

FA301626Q0138
Amendment 0001
Commercial Lodging for the
433rd AW
Combo Synopsis/Solicitation

#	Question	Government Response
1	Can a small-business prime contractor that does not directly own or manage the lodging property submit an offer utilizing a qualified hotel subcontractor that provides all required facility documentation and satisfies all PWS, FEMA, ADA, inspection, location, and technical requirements, or must the offeror itself be the property owner or legally contracted property management company?	This answer applies to 433 AW parties only. Offeror can have either of the following documents: a) Be the property owner b) Legally contracted property management company with a teaming management agreement. c) Have a teaming management agreement with the hotel.
2	Can a small business submit an offer as the prime contractor while partnering with a qualified hotel that will provide the actual lodging services? If third-party lodging contractors are eligible, would a formal agreement or Letter of Intent from the hotel confirming rates, room availability, and its commitment to support the contract be acceptable, or is an active property management agreement specifically required?	This answer applies to 433 AW parties only. Offeror can have either of the following documents: a) Be the property owner b) Legally contracted property management company with a teaming management agreement. c) Have a teaming management agreement with the hotel.
3	Ownership / Management Documentation, which document is acceptable: A signed corporate letter confirming ownership of the property and identifying the legal owner; or A copy of the current, active property management agreement	Either of these documents will suffice. a) Property ownership b) A teaming management agreement. c) Legally contracted property management company with a teaming management agreement.
4	Could you please provide the actual addresses that will be used to determine distances from all active gates that will be used for the radius calculation?	Ideally, 100 Galaxy Rd, JBSA Lackland Texas is used as the main address for the 15 mile limitation, however if the hotel is within 15 miles Luke Gate or Growden Gate of JBSA Lackland it will be considered.

5	If breakfast is offered, what time should breakfast service begin?	Ideally, 0530 start time will serve the majority of the population. However, this is not an eliminating factor.
6	We see the attached drill weekend schedule covering 2025–2026. Should we assume that the same pattern will apply, with only the dates shifting slightly? For example, the 2025 schedule shows October 3–5. Would the corresponding 2026 dates be October 2–4? Following that same pattern, should we assume that the dates for all drill weekends will shift by one or two days from the 2025 schedule?	I am attaching a tentative schedule for FY27 for consideration. Please note, Aug and Sept will likely change and all dates are subject to change, however due to funding and mission limitations, the schedule will not vary too often.
7	Under Volume 2, Part B, Technical Point/Scoring Substantiation, you state that a signed commitment letter from the General Manager regarding the room block is required. Would you also accept a signature from one of the following: Director of Sales, Director of Operations, or a member of the hotel's management or ownership group?	Yes, but the delegation of the duties would need to be dedicated in writing to the Lodging Office.
8	For the physical site inspection, could you please provide the inspection forms or checklist that will be used? This would allow us to properly prepare the hotels for the inspection.	The checklist is established based off the SOW and select items from the Air Force Inns checklist. These items include: Clearly established and published health and safety procedures, emergency procedures/fire evacuation plans, detectors and elevator inspection.
9	We understand that a BPA is currently in place and is scheduled to expire in 2030. Could you please share the reason for issuing a new solicitation at this time?	Multiple hotels are required to support the population of our customers.
10	Based on the statement on the solicitation, are you looking to select one hotel for each location OR ONLY hotel total for both locations? (JBSA - Lackland or JBSA Fort Sam Houston). Also, please provide the full street address for each location. In addition, any historical or expected	For 433 rd AW members, this is established on the FY27 schedule as an estimate. Address for main building provided above, however the population varies on address across JBSA Lackland.

	hotel usage details, in terms of stay needs, length of stays, rooms per night, weekday patterns needed, etc.	
11	Does the single award refer to the Government's intent to award one "contractor" representing multiple hotel locations, or will the Government award multiple hotel locations under the same BPA contract?	Ideally, each hotel would have their own BPA contract if awarded. This solicitation will only award one BPA to one hotel / contractor.
12	Is the new solicitation intended to add additional lodging providers to support the accommodation requirements for 433rd AW personnel?	Yes, the 433 is the customers that has the need for this BPAs.
13	Will our previously awarded BPA remain valid and continue to operate in accordance with its existing terms and conditions, even if we do not submit an offer under this new solicitation? Would we be eligible to participate in this new solicitation using another property within our network, in addition to the property covered under our existing BPA?	Yes, this solicitation does not affect current BPAs for the 433 AW unless expiring in the near future. All current agreement remain in effect until otherwise canceled. This solicitation is meant to replace expired BPAs. Submission for a different property would be ideal
14	Page 3 states that no pricing information may appear in Volume II and identifies Attachment 1 as the Price Schedule for Volume I. The same page later refers to completing the "Technical Vendor Price List" under Volume II. Please confirm that the completed Attachment 1 Price List should be included only in Volume I.	Yes, the Vendor Price List listed as attachment 1 should be included in volume I
15	The Volume II instructions request documentation confirming complimentary daily base shuttle service, but the technical scoring table and PWS do not identify shuttle service as a scored or required performance item. Please confirm whether complimentary daily base shuttle	Shuttle service is not a mandatory requirement. It is not an eliminating factor.

	service is mandatory for eligibility.	
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