

**Atlanta Job Corps Center Caretaker**  
**1605AE-26-Q-00005**  
**Questions and Response**

1. Is there any incumbent/recompete or is this a brand-new project? If yes, could you please provide us with their award number or even if the customer bought similar services in the past

**Response:** The current contract is 1605AE-24-C-0006, and the contractor is International Support Group. Reference Amendment 1.

2. Is a site visit mandatory or a requirement for proposal submission or award consideration.

**Response:** No, attendance at the site visit is optional and is not a requirement for proposal submission or award consideration. Offerors who did not attend the site visit may still submit a quotation and will be considered for award in accordance with the terms and conditions of the solicitation.

3. Will the government consider changing this requirement to two (2) projects showing relevant Caretaker services experience due to this RFQ being issued as a small business set aside?

**Response:** No, the requirement will be solicited and awarded as one (1) small business set-aside.

4. Section IV, Item J.4 of PWS: Can the government provide a detailed breakdown of the \$500.00 per month listed as payment for all required utilities.

**Response:** No, reference Section IV. J of the Performance Work Statement for the temporary utility services at the site and the requirement to include internet service and payment of bill.

5. Section IV, Item A of PWS: Does the Center currently have operational cameras for the purpose of security monitoring for the entire site?

**Response:** No

6. Section IV, Item A of PWS: Does the government provide the vehicle, including fuel, maintenance, and repairs for the second guard to perform site wide patrols?

**Response:** No, this is the responsibility of the contractor.

7. Section IV, Item G of PWS: Is the contractor required to provide any custodial supplies outside of standard cleaning tools and supplies, ex: paper towels, toilet paper, garbage bags?

**Response:** The campus and its buildings are currently unoccupied. Contractor to provide all items as required to accomplish the work in the PWS. General Custodian & Grounds Clean-up is limited to the site. Building interiors are not included in this requirement.

8. Can the government provide a current inventory of equipment/condition?

**Response:** No inventory is currently available. All equipment onsite is in fair to poor condition and will not be reused. These items will be removed from the site at a later date and under a separate contract. The contractor is not responsible for condition of the existing equipment or for providing a current inventory.

9. What tools are available from the current contractor?

**Response:** None

10. Please provide the number and type of reportable incidents reported to local law enforcement for the past 12 months.

**Response:** None

11. Will the contract be FFP or Cost Reimbursable?

**Response:** Firm Fixed Price (FFP)

12. In reference to item E number 1 of the Performance Work Statement, can approximate footage of existing silt fencing be provided?

**Response:** No

13. In reference to item E number 1 of the Performance Work Statement, is there a plan or inventory of existing control measures that can be provided?

**Response:** No

14. Are replacement materials for failed or damaged erosion control measures to be included in the Contractor's price

**Response:** Yes

15. In reference to PWS item G, number 1. Do custodial and grounds cleanup include the inside of the buildings

**Response:** No

16. Any current structures or workplaces of the property?

**Response:** No

17. The RFQ and CLIN description lists a base period of 11.1.26 to 1.31.27, but the PWS item X lists a Period of Performance for 6 months and an option period of 90 days. Please clarify.

**Response:** Reference Amendment 1

**18.** Does the current contract currently provide security services?

**Response:** Yes

**19.** The PWS states the contractor shall "preserve the site as-is" until DOL resumes construction. Given that the site is at 25% completion with incomplete structures, deteriorating materials, overgrown grounds, and debris scatter, please clarify whether "preserve" includes any of the following, and if so, to what extent:

- Removal or management of debris and deteriorating materials on site
- Securing or stabilizing loose/falling building components
- Grounds maintenance (mowing, vegetation control, overgrowth removal)
- Temporary repairs or maintenance of the temporary perimeter fencing

**Response:**

- Debris removal is required by Performance Work Statement IV.G. Removal of deteriorating materials on site is not required by the Performance Work Statement.
- Securing or stabilizing loose/falling building components is not required by the Performance Work Statement.
- Refer to Performance Work Statement IV.G and H for Grounds maintenance requirements. Requirements include mowing, bush hogging, trimming/weed wacking, vegetation control, and overgrowth removal.
- Refer to Performance Work Statement IV.C for maintenance and repairs of temporary fencing.

**20.** An abandoned and wrecked vehicle is currently on the property (noted during the walk-through and unknown to DOL prior). Who is responsible for removal of this vehicle, and who will repair/replace the perimeter fencing damage it caused?

**Response:** South Fulton Police and GDOT are responsible for the removal as it is on GDOT right-of-way. Once the vehicle is removed the damaged fencing will be repaired by the current caretaker contractor.

**21.** The site currently exhibits extensive weed growth and overgrowth across construction-grade, uneven terrain, rendering several areas inaccessible for routine mowing operations. Will the incumbent contractor be required to remediate these conditions prior to contract transition?

**Response:** The current contractor is scheduled to mow, trim and weed wack the site within the next two weeks and before their respective contract ends.

**22.** Will additional funding be made available to cover initial site remediation and cleanup costs necessary to bring the grounds to a maintainable standard consistent with Government performance expectations?

**Response:** No, the current contractor is responsible to turnover the site grounds in a maintainable standard consistent with the Government's performance expectations and requirements.

- 23.** Certain areas of the site appear designated as future retention ponds or drainage basins. Are these areas included within the mowing and grounds maintenance scope of work?

**Response:** Yes

- 24.** The site contains deteriorating building materials and abandoned equipment. Has DOL conducted environmental surveys (asbestos, lead, hazardous materials) for the incomplete structures? If surveys exist, please provide copies. If not, who is responsible for conducting baseline environmental assessments, and who is liable for contamination or worker exposure?

**Response:** A survey has not been completed. The deteriorated building materials and abandoned equipment will remain on site and will be removed at a later date under a separate contract to complete the construction of the buildings and grounds. No action is required.

- 25.** Are the incomplete buildings structurally safe for security personnel to approach/patrol, or are they off-limits? Please clarify any restricted areas and safety protocols.

**Response:** There are currently no known structural issues or failures with the incomplete buildings that are fully enclosed in buildings or partially constructed. While there is damage to the ICF formwork this is not a structural issue or failure since concrete has not been placed at these locations. Security patrols of the interiors of the buildings is not required. Proper safety protocols and measures should be taken at locations where ICF formwork is damaged or deteriorated.

- 26.** The RFQ specifies a 6-month base period + 3-month option. Given that DOL has not provided a timeline for construction resumption, what is the anticipated duration of the preservation phase? Is there expectation that this contract will be renewed/extended, or will the scope terminate upon construction resumption?

**Response:** At this time there are no plans for this requirement's period of performance to go outside of the base and option periods noted in the solicitation and solicitation amendments.

- 27.** If construction resumption is expected beyond the initial 9-month contract term, what is DOL's plan for continuity of caretaker services (e.g., contract extension, re-compete)?

**Response:** It is currently anticipated that construction will resume within the 9-month contract term. DOL's plan will be provided at such time as a contract extension or re-compete is required.

**28.** The PWS requires one gate security officer, one mobile security officer, and one project supervisor. Please confirm:

- SCA wage determination category and rate for each position
- Whether the project supervisor role is salaried or hourly (and if hourly, the SCA category)
- Required qualifications/certifications for security officers
- On-call or after-hours response requirements

**Response:**

- Wage determinations are provided with the Request for Quote
- The project supervisor role will be hourly. SCA Wage determinations will need to be applied as required.
- Required qualifications/certifications for security officers are not required by the Performance Work Statement.
- Security of the facility is required on a 24/7/365 basis as defined by the Performance Work Statement IV.A. On-call or after-hours response requirements is therefore not required.

**29.** Are there any non-displacement or right-of-first-refusal obligations for the incumbent contractor's (International Support LLC) employees?

**Response:** Currently, no. Offerors are responsible for staffing in accordance with the solicitation requirement and applicable labor laws.

**30.** The PWS requires security officer patrols but does not address perimeter surveillance or security cameras. Please clarify:

- Are security cameras required as part of the caretaker scope?
- If required, are they Government-furnished or contractor-furnished/maintained?
- What coverage area and monitoring frequency is expected?
- Can camera surveillance reduce the required number of security patrols, or are patrols independent of camera coverage?
- Are there power/utility hookups available for cameras, or would contractor need to provide solar/cellular systems?

**Response:**

- The Performance Work Statement (PWS) does not list security cameras as mandatory. The Caretaker will determine what measures are needed to meet the security requirements of PWS.
- Security of the facility is required on a 24/7/365 basis as defined by the Performance Work Statement IV.A.

**31.** What utilities (electric, water, gas, trash removal) are Government-furnished vs. contractor-responsible during the preservation phase? Please provide utility costs for the past 12 months if available.

**Response:** Reference Section IV. J of the Performance Work Statement for the temporary utility services at the site and the requirement to include internet service and payment of bill. Utility costs for the past 12 months are not available.

- 32.** What Government-furnished equipment, vehicles, or facilities (if any) will be available for the contractor's use, and in what condition?

**Response:** None

- 33.** Given the site condition (unstable structures, deteriorating materials, abandoned equipment), who bears liability for:

- Structural collapse or failure
- Environmental contamination or worker exposure to hazardous materials
- Trespassing or unauthorized access and resulting injury

Please clarify insurance and indemnity requirements in the contract.

**Response:** With exception of structural collapse or failure the contractor is responsible for carrying liability insurance and indemnity requirements. The Government is liable for structural collapse or failure.

- 34.** The site is currently at 25% construction completion with incomplete structures, deteriorating materials, overgrown grounds, and debris scatter. Before the awardee assumes caretaker duties:

- What is the expected condition at contract start / kick-off?
- Does the awardee have any responsibility to perform cleanup, debris removal, stabilization, or environmental remediation before formal caretaker operations commence?
- What is the transition timeline from the incumbent contractor (International Support LLC)? Will the awardee inherit the site as-is, or will the incumbent perform a final cleanup/handoff?
- Is there a defined "site acceptance date" upon which caretaker duties formally begin, and what conditions must be met for acceptance?

**Response:**

- The expected condition at contract start / kick-off is that the grounds will be in an acceptable condition to the Government.
- Performance of cleanup, debris removal, stabilization, or environmental remediation will be completed by the current caretaker contractor to a condition acceptable to the Government prior to end of transition period.
- The transition period and associated requirements are defined in Performance Work Statement IV.I. The site will be in a condition acceptable to the Government before the end of the transition period before responsibility for the condition of the site turns over to the new caretaker contractor.

- Performance Work Statement IV.I defines "site acceptance date" upon which caretaker duties formally begin, and what conditions must be met for acceptance.

**35.** Please provide copies of the following (if available):

- Site structural assessment or building condition survey
- Environmental survey or baseline hazmat assessment
- Temporary fencing specifications and condition report
- Incumbent contractor's staffing roster and work schedule
- Utility consumption history (12+ months)

**Response:** The requested documents are not available.

**36.** Please confirm whether the Project Manager must be on-site full-time. In Amendment 0001 there was the following question and answer but the answer of "No" is unclear whether that applies to the project manager having to be on-site full-time or whether that "No" answer relates to whether the project manager can be satisfied by a corporate oversight position.

**Response:** No, the project manager is not required to be on site full-time to oversee operations.

**37.** If the Project Manager is not expected to be on-site full-time, are expectations for this position related to weekly or monthly on-site hours or is this at the discretion of the contractor?

**Response:** At the discretion of the contractor to ensure contract compliance.

**38.** Would the Government consider removing some of the Key Personnel Project Manager Experience and Minimum Qualifications in lieu of a prospective contractor providing a Safety Manager in their quote response with more specialized experience that this site seems to require?

**Response:** No

**39.** Does the Government have historical cost information to provide for the required furnished office trailer, leased temporary fencing, and toilet facilities at this site?

**Response:** No

**40.** Please confirm that the Government will be providing the vehicle for security to have vehicular mobility to perform site wide patrols.

**Response:** No, the Government will not provide vehicles for security patrol.

- 41.** Will the Materials and equipment that are currently stored in storage containers and Buildings B, D, E, F, H, J, K, L, and M need to be inventoried during the phase-in period?

**Response:** No. Contractor are not required to enter the buildings or storage containers as part of the contract.

- 42.** The Government states that there is existing temporary protection of buildings (temporary window coverings, building entry openings, roof openings, temporary roofing at Buildings E and J, and other building envelope penetrations) that will remain in place. Are security patrols required for the inside of these buildings?

**Response:** Performance Work Statement IV.D.2 states that maintenance or replacement of temporary protection of buildings (temporary window coverings, building entry openings, roof openings, temporary roofing at Buildings E and J, and other building envelope penetrations) to remain in place and that maintenance or replacement is not required. Security patrols are not required to enter these buildings.

- 43.** Would security be required to provide patrols for the inside of Buildings B, D, F, H, J, K, and M?

**Response:** No. Security patrols are not required to enter these buildings.

- 44.** What is the square footage of the temporary fencing around the perimeter of the site?

**Response:** The square footage of the temporary fencing is not known.

- 45.** Please provide the current name of the lease fencing company, or the historical cost of the temporary fencing.

**Response:** The fencing is leased by the current caretaker contractor. Performance Work Statement IV. L.2.c requires the caretaker contractor to assume the lease agreement for the temporary fencing during the transition period. The name of the leasing company is not known by the Government and historical cost for the fencing is not available.

- 46.** Is the temporary fencing currently repaired around the perimeter and in good order? Are there still trees and brush growing through the temporary fencing?

**Response:** Condition of the temporary fencing will be brought into good order and trees and brush growth through the temporary fencing removed by the current contractor prior to or during the transition period.

- 47.** Please confirm whether the site currently has a custodian FTE to provide general custodial and grounds cleanup activities of the site to ensure removal of debris and to ensure a clean and attractive appearance.

**Response:** No



**48.** Please confirm whether the site currently has an FTE dedicated to conducting weekly NPDES inspections and reporting and maintain existing sediment and erosion control measures.

**Response:** No, NPDES inspections and reporting are subcontracted out by the current contractor.

**49.** NPDES permits regulate the discharge of pollutants into U.S. waters to protect water quality and public health under the Clean Water Act. Are there currently any known pollutants at the site?

**Response:** No

**50.** Is there any lighting, alarms or motion sensors on site?

**Response:** No

**51.** Please describe any cameras and the locations of the cameras on the site.

**Response:** None

**52.** Are there currently any handheld radio that will be available to any incoming contractor on the site?

**Response:** No

**53.** Does the Government anticipate that this will be the last caretaker contract for the Atlanta Job Corps Center since the period of performance for this requirement is one 6-month base period, and one 3-month option period?

**Response:** Yes