

# Consolidated Service Contracts



Objective: Given:

- Student notes
- Handouts
- and workbook,



at the completion of this **block of instruction**, each participant will be able to correctly:

Identify the advantages and disadvantages of using a combination contract.



Instruction

**Consolidated Services Contract**

**Type of Solicitation:**

**Competitive Negotiation**



**Consolidated Services Contract**

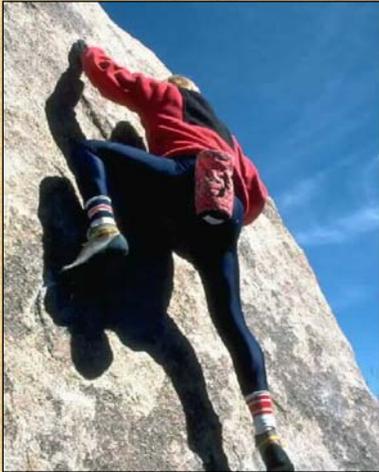
**Type of Contract-  
Combination of:**

**Firm Fixed Price**

**Indefinite Quantity**



a  
n  
d



## Consolidated Services Contract

**Incentive  
Based on  
Quality**

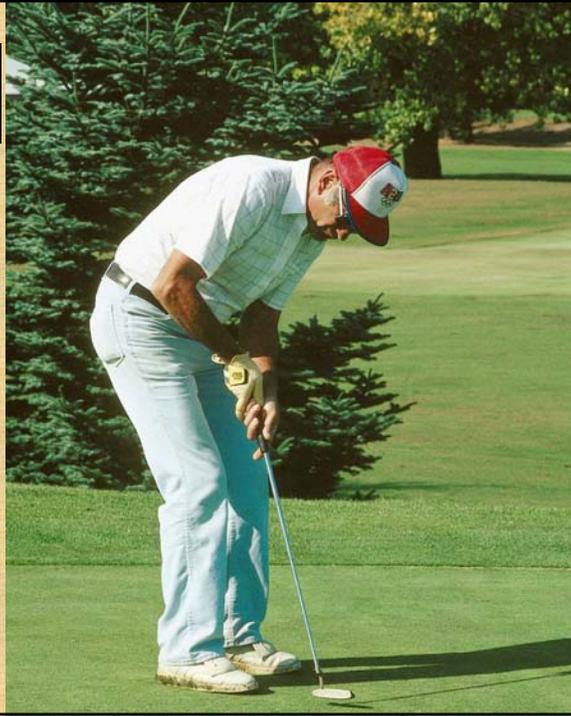


## FAR 37.601 General Performance-Based Contracting Methods

- Intended to ensure that required performance quality levels are achieved.
- Total payment is related to the degree that services performed meet contract standards.

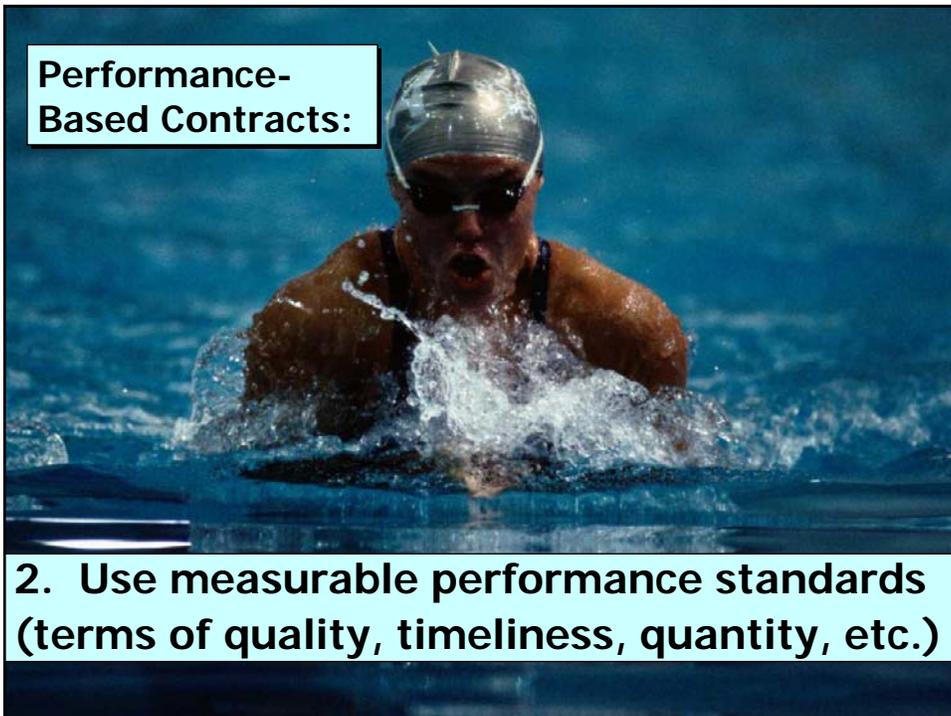
**Performance-  
Based Contracts:**

**1. Describe the requirements in terms of the results required rather than the methods of performance of the work.**



**Performance-  
Based Contracts:**

**2. Use measurable performance standards (terms of quality, timeliness, quantity, etc.)**



**Performance-Based Contracts:**

**Quality Assurance Surveillance Plans**

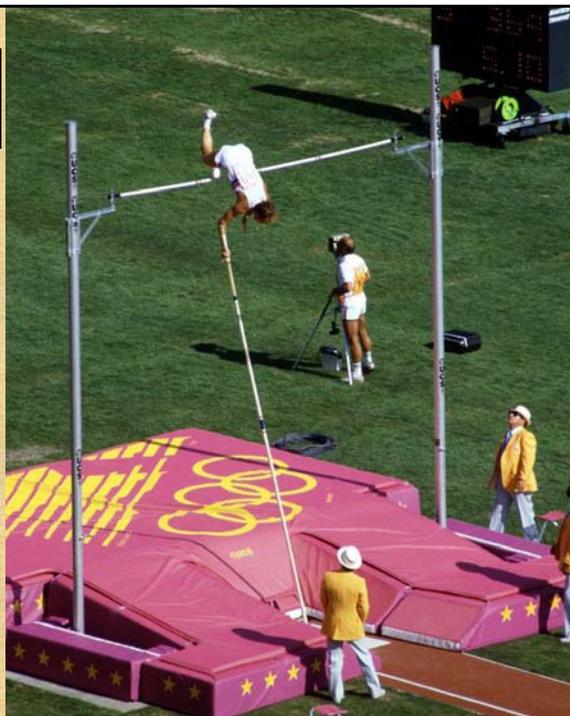


**3. Specify procedures when services are not performed or do not meet contract requirements:**

- Reductions of fee
- Reductions to the price of a fixed-price contract

**Performance-Based Contracts:**

**4. Include performance incentives where appropriate.**



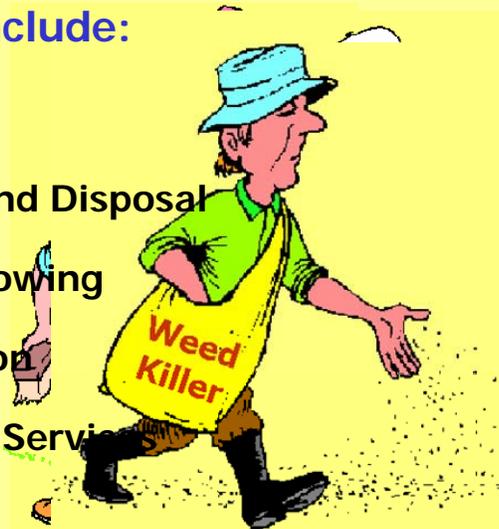
*Our Consolidated  
Services Contract  
"Example"*



**The Consolidated Services**  
**Contract Example**

**Services activities include:**

- Cleaning
- Refuse Collection and Disposal
- Facility and Area Mowing
- Herbicide Application
- Minor Maintenance Services



## The Consolidated Services Contract Example

Contract includes providing all

- Personnel
- Equipment
- Materials and Supplies
- Vehicle & Fuel
- Supervision
- Quality Control



## The Consolidated Services Contract Example

Multiple Locations:



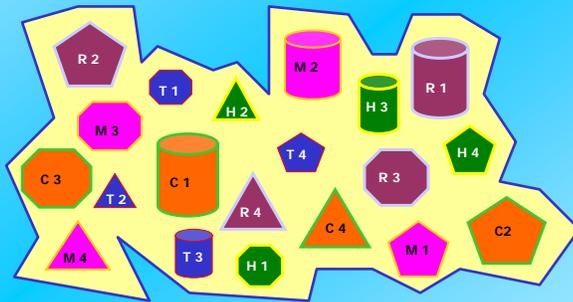
## The Consolidated Services Contract Example

One Contract

Multiple Services

Multiple Locations

All Materials and Supplies



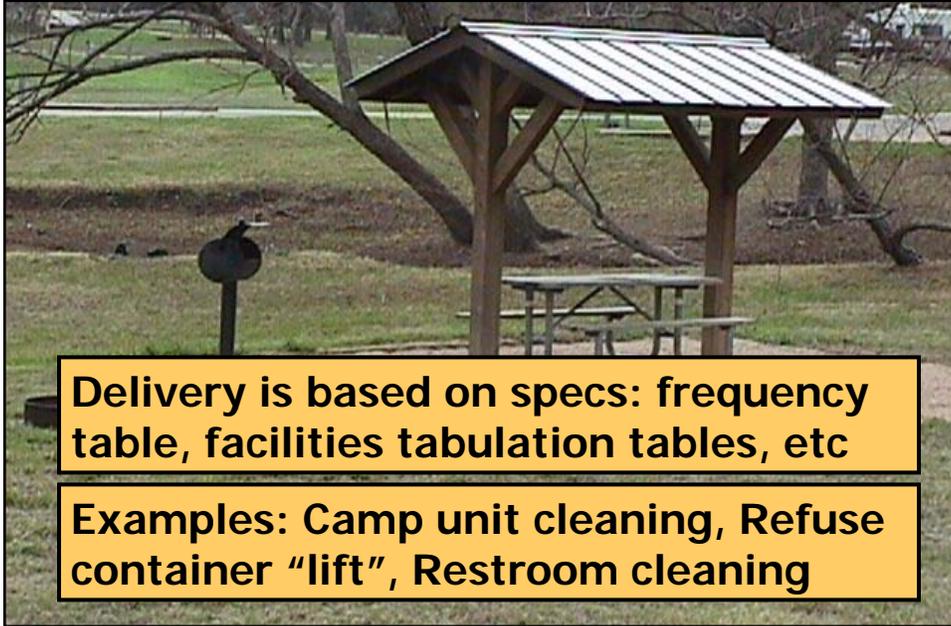
Instead  
Of Twenty...

***Combination Contract:***



***Firm Fixed and  
Indefinite Quantity***

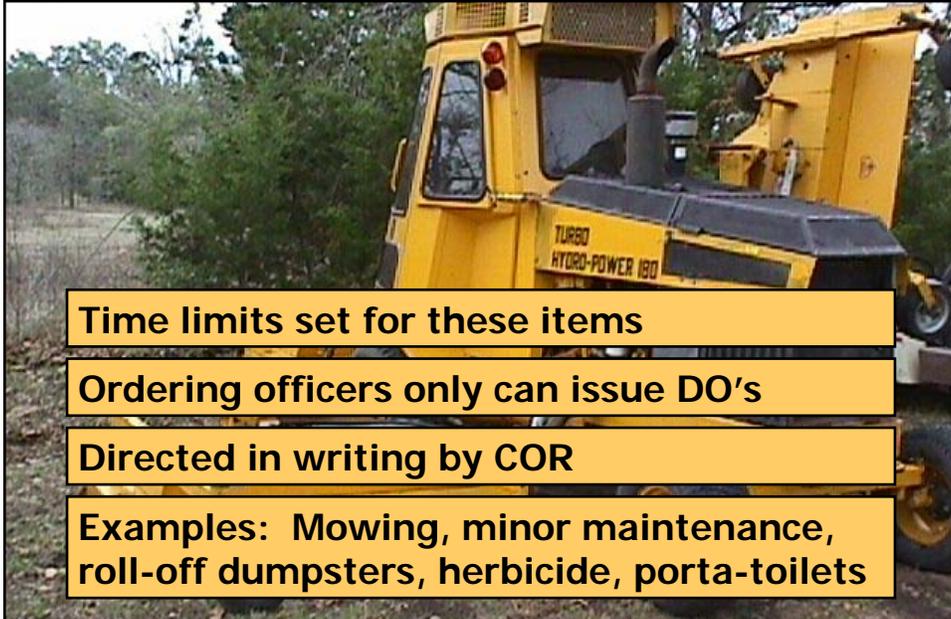
**Some Items are Firm Fixed Bid Items:**



**Delivery is based on specs: frequency table, facilities tabulation tables, etc**

**Examples: Camp unit cleaning, Refuse container "lift", Restroom cleaning**

**Some Items Accomplished by Delivery Order**

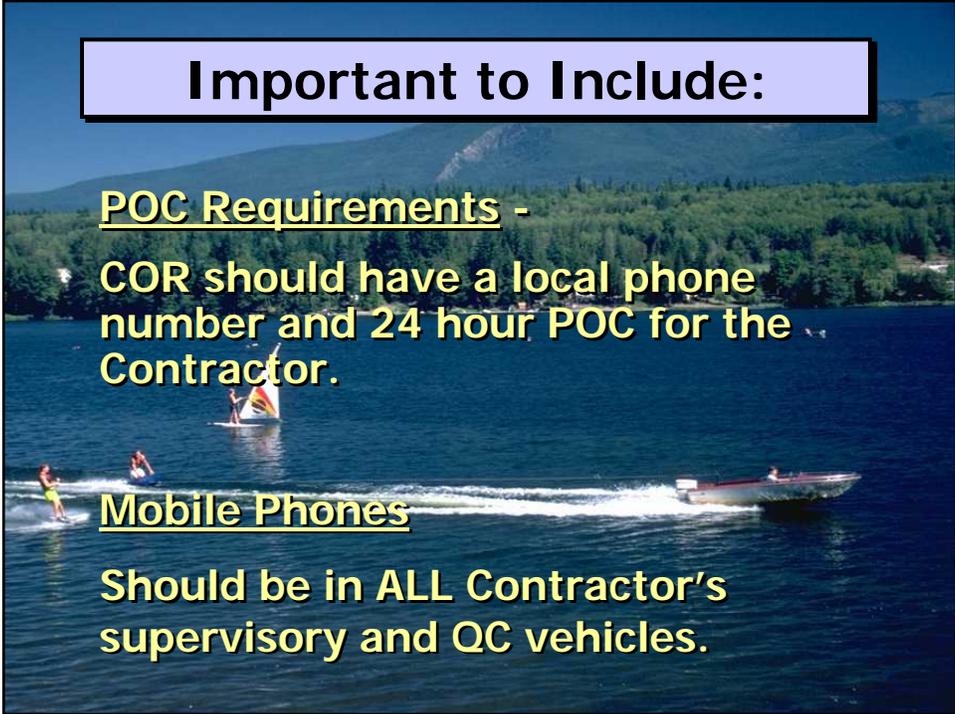


**Time limits set for these items**

**Ordering officers only can issue DO's**

**Directed in writing by COR**

**Examples: Mowing, minor maintenance, roll-off dumpsters, herbicide, porta-toilets**



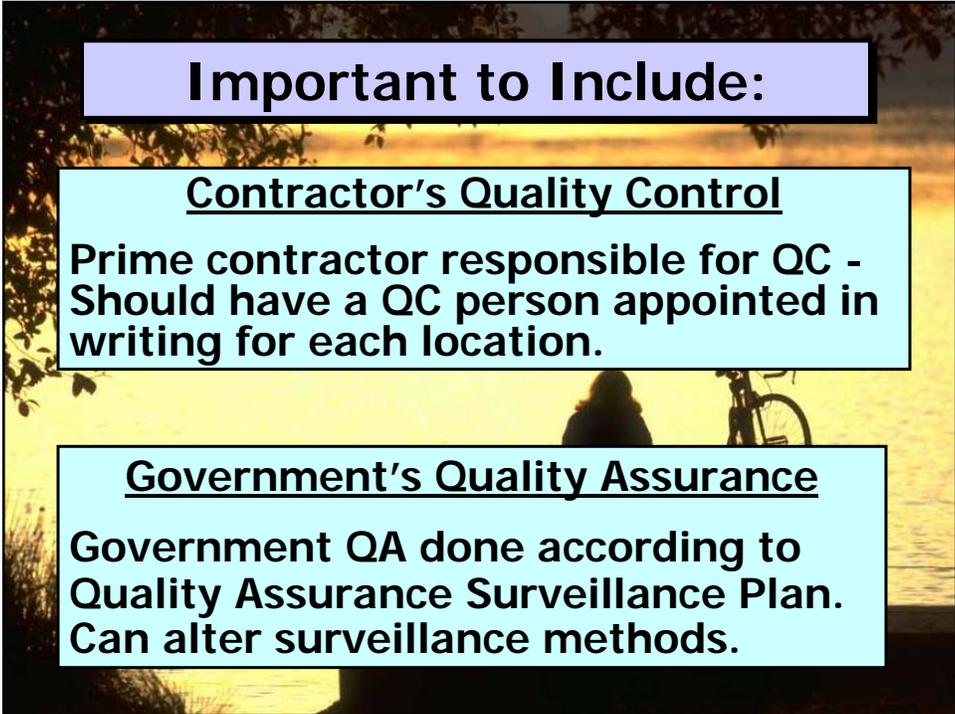
**Important to Include:**

**POC Requirements -**

**COR should have a local phone number and 24 hour POC for the Contractor.**

**Mobile Phones**

**Should be in ALL Contractor's supervisory and QC vehicles.**



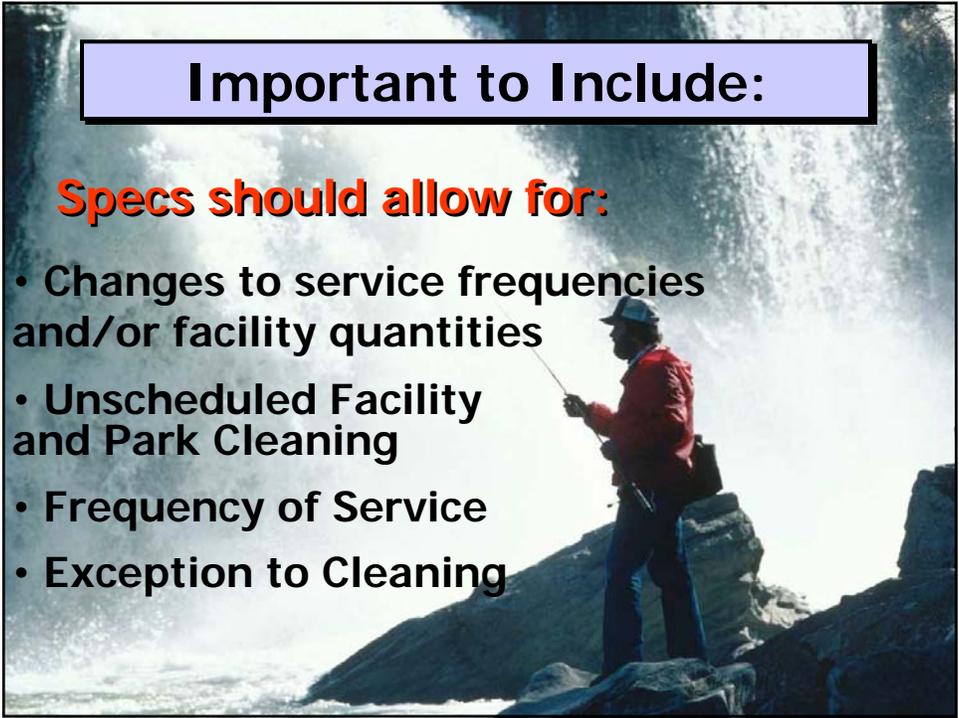
**Important to Include:**

**Contractor's Quality Control**

**Prime contractor responsible for QC - Should have a QC person appointed in writing for each location.**

**Government's Quality Assurance**

**Government QA done according to Quality Assurance Surveillance Plan. Can alter surveillance methods.**

A person in a red jacket and blue pants is fishing from a rocky outcrop next to a large waterfall. The water is cascading down, creating a misty spray. The scene is outdoors and appears to be a natural park setting.

**Important to Include:**

**Specs should allow for:**

- Changes to service frequencies and/or facility quantities
- Unscheduled Facility and Park Cleaning
- Frequency of Service
- Exception to Cleaning

A group of people are canoeing on a river. In the foreground, two people are in a yellow canoe, one wearing a red life vest. Other canoes are visible further down the river. The background shows a dense forest of green trees.

**Incentive Payments**

Rewards Contractor for superior performance.

Memo authorizes incentive payment.

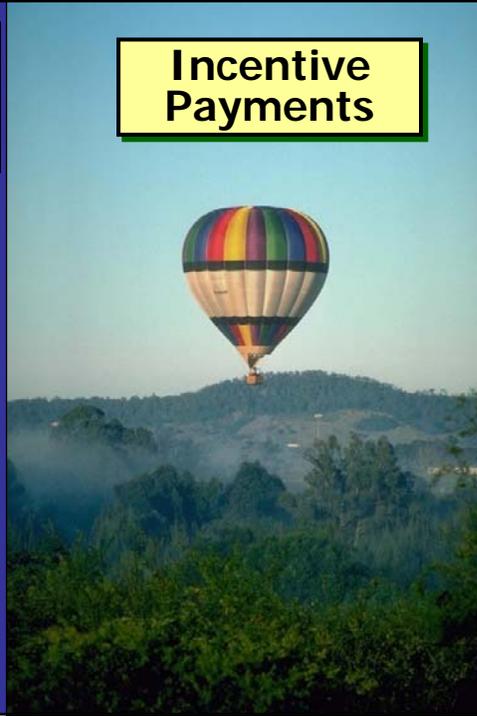
Amount based on invoice amount for that period.

Incentives approved by KO are final and not subject to "Disputes".

Can be full, partial or no incentive payment each month based on:

- Quality of work
- QC efficiency
- Adherence to scheduling
- Verbal or written warnings
- Deficiency notifications
- Contractor's daily reports
- Results of QA inspections

## Incentive Payments



## The Consolidated Services Contract Example

### Attachment - Bid Schedule

0064	SCHEDULE IV - FACILITY MOWING GEORGETOWN LAKE (DELIVERY ORDER ONLY)				
0064AA	BEACH AREAS	10	EA	\$ <u>60.</u>	\$ <u>600.</u>
0064AB	BULLETIN BOARDS	40	EA	\$ <u>2.40</u>	\$ <u>96.</u>
0064AC	DRINKING FOUNTAINS	10	EA	\$ <u>2.35</u>	\$ <u>23.50</u>
0064AD	DUMP STATIONS	20	EA	\$ <u>15.</u>	\$ <u>300.</u>
0064AE	PAVILIONS/GROUP SHELTERS	80	EA	\$ <u>20.</u>	\$ <u>1600.</u>
0064AF	PICNIC/CAMPING UNITS	3330	EA	\$ <u>6.55</u>	\$ <u>21,811.50</u>
0064AG	RECEPTACLE AREA GROUNDS	410	EA	\$ <u>2.60</u>	\$ <u>1066.</u>
0064AH	RESTROOMS	160	EA	\$ <u>12.50</u>	\$ <u>2000.</u>
0064AJ	VISITOR OVERLOOK AREA	10	EA	\$ <u>145.</u>	\$ <u>1450</u>
	TOTAL AMOUNT - ITEMS 0064AA THRU 0064AJ				\$ <u>28,947.</u>

## The Consolidated Services Contract Example

### Attachment - Tabulation of Facilities

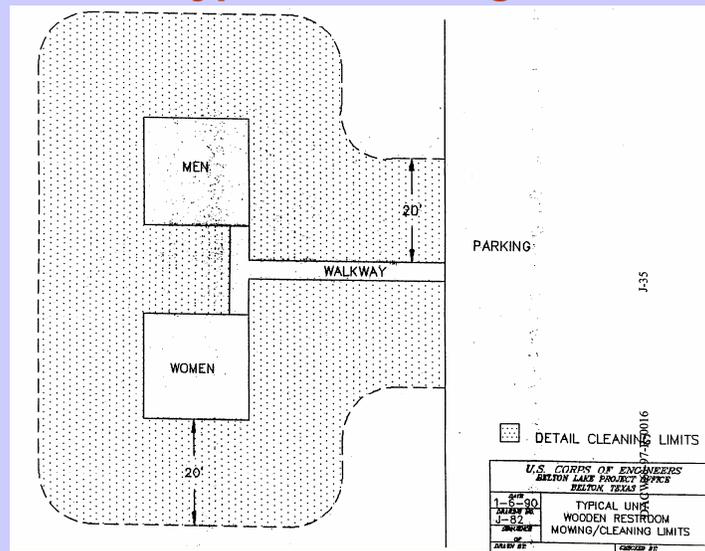
OCTOBER, NOVEMBER, MARCH (TRANSITION) <span style="float: right;">DBL</span>						
	ESTIMATED ACRES	RESTROOMS ALL TYPES	PICNIC/ CAMPING UNIT	PLAY GROUND	BOAT DOCK	RE
TEMPLE PARK	58	5	60	1	2	
LIVE OAK RIDGE PARK	34	2	48	0	1	
BELTON LAKEVIEW PARK	64	3	41	2	1	
WESTCLIFF PARK CAMPING	15	1	27	0	0	
WESTCLIFF PARK MAIN	10	2	11	0	1	
SPARTA VALLEY PARK	6	1	2	0	1	

## The Consolidated Services Contract Example

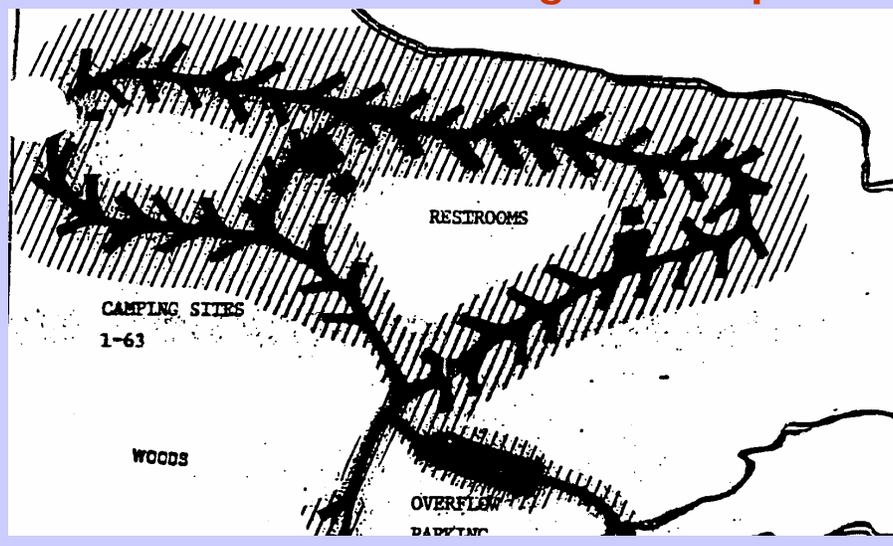
### Attachment -Cleaning Frequency Table

	RESTROOMS (ANY TYPE)	PICNIC/ CAMPING UNITS	PLAY GROUND	COURTESY DOCKS	FISHING PIERS	RECEPTACLE AREA GROUNDS	DRINKING FOUNTAINS	SM
CEDAR GAP PARK	SM	Sa		Th		Th		
CEDAR KNOB BRIDGE ACCESS						Th		
CHALK RIDGE FALLS	SM	Sa				Th		
DANA PEAK CAMPING LOOP	SM	FSa	M	F		Th	Th	
DANA PEAK MAIN	SM	FSa	SM	Sa	Th	Th	Th	SM
OVERLOOK PARK	SM	Sa	M	F		Th		
STILLHOUSE PROJ. OFFICE								

**The Consolidated Services Contract Example**  
**Attachment-Typical Cleaning Zone Drawing**



**The Consolidated Services Contract Example**  
**Attachment -Mowing Area Map**



## The Consolidated Services Contract Example

### Attachment-Tabulation of Mowing Facilities

Park Area	Estimated Acres in Parks, Areas, and Along Roads	<u>Estimated Number</u> Guard Posts, Signs, Culverts, Etc., <u>Requiring Trimming</u>
Sparta Valley	6	250
Westcliff	25	950
Belton Lakeview	70	1500
Miller Springs	2	250
Live Oak Ridge	37	750
Temple's Lake	58	2350
Rogers	3	240
Cedar Ridge	55	1500

## Advantages vs. Disadvantages

### Advantages:

- Deal with one contractor
- Don't have to take low bid
- Contractor should be able to do work
- Results oriented, not process mandated

### Disadvantages:

- Difficult to write and award
- Strict inspection schedules

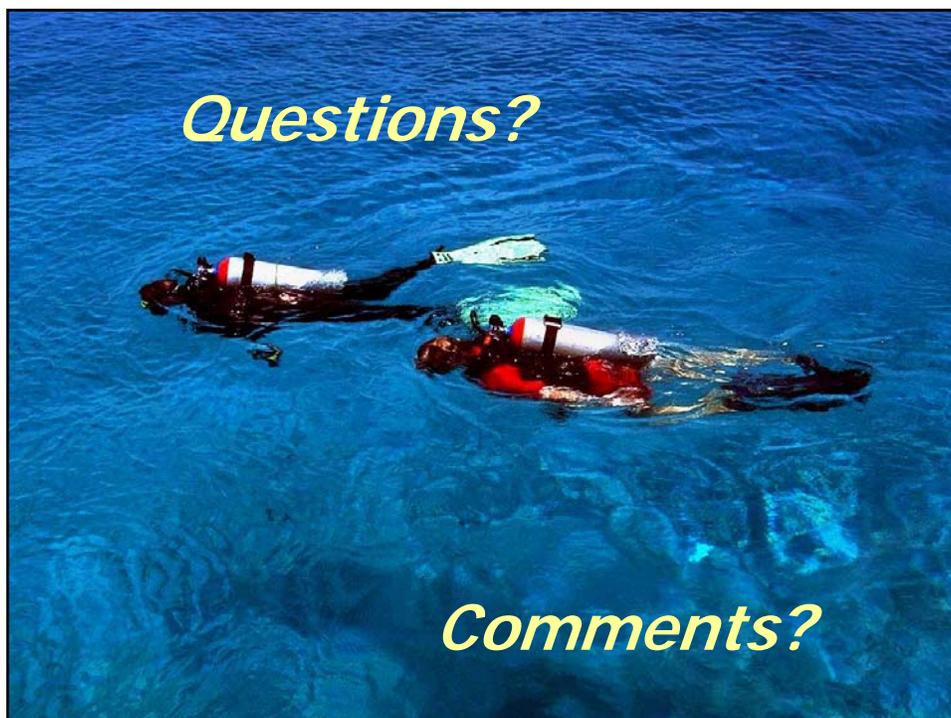


**C.O.R.**

**Contract Administration**

Responsible for contract administration- Written assignment by KO.

- Get your team on board
- Establish a Quality Assurance Surveillance Plan for each type of contract used.
- Random Sampling



*Questions?*

*Comments?*