11 August 2026

MEMORANDUM FOR: Offerors

SUBJECT: Questions and Responses

REFERENCE: FA480026Q0039, JBLE Elevator Maintenance

1. Is currently an incumbent? If so, who was the previous awardee, contract number, and value?
   Incumbent contractor is Atlantic Blueridge Elevator Company. Contract Number: FA480021P0067 and Value: $2,676,822.00

2. What is the anticipated start date of the agreement?
   01 September 2026

3. When is the bid due date? I have information indicating that bids are due on August 11th, but I recall hearing August 14th during yesterday's site walk. Could you please confirm the correct date?
   Quotes are due 18 August 2026

4. For any future questions regarding this opportunity, should I direct them to you, or is there another point of contact or process for submitting questions?
   You may send questions to the Primary and Secondary Point of Contact on the Solicitation

5. Please provide the current inspection and certification status of the equipment listed in Exhibits 1 and 2. See PWS Section 2.1.
   The Government will provide the latest certificate of operation and inspection dates in an amendment or attachment. Existing records will be handed over to the contractor upon award, but it is the contractor's responsibility to verify and maintain compliance going forward.

6. Please clarify the annual and five-year inspection requirements. Section 2.1 appears to require CAT 1 and CAT 5 inspections for all equipment within 30 days of contract award, regardless of the existing inspection or certification dates. Please confirm whether this interpretation is correct.
   Section 2.1 explicitly states that the first annual test and the 5-year test must be performed for all traction and roped hydraulic elevators within the first 30 days of contract award, "regardless of due date." Government will provide the current CAT1 inspections.

7. Under Section 2.9.8, will copies of vendor invoices be required with every repair submission? Our vendors do not generally provide or authorize the release of their line-item pricing.
   Yes. Copies of vendor invoices are required to substantiate material/subcontractor costs for any repairs outside the fixed monthly maintenance. If proprietary pricing is a concern, contractors are typically permitted to redact sensitive trade secrets or wholesale discounts, provided the final cost and part numbers remain verifiable by the Contracting Officer (CO).

8. Please clarify the parameters and requirements for the three-year testing.

Testing must be performed in accordance with ASME A17.1 and local state/federal safety codes for the specific elevator classification. Detailed requirements are outlined in PWS Section 2.1 and the referenced technical standards.

9. A significant portion of the equipment listed in Exhibits 1 and 2 appears to be obsolete, and replacement parts may no longer be reasonably available. Please clarify the maintenance and repair requirements for obsolete equipment, including whether unavailable parts or major equipment replacements are excluded from full-maintenance coverage.
   Obsolete equipment is not excluded from full-maintenance coverage. The contractor is expected to maintain, repair, and source backward-compatible components. If a part is physically impossible to acquire, the contractor must coordinate with the CO and Contracting Officer's Representative (COR) to determine if a modification or a transition to a government-funded modernization project is required.

10. Please provide the building addresses for the equipment listed in Exhibit 1.
    The physical addresses of the facilities on JBLE and maps will be provided upon award.

11. Please provide clarification or the missing equipment information for the following:
    Exhibit 1
    Building 661: Controller manufacturer and year
    Manufacturer information is already provided in the Technical Exhibit 1 spreadsheet.
    Building 1012: Modernization year
    Information was updated in Technical Exhibit 1 spreadsheet.
    Exhibit 2
    Missing equipment model information
    Building 580: Accurate controller manufacturer and equipment information
    The current controller manufacturer details are not listed in the technical exhibits, as this information is not required for bidding purposes. This is a full-maintenance, fixed-price agreement, and prospective offerors should base their proposal pricing on the equipment list and specifications provided in Exhibits 1 and 2.

    In accordance with PWS Section 2.1, the successful contractor will be responsible for gathering and verifying all missing equipment details, including specific model numbers and controller manufacturers, during the joint assessments conducted within the first 30 days of contract award.

12. In cases where OEM parts are no longer available and no direct replacement exists, what criteria will be used to determine whether the required work constitutes a covered repair versus an excluded modernization under Paragraph 2.12.1?
    If a component fails and direct OEM replacements do not exist, the work is treated as a covered repair if the replacement of that component (using a modern equivalent) restores the unit to its original operating specification. It is classified as an alteration/modernization only if the scope of work increases the carrying capacity, travel speed, or fundamentally changes the controller/classification of the system.

13. Can the Government provide current inspection reports, callback history, outstanding deficiencies, and known equipment outages for all VTE units?
    Section 2.2 puts the burden entirely on the contractor to identify all problems within the first 60 days.

14. Are any elevators currently out of service, operating under restricted service, awaiting repairs, or identified for future modernization? If so, please identify them.

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15. The PWS requires a joint assessment within 30 days of award. Will deficiencies identified during the initial assessment be corrected by the Government prior to acceptance into full maintenance coverage?
    Deficiencies identified during the initial 30-day joint assessment will not be automatically corrected by the Government. Typically, the Government will either:
    i. Issue a one-time task order to the new contractor to correct the pre-existing deficiencies.
    ii. Exclude those specific non-functional components from full-maintenance coverage until the Government has them repaired.

16. Please clarify whether controllers, solid-state boards, door operators, VFDs, hydraulic power units, valve assemblies, selectors, governors, and machine components are considered covered repairs under the monthly fixed-price maintenance service.
    Yes. Standard full-maintenance contracts require controllers, solid-state boards, door operators, VFDs, hydraulic power units, valve assemblies, selectors, governors, and machine components to be maintained and repaired under the monthly fixed-price service. Refer to PWS 2.9, only excluding cosmetic items (cabs, doors, flooring) in Section 2.12.3.

17. What criteria will be utilized to determine when a repair becomes an alteration or modernization under Paragraph 2.12.1?
    The criteria follow ASME A17.1, Part 8.7. Any change that is not a direct "like-kind" replacement of a broken part to restore original function but instead upgrades the system's capabilities or changes its core design, is categorized as an alteration/modernization. (the quote must be provided to CO if price is above threshold).

18. Can the Government provide the annual repair expenditures and service call volume for the previous three fiscal years?
    The offerors are required to submit pricing based strictly on the cost of ongoing, routine maintenance and operations of functional equipment. In accordance with PWS Section 2.2, the contractor is not expected to include pricing for, nor absorb the cost of, pre-existing deficiencies or equipment outages. All pre-existing problems identified during the initial joint assessment will be addressed separately via Government repair or reimbursement.

19. Will the Government provide existing historical test records and previous five-year test documentation for each applicable unit?
    The Government will not be providing historical test records or previous five-year test documentation for this solicitation. In accordance with PWS Section 2.1 and Section 2.2, the incoming contractor is required to perform comprehensive inspections and safety testing within the first 60 days of contract award. Because this initial assessment will establish a completely new, certified baseline for all equipment, previous historical inspection records are not required for bidding or transition purposes.

20. How will equipment availability be calculated? Will downtime associated with Government-approved repairs, modernization projects, part lead times, or Government-caused delays be excluded from availability calculations?
    Downtime resulting from Government-approved modernizations, scheduled inspections, Government-caused delays (e.g., base lockdowns), or approved shipping delays on rare parts is excluded from the contractor's availability penalty calculations. the PWS does not outline any process for deducting downtime caused by shipping delays, parts lead times, or Government-caused delays.

21. How does the Government define a callback? Will unrelated service calls on the same elevator be counted as repeat callbacks?
    A callback is defined as an unscheduled call to respond to a specific equipment failure. Unrelated service calls (e.g., responding to a broken light button on Monday and a door-safety-edge issue on Thursday) on the same elevator are not counted as "repeat callbacks" unless the original failure was not properly resolved.

22. Is the response requirement satisfied when the technician arrives onsite, or when repairs begin after gaining access to the equipment room and work area?
    The response time clock stops when the qualified technician physically signs in/arrives onsite at the base or the specific facility, not when the repair is finished.

23. Will security processing delays, gate congestion, restricted-area access delays, and escort requirements be excluded from response-time performance calculations?
    While the contractor is expected to dispatch technicians immediately to meet PWS response times, the Government will not penalize the contractor for response-time delays directly caused by Government actions or base security protocols. Any delays resulting from gate security congestion, commercial vehicle inspection processing, restricted-area access delays, or the unavailability of required Government escorts will be documented and excluded from the contractor's response-time performance calculations, provided the contractor notifies the COR of the delay in a timely manner (PWS will be updated to include this verbiage, see PWS para 2.13.7.)

24. Are any units currently budgeted, approved, or planned for modernization during the contract term?
    At this time, the Government does not have any elevator units budgeted, approved, or planned for modernization during the upcoming contract term. If funding becomes available and future modernization projects are scheduled, the Government will notify the contractor and modify the maintenance inventory and requirements accordingly.

25. Is the contractor expected to maintain an onsite spare-parts inventory, or may parts be stored offsite within the contractor's local service operation?
    No, an onsite spare parts inventory is not required. The mandatory response times (two hours for emergencies, four hours for routine calls) apply strictly to the technician arriving on-site to diagnose the problem, not to having replacement parts immediately on hand. Contractors may store parts offsite. However, the contractor shall not bill the Government for any travel time to or from the base to retrieve parts from their service branch or suppliers. To minimize VTE downtime and maintain the required 95% availability threshold, the contractor is highly encouraged to keep common, high-failure parts readily available on their service vehicles.

26. Do we need to bid on the repair CLIN?
    Offerors are to utilize plug numbers for CLINs 0003, 1003, 2003, 3003, and 4003 in the amount of $80,000.00 for Fort Eustis. Offerors are to utilize plug numbers for CLINs 0006, 1006, 2006, 3006, and 4006 in the amount of $72,000.00 for Langley.

27. Are you able to clarify what line item 0002 and 0003 mean for the quantity? I do not understand where the quantities 11 and 1 come from.
    CLINS 0001 & 0004 (Quantity: FE 32 & LA 39 EA): This is for the first month of the contract and the initial first month OYs that follow. It covers a fixed price annual certification/inspection required during the first 30 days.
    CLINS 0002 & 0005 (Quantity: 11 Months): This covers the remaining 11 months of the base year. This is your standard monthly rate for ongoing, fixed-price preventative maintenance.

CLINS 0003 & 0006 (Quantity: 1 Lot): This is a single pot of money reserved by the Government to pay for out-of-scope repairs. Refer to question #26.

28. Does the March wage determination still apply?
    The current wage determination is added to solicitation dated 30 July 26. All previous wage determinations are obsolete.