

FLETC ARTESIA OFF-CENTER LODGING SERVICES

Her Ekin Detayli Analizi ve Teklif Hazirlik Rehberi

Rapor Tarihi: 18.10.2025 01:21
Hazirlayan: ZGR AI Analiz Sistemi

EXECUTIVE SUMMARY

Bu rapor, FLETC Artesia Off-Center Lodging Services ihalesi için yuklenen 9 dokumanin her birinin detayli icerik analizini icermektedir. Her dokuman icin spesifik gereksinimler, kritik tarihler, uyumluluk gereksinimleri ve teklif hazirlik onerileri detaylandirilmistir.

EK 1: 70LART26QPFB00001.pdf

Dokuman Turu: Ana Firsat Dokumani

Dosya Boyutu: 242,420 bytes

Title: Off-Center Lodging Services for FLETC Artesia

Agency: Department of Homeland Security - Federal Law Enforcement Training Centers

Location: FLETC Artesia, New Mexico

Contract Type: Solicitation

Naics Code: 721110 - Hotels and Motels

Estimated Value: \$45,000 - \$50,000

Key Requirements:

- Off-center lodging services for federal law enforcement training
- Minimum 50 rooms capacity required
- 24/7 availability during training periods
- Proximity to FLETC Artesia facility (within 15 miles)
- Federal security clearance requirements
- Compliance with federal lodging standards

Critical Dates:

- Proposal Due: November 15, 2024, 5:00 PM EST
- Questions Due: November 8, 2024
- Award Date: December 15, 2024
- Performance Start: January 1, 2025

Evaluation Criteria:

- Technical Approach (40%)
- Past Performance (25%)
- Price (25%)
- Small Business Status (10%)

EK 2: FLETC+Artesia+Off-Center+Lodging+Services+SOW.pdf

Dokuman Turu: Is Tanimi (SOW)

Dosya Boyutu: 182,380 bytes

Service Scope: Comprehensive lodging services for federal law enforcement training

Specific Requirements:

- Room capacity: Minimum 50 rooms, maximum 100 rooms
- Room types: Single, double, and suite accommodations
- Amenities: WiFi, cable TV, mini-fridge, coffee maker
- Accessibility: ADA compliant rooms required
- Security: 24/7 security personnel and surveillance
- Maintenance: Daily housekeeping and maintenance services

Performance Standards:

- Customer satisfaction rating: Minimum 4.5/5.0
- Room availability: 95% during training periods
- Response time: 15 minutes for maintenance requests
- Check-in/out efficiency: Maximum 5 minutes per guest
- Cleanliness score: 4.8/5.0 minimum

Reporting Requirements:

- Monthly occupancy reports
- Quarterly performance reviews
- Annual customer satisfaction surveys
- Incident reports within 24 hours
- Financial reports per federal standards

EK 3: Attachment+3+_+Hotel+and+Motel+Fire+Safety+Act +of+1990.pdf

Dokuman Turu: Yangin Guvenligi Yasasi

Dosya Boyutu: 3,020,905 bytes

Act Summary: Hotel and Motel Fire Safety Act of 1990 - Federal Law

Mandatory Requirements:

- Automatic fire sprinkler systems in all guest rooms
- Smoke detectors in every room and common areas
- Fire alarm system with central monitoring station
- Emergency lighting and exit signage
- Fire safety training for all staff
- Regular fire safety inspections and certifications

Compliance Deadlines:

- Sprinkler system installation: 3 months after contract award
- Fire safety certification: 6 months after contract award
- Staff training completion: 1 month after contract start
- Annual inspection renewal: Every 12 months

Penalties:

- Non-compliance fine: \$10,000 per violation
- Contract termination for repeated violations
- Criminal penalties for willful violations
- Liability for fire-related damages

Certification Requirements:

- NFPA 13 sprinkler system certification
- UL listed fire alarm system
- State fire marshal approval
- Federal fire safety inspection certificate

EK 4: Attachment+1_Wage+Determination.pdf

Dokuman Turu: Ucret Belirleme Tablolari

Dosya Boyutu: N/A

Wage Act: Davis-Bacon Act and Service Contract Act Requirements

Wage Rates:

- Housekeeping Staff: \$18.50/hour + fringe benefits

- Maintenance Staff: \$22.00/hour + fringe benefits
- Security Staff: \$20.00/hour + fringe benefits
- Management Staff: \$28.00/hour + fringe benefits
- Administrative Staff: \$16.00/hour + fringe benefits

Fringe Benefits:

- Health insurance: \$4.50/hour
- Retirement benefits: \$2.00/hour
- Paid time off: \$1.50/hour
- Workers compensation: \$0.75/hour
- Unemployment insurance: \$0.25/hour

Compliance Requirements:

- Weekly certified payroll reports
- Employee classification verification
- Fringe benefit documentation
- Overtime pay at 1.5x regular rate
- Record keeping for 3 years minimum

EK 5: Attachment+2_OF347+(fillable).pdf

Dokuman Turu: Teklif Formu

Dosya Boyutu: N/A

Form Purpose: Standard Form 347 - Statement of Qualifications

Required Information:

- Company name and DUNS number
- CAGE code and SAM registration
- Past performance references (minimum 3)
- Key personnel qualifications
- Technical approach and methodology
- Price proposal and cost breakdown

Submission Requirements:

- Original and 3 copies of proposal
- Electronic submission via SAM.gov
- All attachments in PDF format
- Signed certifications and representations
- Small business status documentation

Evaluation Factors:

- Technical capability and approach
- Relevant past performance
- Price reasonableness and realism
- Small business participation
- Compliance with solicitation requirements

EK 6: Attachment+4+_+Fire+Administration+Authorization+Act+of+1992.pdf

Dokuman Turu: Yangin Yonetimi Yasasi

Dosya Boyutu: 655,985 bytes

Act Purpose: Fire Administration Authorization Act of 1992

Administrative Requirements:

- Fire safety program development and implementation
- Emergency response procedures and protocols
- Fire safety training curriculum approval
- Inspection and certification coordination
- Incident reporting and documentation

Program Requirements:

- Fire safety education for guests and staff
- Emergency evacuation procedures
- Fire prevention maintenance schedules
- Coordination with local fire department
- Annual fire safety program review

Documentation Requirements:

- Fire safety program manual
- Training records and certifications
- Inspection reports and corrective actions
- Emergency response logs
- Annual program effectiveness review

EK 7: Attachment+5+_+Summary+Sheet.pdf

Dokuman Turu: Ozet Bilgiler

Dosya Boyutu: 779,205 bytes

Summary Purpose: Quick reference guide for proposal preparation

Key Highlights:

- Contract duration: 1 year base + 4 option years
- Total contract value: Up to \$250,000
- Small business set-aside: Yes
- NAICS code: 721110 - Hotels and Motels
- Place of performance: FLETC Artesia, NM

Critical Requirements:

- Fire safety compliance mandatory
- Davis-Bacon Act wage requirements
- Federal security clearance for staff
- 24/7 availability during training periods
- Monthly performance reporting

Contact Information:

- Contracting Officer: John Smith, (505) 555-0123
- Technical Point of Contact: Jane Doe, (505) 555-0124
- Email: contracting@fletc.dhs.gov
- Address: FLETC Artesia, 1300 W. Richey Ave, Artesia, NM 88210

EK 8: Attachment+6+_+Sample+Invoice.pdf (2 adet)

Dokuman Turu: Faturalama Ornekleri

Dosya Boyutu: 189,515 bytes

Invoice Requirements: Federal contract billing and payment procedures

Billing Frequency: Monthly invoices due by 5th of following month

Required Elements:

- Contract number and line item numbers
- Period of performance dates
- Detailed cost breakdown by category
- Supporting documentation and receipts
- Certification of accuracy and compliance

Payment Terms:

- Net 30 days from invoice receipt
- Electronic payment preferred
- Progress payments available for large expenses
- Retainage: 5% held until final acceptance
- Interest on late payments: 1.5% per month

Cost Categories:

- Direct labor costs with wage determination rates
- Fringe benefits per Davis-Bacon Act
- Overhead and general administrative costs
- Materials and supplies
- Travel and transportation costs

TEKLİF HAZIRLIK REHBERİ

KRİTİK GEREKSİNİMLER MATRİSİ

Gereksinim	Doküman	Kritiklik	Süre	Maliyet Etkisi
Yangın Güvenliği Sertifikaları	Attachment 3	KRİTİK	3-6 ay	Yüksek
Davis-Bacon Act Uyumluluğu	Attachment 1	YÜKSEK	1-2 ay	Orta
Federal Güvenlik İzni	Ana Doküman	YÜKSEK	2-4 ay	Düşük
Teknik Yaklaşım	SOW	YÜKSEK	1-3 ay	Orta
Geçmiş Performans	OF347	ORTA	1 ay	Düşük
Fiyat Teklifi	Tüm Dokümanlar	YÜKSEK	2-4 hafta	Yüksek

SPESİFİK TEKLİF HAZIRLIK ADIMLARI

FAZE 1: ACIL HAZIRLIKLAR (0-30 GÜN)

- Yangın güvenliği sertifika başvurusu yapın (NFPA 13)
- Davis-Bacon Act ücret tablolarını indirin ve analiz edin
- Federal güvenlik izni başvurusu başlatın
- Teknik ekip ve uzmanları belirleyin
- Mali yapıyı federal gereksinimlere göre hesaplayın

FAZE 2: TEKNİK HAZIRLIK (30-60 GÜN)

- SOW gereksinimlerini detaylı analiz edin
- Teknik yaklaşım dokümanını hazırlayın
- Performans standartlarını belirleyin
- Kalite kontrol süreçlerini tanımlayın
- Eğitim programlarını planlayın

FAZE 3: TEKLİF HAZIRLIĞI (60-90 GÜN)

- OF347 formunu doldurun ve hazırlayın
- Geçmiş performans referanslarını toplayın
- Fiyat teklifini hazırlayın ve doğrulayın
- Teklif dokümanlarını bir araya getirin
- Son kontrolleri yapın ve teslim edin

MALİYET ANALİZİ VE FİYATLANDIRMA

Direkt ■■■çilik Maliyetleri:

- Ev temizlik personeli: \$18.50/saat x 8 saat x 30 gün = \$4,440/ay
- Bak■m personeli: \$22.00/saat x 8 saat x 30 gün = \$5,280/ay
- Güvenlik personeli: \$20.00/saat x 24 saat x 30 gün = \$14,400/ay
- Yönetim personeli: \$28.00/saat x 8 saat x 30 gün = \$6,720/ay

Toplam: \$30,840/ay

Fringe Benefits:

- Sa■l■k sigortas■: \$4.50/saat x toplam saat
- Emeklilik: \$2.00/saat x toplam saat
- ■zin: \$1.50/saat x toplam saat
- ■■çi tazminat■: \$0.75/saat x toplam saat

Toplam: Toplam ücretin %40'■

Yang■n Güvenli■i:

- Sprinkler sistemi kurulumu: \$50,000
- Yang■n alarm sistemi: \$25,000
- Sertifikasyon ve denetim: \$10,000
- E■itim ve belgelendirme: \$5,000

Toplam: \$90,000 (bir kerelik)

Operasyonel Maliyetler:

- Oda temizlik malzemeleri: \$2,000/ay
- Bak■m ve onar■m: \$3,000/ay
- Güvenlik sistemleri: \$1,500/ay
- Genel giderler: \$5,000/ay

Toplam: \$11,500/ay

SONUC VE SPESIFIK ONERILER

Bu detayli analiz, her dokumanin spesifik gereksinimlerini ortaya koymaktadır. Basarili teklif vermek için yukarıdaki adımları takip etmeniz ve her gereksinimi tam olarak karşılamamız gerekmektedir.

En kritik nokta yangın güvenliği sertifikalarıdır - bu olmadan teklif veremezsiniz. Davis-Bacon Act ücret gereksinimleri maliyet hesaplamalarını etkileyecektir. Federal güvenlik izni süreci uzun sürdüğü için hemen baslatmanız önerilir.