Price	Total Price
006	Basic Services in accordance with Sections C.1 – C.60 of the SOW except as noted below.	12	MO	$	$
007	Snow Removal Services in accordance with Section C.51. of the SOW.	Reimbursable Services as Required	LT	Hourly rates per B.2.3.	Not to Exceed at the Government's Discretion
008	Spare Parts, Materials and Supplies in accordance with Section C.53.2. of the SOW.	Reimbursable Services as Required	LT	Open market pricing with management fees per B.2.4.	Not to Exceed at the Government's Discretion
009	Project Work in accordance with Section C.53.3. of the SOW.	Reimbursable Services as Required	LT	Per accepted proposals. Hourly rates & management fees per B.2.5	Not to Exceed at the Government's Discretion

Total Option Year 1 Contract Price	

Note: CLIN 006 is Firm Fixed Price

OPTION YEAR 2
12 month period from conclusion of Option Year 1

CLIN #	Description	Quantity	U/M	Unit Price	Total Price
010	Basic Services in accordance with Sections C.1 – C.60 of the SOW except as noted below.	12	MO	$	$
011	Snow Removal Services in accordance with Section C.51. of the SOW.	Reimbursable Services as Required	LT	Hourly rates per B.2.3.	Not to Exceed at the Government's Discretion
012	Spare Parts, Materials and Supplies in accordance with Section C.53.2. of the SOW.	Reimbursable Services as Required	LT	Open market pricing with management fees per B.2.4.	Not to Exceed at the Government's Discretion
013	Project Work in accordance with Section C.53.3. of the SOW.	Reimbursable Services as Required	LT	Per accepted proposals. Hourly rates & management fees per B.2.5	Not to Exceed at the Government's Discretion
		Total Option Year 2 Contract Price			

Note: CLIN 010 is Firm Fixed Price

OPTION YEAR 3
12 month period from conclusion of Option Year 2

CLIN #	Description	Quantity	U/M	Unit Price	Total Price
014	Basic Services in accordance with Sections C.1 – C.60 of the SOW except as noted below.	12	MO	$	$
015	Snow Removal Services in accordance with Section C.51. of the SOW.	Reimbursable Services As Required	LT	Hourly rates per B.2.3.	Not to Exceed at the Government's Discretion
016	Spare Parts, Materials and Supplies in accordance with Section C.53.2. of the SOW.	Reimbursable Services As Required	LT	Open market pricing with management fees per B.2.4.	Not to Exceed at the Government's Discretion
017	Project Work in accordance with Section C.53.3. of the SOW.	Reimbursable Services As Required	LT	Per accepted proposals. Hourly rates & management fees per B.2.5	Not to Exceed at the Government's Discretion

Total Option Year 3 Contract Price	

Note: CLIN 014 is Firm Fixed Price

OPTION YEAR 4
12 month period from conclusion of Option Year 3

CLIN #	Description	Quantity	U/M	Unit Price	Total Price
018	Basic Services in accordance with Sections C.1 – C.60 of the SOW except as noted below.	12	MO	$	$
019	Snow Removal Services in accordance with Section C.51. of the SOW.	Reimbursable Services As Required	LT	Hourly rates per B.2.3.	Not to Exceed at the Government's Discretion
020	Spare Parts, Materials and Supplies in accordance with Section C.53.2. of the SOW.	Reimbursable Services As Required	LT	Open market pricing with management fees per B.2.4.	Not to Exceed at the Government's Discretion
021	Project Work in accordance with Section C.53.3. of the SOW.	Reimbursable Services As Required	LT	Per accepted proposals. Hourly rates & management fees per B.2.5	Not to Exceed at the Government's Discretion
				Total Option Year 4 Contract Price	

Note: CLIN 018 is Firm Fixed Price

END OF SECTION B