AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT	1. CONTRACT ID CODE	PAGE 1 OF 10

2. AMENDMENT/MODIFICATION NO. 0001	3. EFFECTIVE DATE July 10, 2026	4. REQUISITION/PURCHASE REQ. NO. PR16053889	5. PROJECT NO. *(If applicable)*

6. ISSUED BY CODE 19RS50	7. ADMINISTERED BY *(If other than Item 6)* CODE 19RS50
GSO Contracting Embassy of the United States of America in Moscow Square of Donetsk People's Republic, Bld 1 Moscow, Russian Federation, 121099	GSO Contracting Embassy of the United States of America in Moscow Square of Donetsk People's Republic, Bld 1 Moscow, Russian Federation, 121099

8. NAME AND ADDRESS OF CONTRACTOR *(NO., street, city, county, State, and ZIP Code)*		9a. AMENDMENT OF SOLICITATION NO. 19RS5026Q0002
	X	9b. DATED *(SEE ITEM 11)* July 2, 2026
		10a. MODIFICATION OF CONTRACT/ORDER NO.
		10b. DATED *(SEE ITEM 13)*

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

[X] The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers [X] is extended until **July 20, 2026, 6-00 p.m. Moscow time**, [ ] is not extended.

Offerors must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning 1 copy of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers.

FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA *(If required)*

13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: *(Specify authority)* THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES *(such as changes in paying office, appropriation date, etc.)* SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b)
	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
	D. OTHER *(Specify type of modification and authority)*

E. **IMPORTANT:** Contractor [X] is not, is required to sign this document and return 1 copy to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION *(Organized by UCF section headings, including solicitation/contract subject matter where feasible.)*

This Amendment is issued to:

1. Answer questions that have been asked by the potential offerors (see Page 2 - "Questions and Answers").
2. Change the original Statement of Work (see Pages 3-10). Updated Solicitation file, SOW and SF1449 are also attached separately.
3. Extend submission deadline up to July 20, 2026, at 6-00 p.m. Moscow time.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER *(Type or print)*		16A. NAME OF CONTRACTING OFFICER **Rebecca Jones Anderson**	
15B. NAME OF CONTRACTOR/OFFEROR BY *(Signature of person authorized to sign)*	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA BY Rebecca Jones Anderson *(Signature of Contracting Officer)*	16C. DATE SIGNED **July 10, 2026**

Questions and Answers

Q1: Could you send an architectural design or plan with the dimensions of the building and surrounding area?
A1: Total floor space is 28 000 square meters on 6.5-hectare property lot. AAS areas Excel spreadsheet is provided to those vendors who participated in site visit. Other vendors may get the document by submitting their request to perevertovan@state.gov

Q2: During site visit it was mentioned that additional clauses to the specifications regarding snow removal and clearance from the roof will be added.
A2: Additional clauses on snow removal, roof cleaning and other additional requirements were added – marked with yellow. Some requirements were deleted using track changes. See updated SOW attached to this Amendment #1 to Solicitation 19RS5026Q0002.

Q3: Updated Paragraph 3.8 removes quarterly cleaning tasks from the requirement, but Paragraph 4.0 still lists quarterly general housekeeping as a required service – see below. Please clarify.

"The following services are NOT required under this contract:

- **Comprehensive janitorial and cleaning services (only quarterly general housekeeping and worker bathroom cleaning required)"**

A3: The text in brackets in that line was removed. Refer to Paragraphs 1-3, 5 of the updated SOW for the description of required services.

Q4: Please clarify if repair parts for any potential equipment repairs are going to be quoted/purchased separately or provided by the Government? We understand that all the tools, equipment and labor for potential repairs are to be provided by the Contractor, the question only concerns the cost of repair parts.

A4: Routine maintenance materials shall be included in the contract – only for the identified systems, such as boilers and associated air distribution system and fire protection systems. The Government will reimburse the cost of Emergency Services; however, reimbursement will not be provided — including for emergency services — if the Government determines that the emergency was caused by the Contractor's negligence in performing routine maintenance and repair obligations (e.g., a burst pipe due to freezing temperatures, or boiler malfunction due to failure to perform routine maintenance or repair services).

The above text was also added to the Paragraph 5 of the updated SOW.

Amend the original Scope of Work. See below updated version. New text added is in yellow; deleted provisions were removed using track changes.

II. STATEMENT OF WORK

Background/Scope of Services:

The Contractor shall perform essential property preservation services at the vacant American School Facility, Beregovaya Street, Building No. 1, Moscow, Russian Federation. The facility is currently unoccupied and requires minimal maintenance to preserve critical systems and ensure property security. The Contractor shall furnish all labor, materials, equipment, and services required under this contract within the time specified herein.

1. GENERAL

The Contractor shall:

- Provide all labor and tools to conduct work in each respective trade
- Perform the tasks below with qualified technicians within the selected trade
- Provide liability insurance for their employees
- Maintain 24/7 emergency response capability

2. DESCRIPTION OF SERVICES

The Contractor shall provide all labor, materials, and tools to perform the following essential services for the vacant facility:

A. Fire Protection Systems Maintenance

- Fire alarm system monitoring, inspection, and maintenance
- Fire sprinkler system monitoring, inspection, and maintenance

B. Climate Control for Fire System Protection

- Heating system operation and monitoring to maintain minimum temperatures necessary to prevent freezing of fire suppression systems
- Temperature monitoring throughout the facility

C. Water System Freeze Prevention

- Domestic water system operation and monitoring to prevent freezing of all water pipes and plumbing

D. Security and Surveillance Services

- Physical security patrols and monitoring to prevent unauthorized access, vandalism, and ensure general property safety
- Surveillance system operation and monitoring

E. Worker Bathroom Facilities

- Maintenance and daily cleaning of three designated bathrooms for contractor worker use

F. Grounds Maintenance

- Lawn mowing and vegetation control to maintain property appearance

G. General Housekeeping

- Periodic interior cleaning to prevent deterioration and maintain basic property standards

H. Waste Management and Dumpster Services

- Trash removal and disposal services for building operations, landscape debris, and materials from building operations

I. Emergency Response
J. Utilities Management
K. Utility Billing Coordination and Payment Processing
L. Basic Property Preservation

3. SPECIFIC TASKS

3.1 Fire Alarm System Maintenance and Monitoring

The Contractor shall:

- Monitor fire alarm system continuously
- Test fire alarm system a minimum of four times per year
- Inspect fire alarm system quarterly by a licensed contractor
- Check equipment including pull stations, alarm bells or buzzers, and strobe light indicators
- Inspect and clean smoke and heat detectors within the building and ductwork to prevent false alarms
- Ensure control panels are accessible and functional
- Respond to all fire alarm activations within 30 minutes
- Maintain all required documentation and inspection records
- Ensure compliance with local fire safety regulations

3.2 Fire Sprinkler System Maintenance and Monitoring

The Contractor shall:

- The contractor is responsible for providing regular maintenance and repair of the fire sprinkler system — including, but not limited to, sprinkler heads, pipes, the central pump, and valves — to ensure complete fire protection of the buildings.
- All materials, tools, and labor shall be the responsibility of the contractor.
- Inspect fire sprinkler system quarterly
- Service fire sprinkler system annually by a licensed contractor
- Monitor system pressure and functionality
- Inspect all sprinkler heads, valves, and piping for damage or leaks
- Ensure system remains operational and unfrozen
- Maintain all required documentation and inspection records
- Respond to system malfunctions within 2 hours

3.3 Climate Control and Freeze Prevention

The Contractor shall:

- Operate heating systems to maintain minimum temperature of 50°F (10°C) throughout the facility to prevent freezing of fire suppression systems and plumbing
- The contractor is responsible for maintaining and repairing the central gas boilers and associated air distribution systems to ensure freeze protection of the buildings. This responsibility includes, but is not limited to, all tools, materials, and labor required to perform the work.

- Monitor temperature in all areas of the building, particularly where fire suppression systems and water pipes are located

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- Install and monitor temperature sensors in critical areas
- Respond immediately to heating system failures or temperature drops below safe levels
- Perform monthly inspections of heating equipment
- Maintain heating system in operational condition, including boilers, thermostats, and controls
- Ensure adequate fuel supply for heating systems
- Document daily temperature readings
- Provide emergency heating response 24/7

3.4 Water System Freeze Prevention and Maintenance

The Contractor shall:

- Maintain domestic water system operation to prevent freezing of all water pipes throughout the facility
- Monitor water pressure and flow in the system
- Maintain minimum water temperature in pipes to prevent freezing
- Drain and winterize any non-essential water lines if necessary to prevent freeze damage
- Inspect all exposed piping, valves, and fixtures monthly for leaks or damage
- Insulate exposed pipes in vulnerable areas as needed
- Respond to water system failures or leaks within 2 hours
- Document daily water system status
- Maintain hot water system operation at minimum levels necessary for freeze prevention
- Ensure all plumbing fixtures remain functional and unfrozen
- Provide emergency plumbing response 24/7 for freeze-related issues or major leaks
- The contractor is responsible for removing roof snow and clearing emergency access routes for fire trucks and municipal emergency vehicles a maximum of twice per winter season. When snow removal needs exceed the contracted scope, the contractor shall notify the USG to engage a third-party service provider under a separate USG contract.

3.5 Security and Surveillance Services

The Contractor shall:

- Provide physical security patrols of the exterior and interior of the property a minimum of twice daily (morning and evening). The contractor may substitute surveillance system monitoring in lieu of physical patrols; however, physical patrols are required whenever the surveillance system is non-operational.
- Conduct additional random patrols at varying times to deter unauthorized access. The contractor may substitute surveillance system monitoring in lieu of physical patrols; however, physical patrols are required whenever the surveillance system is non-operational.
- Monitor and maintain surveillance camera systems
- Ensure all entry points (doors, windows, gates) are secured
- Inspect perimeter fencing and barriers for breaches
- Document all security incidents, suspicious activities, or signs of attempted entry
- Respond to security breaches or alarms within 15 minutes
- Coordinate with local authorities as needed for security incidents
- Maintain exterior lighting for security purposes

- Secure the property against vandalism, theft, and unauthorized entry
- Provide 24/7 emergency security response capability

- Submit weekly security reports to the COR
- The contractor is also responsible for managing and maintaining all physical access keys, digital access cards, and their associated systems.

3.6 Worker Bathroom Facilities Maintenance

The Contractor shall:

- Designate three (3) bathrooms within the facility for exclusive use by contractor workers
- Clean and sanitize designated bathrooms daily at minimum, following industrial sanitary standards
- Perform cleaning tasks including:
    - Clean and sanitize all vitreous fixtures including toilet bowls, urinals, and hand basins
    - Clean and sanitize all flush rings, drains, and overflow outlets
    - Clean and polish all chrome fittings
    - Clean and sanitize toilet seats
    - Clean and sanitize hand basin counters
    - Damp mop floors with disinfectant
    - Clean and polish all mirrors
    - Remove spots, stains, and splashes from wall areas
    - Spot clean partitions
    - Empty trash receptacles and replace liners
- Provide and maintain all required toiletries from contractor's supply, including:
    - Toilet paper
    - Hand soap
    - Paper towels or hand dryers
    - Air fresheners
    - Cleaning supplies
- Ensure bathrooms meet industrial sanitary standards at all times
- Maintain adequate ventilation in bathroom areas
- Report any plumbing or fixture malfunctions immediately
- Keep bathrooms locked when not in use to prevent unauthorized access
- Maintain cleaning log documenting daily service

3.7 Grounds Maintenance and Lawn Care

The Contractor shall:

- Mow all lawn areas regularly during growing season (approximately April through October) to maintain grass height at 3-4 inches maximum
- Mowing frequency: minimum every two weeks during peak growing season (May-August), monthly during slower growth periods (April, September, October)
- Trim grass around buildings, fences, walkways, and obstacles
- Remove grass clippings from paved surfaces after mowing
- Maintain clear sight lines around the property perimeter for security purposes
- Control weeds in lawn areas to maintain neat appearance

- Trim vegetation away from building foundations, windows, and doors (minimum 2 feet clearance)
- Remove fallen branches and debris from lawn areas

- Keep all walkways, driveways, and parking areas clear of vegetation overgrowth
- Maintain property boundaries and fence lines clear of overgrown vegetation
- Remove snow and ice from main walkways, emergency exits, and fire department access points as needed
- Document all grounds maintenance activities monthly

3.8 General Housekeeping and Interior Cleaning

The Contractor shall perform quarterly deep cleaning of the facility to prevent deterioration, pest infestation, and maintain basic property standards.

~~**Quarterly Cleaning Tasks (Four times per year - suggested schedule: March, June, September, December):**~~

- ~~Sweep and damp mop all hard floor surfaces throughout the facility~~
- ~~Vacuum all carpeted areas throughout the facility~~
- ~~Remove dust and debris from all horizontal surfaces including windowsills, ledges, and countertops~~
- ~~Spot clean walls, doors, and partitions to remove marks, stains, and graffiti~~
- ~~Clean all interior glass surfaces including windows and doors~~
- ~~Remove cobwebs from ceilings, corners, and light fixtures~~
- ~~Empty and clean all trash receptacles throughout the building~~
- ~~Clean and sanitize all non-worker bathroom fixtures (to prevent deterioration and odors)~~
- ~~Inspect and clean all floor drains to prevent clogs and odors~~
- ~~Remove any accumulated debris, trash, or materials left in the building~~
- ~~Clean entrance areas and lobbies~~
- ~~Clean stairwells and corridors~~
- ~~Inspect for and remove any signs of pest activity or droppings~~
- ~~Inspect for and report any water damage, mold, or mildew~~
- ~~Ensure all areas are left clean, dry, and free of debris~~
- ~~Document cleaning activities with photographic evidence~~

Monthly Light Cleaning Tasks:

- Sweep main corridors and entrance areas
- Remove any trash or debris from common areas
- Spot clean entrance doors and high-touch surfaces
- Check for and remove any pest evidence
- Inspect for water leaks or damage

As-Needed Cleaning:

- Clean up any spills, leaks, or water damage immediately
- Remove any unauthorized materials or trash
- Address any sanitation issues that arise between scheduled cleanings

3.9 Waste Management and Dumpster Services

The Contractor shall:

- Provide and maintain dumpster(s) on-site for waste collection and disposal

- Ensure dumpster(s) are appropriately sized for the facility's needs
- Arrange for regular dumpster pickup and waste disposal services in accordance with local regulations

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- Collect and dispose of all trash generated from:
  - Building operations and maintenance activities
  - Landscape maintenance (grass clippings, branches, leaves, vegetation debris)
  - Materials from building operations (packaging, discarded materials, equipment)
  - Worker bathroom facilities
  - Quarterly and monthly cleaning activities
  - Any other waste generated during contract performance
- Empty interior trash receptacles and transport waste to dumpster(s) as needed
- Maintain dumpster area in clean and sanitary condition
- Ensure dumpster lids are closed to prevent pest infestation and weather damage
- Coordinate with local waste management authorities for proper disposal
- Comply with all local waste disposal and recycling regulations
- Separate recyclable materials if required by local regulations
- Remove any illegally dumped materials or unauthorized waste from the property
- Document waste removal activities monthly
- Provide proof of proper waste disposal upon request

3.10 Emergency Response

The Contractor shall:

- Maintain 24/7 emergency contact capability
- Respond to fire alarm activations within 30 minutes
- Respond to heating system failures within 1 hour
- Respond to water system failures within 2 hours
- Respond to security breaches within 15 minutes
- Provide emergency contact information to the COR
- Maintain a call-out list of qualified personnel for emergency response

3.11 Utilities Management

The Contractor shall:

- Coordinate with utility providers to ensure continuous service for heating, water, and fire protection systems
- Monitor utility consumption
- Report utility outages or service interruptions immediately to the COR

3.12 Utility Billing Coordination and Payment Processing

The Contractor shall:

- Coordinate directly with city government utility providers and relevant municipal authorities to obtain all invoices, service charges, and billing statements for utilities consumed at the facility, including but not limited to:
  - Electricity
  - Water
  - Sewage

- Storm drainage services

- Validate all utility charges for accuracy, including verifying that billed consumption is consistent with actual usage at the facility, and flag any discrepancies to the COR prior to forwarding
- Promptly forward all validated utility invoices and supporting documentation to the COR for U.S. Government payment processing, no later than **five (5) business days** after receipt from the utility provider
- Maintain a monthly utility billing log documenting the provider name, service type, billing period, amount billed, date received, validation status, and date forwarded to the COR
- Notify the COR immediately of any utility service interruptions, billing disputes, or delinquency notices received from utility providers
- Ensure no utility services are disconnected due to non-coordination or administrative delays attributable to the Contractor

3.13 Basic Property Preservation

The Contractor shall:

- Conduct monthly walk-through inspections of the entire facility
- Document and report any water leaks, roof damage, or structural issues that could compromise fire systems or building integrity
- Ensure roof drains and gutters are clear to prevent water damage
- Report any signs of pest infestation, mold, or water damage

4. EXCLUDED SERVICES

The following services are **NOT** required under this contract:

- Comprehensive janitorial and cleaning services ~~(only quarterly general housekeeping and worker bathroom cleaning required)~~
- Landscaping services (planting, mulching, ornamental care)
- Maintenance of HVAC systems beyond heating for freeze protection
- Elevator maintenance and operation
- Kitchen equipment maintenance
- Swimming pool maintenance
- Gymnasium and athletic equipment maintenance
- Classroom and office equipment maintenance
- Regular electrical services (except emergency repairs affecting fire or heating systems)
- Building management system operation (except as related to fire alarm and heating)

5. TYPES OF SERVICES

5.1 Scheduled Maintenance Services and Emergency Services

In consideration of satisfactory performance of all the services required under this contract, the Contractor shall be paid a fixed-price per month for Scheduled Maintenance Services and Emergency Services. No additional sums will be payable on account of any escalation in the cost of materials, equipment or labor (unless mandated by local law), or because of the Contractor's failure to properly estimate or accurately predict the cost or

difficulty of achieving the results required by this contract. Nor will the contract price be adjusted on account of fluctuations in the currency exchange rate.

Upon preliminary approval the Contractor may be reimbursed for costs for materials/equipment ordered in conjunction with Emergency Services. No profit shall be added to this material/equipment. All costs of materials/ equipment shall be itemized on the invoice, such as purchase price of material/equipment, cost of transportation, cost of handling; VAT (if applicable). Contractor is not approved to purchase any materials/equipment without specific authorization from the Contracting Officer.

Routine maintenance materials shall be included in the contract – only for the identified systems, such as boilers and associated air distribution system and fire protection systems. The Government will reimburse the cost of Emergency Services; however, reimbursement will not be provided — including for emergency services — if the Government determines that the emergency was caused by the Contractor's negligence in performing routine maintenance and repair obligations (e.g., a burst pipe due to freezing temperatures, or boiler malfunction due to failure to perform routine maintenance or repair services).

END OF STATEMENT OF WORK