Questions

1. Is there a citizenship requirement for the crew performing the actual work on site?

2. Reference: Women's Shower Locker – Wall Tile

Please provide the manufacturer, brand, and model of the wall tile to be installed in the Women's Shower Locker area.

3. Reference: 6" Rubber Base

Please provide the manufacturer, brand, model, color, and specifications of the 6-inch rubber base.

4. Reference: Lab 201 – Vinyl Flooring

Please provide the manufacturer, brand, model, color, thickness, and specifications of the existing or required vinyl flooring for Lab 201.

5. Reference: General – Flooring Installation Under Existing Cabinets

Please confirm whether the new vinyl flooring shall be installed underneath all existing and new base cabinets, or only up to the visible perimeter of the cabinets.

6. Reference: Corridors – 12" x 12" Vinyl Tile Flooring

Please provide the manufacturer, brand, model, colors (2 colors), and specifications of the existing 12" x 12" Vinyl Composition Tile (VCT) or Vinyl Tile installed in the corridors.

7. Reference: 2' x 2' Acoustic Ceiling Tile (ACT)

Please provide the manufacturer, brand, model, existing 2' x 2' Acoustic Ceiling Tile (ACT).

8. Reference: Permits

Please clarify whether the USDA will require the Prime Contractor to obtain City Permits for this project.

If permits are required, the project is required to achieve Substantial Completion within 120 calendar days from Notice to Proceed. Please confirm that the permit review and approval time by the local authority is not included within the 120-day contract duration.

9. Reference: Existing Millwork Protection and Relocation

In the offices and other areas where flooring, drywall, painting, and finish work will be performed, existing millwork, cabinets, shelving, and other carpentry items are present.

Please confirm who will be responsible for removing, protecting, relocating, and temporarily storing these items in a safe location during construction.

10. Reference: Offices 220, 222 and 223 – Carpet Tile

Please confirm whether Offices 220, 222, and 223 are to receive carpet tile. If so, please provide the manufacturer, brand, and model.

11. Reference: Lab 218 (Back) – Existing Mini splits and Temporary Temperature Control

There are currently two operational Mini split units in Lab 218 (Back). Due to the drywall installation work, it appears these units may need to be temporarily removed in order to complete the wall work.

Please confirm whether the existing mini split units shall be removed and reinstalled as part of this contract.

Additionally, while these units are out of service, will the Contractor be required to provide temporary air conditioning equipment?

12. Reference: Lab 218 (Back Area) – Existing Flooring and Operating Equipment

There are currently two large refrigeration units operating in the rear area of Lab 218 and supporting laboratory operations. Please confirm whether the existing vinyl flooring is to remain or if new flooring is required.

13. Reference: Room 213 – Commercial Door and Frame

Please confirm the required specifications for the wood door, including dimensions, swing direction, fire rating, and whether a vision panel is required as observed on other existing doors. Is a door closer required?

14. Reference: Room 236 – Equipment (Ultra Low) – Flooring Replacement and Existing Equipment

In Room 236 – Equipment (Ultra Low), the existing flooring appears to be in poor condition.

Please confirm whether the existing flooring is to remain or if new flooring is required. We are asking because there are currently large refrigeration and storage units in this area, and installing new flooring under these conditions could be challenging.

15. Reference: Fire Alarm Contractor

Please provide the contact information for the company Fire Alarm Contractor, in order to get estimate for scope of work associate.

16. Reference: Attachment 1 – SOW, Section 5.4 Submittals

Section 5.4 references roofing-related requirements, including wind uplift calculations, manufacturer approvals, and previous roofing projects.

However, we did not identify any roofing-related scope of work within the SOW or the quantity summary.

Please confirm whether any roofing work is included in this project or if these references are part of a standard template and do not apply to this solicitation.

17. Reference: Construction Storage Container and Portable Restroom

Please confirm whether a designated area will be available on site for the Contractor to place a construction storage container for materials and equipment, also portable restroom for construction personnel.

18. Do the Superintendent, SSHO and QC Manager need to be 3 separate individuals?

19. Can the period of performance be extended after award once material/equipment lead times are confirmed due to current market conditions for this project's equipment?

20. Please provide the site visit attendee sign-in sheet.

21. Please confirm whether asbestos or lead is present on this project, and if so, provide the relevant documentation.

22. Are there any phasing requirements? How many people will be in the building? Are there any temporary heating/cooling requirements?

23. Is this project tax-exempt?

24. When do you anticipate on-site work starting?

25. Are third-party inspections required?

26. Is permitting anticipated?

27. Are partitioning, dust containment, and/or negative air machines required for this project?

28. During the site walk, it was noted that a passenger elevator will be available for moving materials to the second floor; can you please provide cab weight dimensions and capacity?

29. Please confirm if relocation / storage of equipment / furniture within the limits of work will be completed by the government before construciton begins, or if the contractor will be responsible for this work.

30. Please confirm the opening size, door type, and wall assembly / fire rating of the wall where the door is being installed.

31. Can the projects used under Corporate Experience be substantially complete? Answer: Only 100% completed projects can be provided for corporate experience.

32. Responsibility for Furniture, Equipment, and Protection

Several rooms contain laboratory-style cabinetry, furniture, and equipment.

- Please clarify who is responsible for removal, relocation, and/or protection of these items.
- If the General Contractor (GC) is responsible:
    - Will the Owner provide on-site storage space within the building?
    - Should the GC include temporary protection and relocation of furniture, office contents, and miscellaneous equipment in the scope?

33. Soundproof Wall Construction

Drawings indicate soundproof walls at designated offices.

- Please provide the required wall assembly/specification, including:
    - Gypsum board type (e.g., double layer “purple board”)
    - Stud size and spacing
    - Insulation type (e.g., mineral wool, batt)
    - Any required STC rating
- Confirm if a standard assembly detail is available.

34. Flooring (LVT/LVP)

The finish schedule calls for LVT or LVP flooring.

- Please provide the specified manufacturer, product line, and cutsheets for the preferred flooring.
- Confirm color/finish selection requirements.

- Clarify if the scope includes:
    - Removal of existing seamless vinyl flooring
    - Subfloor preparation requirements (patching, leveling, moisture mitigation)

35. Room 218 Painting Scope

It is unclear whether Room 218 requires full painting.

- Please confirm:
    - Is full-room painting required?
    - Or is work limited to the localized repair area above the LF series cabinet?

36. Room 236 Painting Scope

After installation of drywall on the two-sided wall:

- Please confirm whether painting scope includes:
    - Entire room, or
    - Only the newly installed drywall surfaces

37. Cabinetry Scope (Base, Wall, Countertops)

The scope summary includes base cabinets, countertops, and upper wall cabinets.

- Please clarify whether:
    - These are existing units to be removed and reinstalled, or
    - The project requires new procurement and installation
- If new:
    - Please provide specifications, finishes, and approved manufacturers

38. Please confirm whether an Irrevocable Letter of Credit would be accepted in lieu of traditional performance and payment bonds for this requirement?

39. In executing this project, can one superintendent fulfill the supervision, safety, and QAQC roles?

40. Are contractors required to issue a contract specific QA/QC Plan?

41. Is this project tax exempt?

42. What level of drywall finish is required for each room?

43. Please provide sound proofing specifications.

44. Please provide the manufacturer and model number for the commercial grade vinyl flooring.

45. Please provide the manufacturer and model number for the carpet tiles.

46. Please provide Manufacturer, model number, sheen, and color for paint.

47. Please provide Manufacturer, model number, and color for 6" Vinyl Base.

48. In reference to the Cabinets, are we reinstalling old cabinets or replacing with new cabinets?

49. If new cabinets, please provide manufacturer, make, sizes, length.

50. Please provide a count and summarization on existing cabinetry to be reused.

51. In reference to the countertops and backsplash can a summarization on the reuse of existing materials be provided?

52. Will there be new countertops and backsplashes required?

53. In reference to plumbing, will new sinks and faucets be required? If yes, please provide make and model numbers.

54. What is the total number of sinks to be installed?

55. In reference to the Commercial Door, please provide type of frame.

56. In reference to the Commercial Door, please provide type of door.

57. In reference to the Commercial Door, please provide all hardware requirements.

58. Window blinds - reusing existing blinds or purchasing new blinds? If new, please provide make and model number.

59. In reference to the Room 218: The 2 HVAC units on the wall, will they have to be removed for dyrwall installation?

60. In reference to the Room 218: If the two HVAC units on the wall have to be removed, will temporary cooling needed to be provided?

61. In reference to the Room 201: Will Lab equipment remain, removed by owner, contractor or remain and be covered with visqueen?

62. Will office furniture be removed from offices or remain and be covered with visqueen?

63. In reference to the Room 213: Will the existing plumbing mounted to the wall, will it remain exposed, encapsulated by a chase, (details on material) or drywall?

64. In reference to the Room 236: Will equipment be removed or remain and be covered with visqueen?

65. Will a continuous air filtration be required for dyrwall dust, and containments which will arise during construction?

66. Please confirm if USDA will be responsible for the disconnection and reconnection of the Fire Alarm System for drywall install

67. Please confirm if USDA will be responsible for the de-energization of electric when receptacles are removed and reinstalled for drywall installation

68. Have the areas which are part of the SOW been tested/inspected for ACM or lead ?

69. Per 4.3 (a) of SOW, "Install soundproof interior wall systems in designated offices and locker rooms “- can you provide a design expectation or basis for construction? Soundproofing cannot be accomplished with the current configuration of the offices without significant changes to the SOW based on existing conditions during site visit. Alternatively, are you requesting “sound attenuation insulation” between the offices and locker rooms and not specifically “sound proofing”?

a. Do you have the manufacturer of the lab cabinetry to match? Do you have a list of cabinet components which are missing and need to be replaced?

b. Are any countertops or backsplashes missing and in need of replacement?

70. Who will be responsible for the relocation of desks, lab items, etc prior to construction?

71. Room 218 has 2 mini-split hvac systems which are directly attached to the metal studs. Do these units need to be removed and reinstalled prior to drywall or will drywall be installed around units? see attached

72. Regarding 4.3.(d) Doors, do you have specifications for door and frame? Fire rated? if so what duration?

73. Most of the labs have cabinetry and fume hoods which were installed over existing flooring. Will these need to be removed to access flooring for removal and replacement or can we install around the furniture? If the former, who will be responsible for removal/ reinstallation ?

74. Will construction personnel need to be escorted at all times or will badging be provided?

Answers

USDA Agricultural Research Service
Building 89 Renovation

1. Citizenship Requirement
There is no U.S. citizenship requirement. All contractor personnel must obtain clearance to work on site. Requirements may differ

2. Women ' s Shower Locker – Wall Tile
Manufacturer/model is not documented in the SOW. Contractor shall submit comparable commercial wall tile for approval.

3. 6-inch Rubber Base
No specified manufacturer. Contractor shall submit standard commercial-grade vinyl cove base (equal to Roppe or Johnsonite). C

4. Lab 201 – Vinyl Flooring
Manufacturer/model not specified. Contractor shall submit commercial vinyl flooring options matching existing quality.

5. Flooring Under Existing Cabinets
Install flooring up to visible perimeter unless cabinets are removed for other SOW-required work.

6. Corridor VCT Tile
Manufacturer/model not documented. Contractor shall match existing or submit comparable options.

7. 2'x2' ACT Tile
Manufacturer/model is not listed. Contractor to field verify and submit matching ACT tile.

8. Permits
Prime contractor must obtain required City/County permits. Permit review time is NOT included in the 120-day duration.

9. Existing Millwork
ARS personnel will remove/relocate furniture, equipment, and laboratory items. Contractor protects remaining items.

10. Carpet Tile – Offices 220, 222, 223
Yes, carpet tile is required. Contractor shall submit commercial-grade carpet tile samples.

11. Lab 218 – Mini Splits
Mini-split units shall be removed and reinstalled if they interfere with drywall work. No temporary cooling required.

12. Lab 218 Back – Flooring
New flooring required. USDA will move the large equipment.

13. Room 213 – Door Specifications
Use existing door unless otherwise directed. Replacement shall match existing dimensions and hardware.

14. Room 236 – Flooring & Freezers
New flooring required. Freezers will be moved by ARS.

15. Fire Alarm Contractor
Owen Security, 305-223-2561, OwenSecurity.com

16. Roofing References in SOW
Roofing submittal requirements do not apply. They are part of a standard template.

17. Storage & Restrooms
Space for storage will be identified post-award. Contractor provides portable restrooms.

18. Superintendent, SSHO, QC Manager
Three separate individuals unless otherwise approved.

19. Period of Performance Extensions
Extensions may be considered post-award based on material lead times.

20. Site Visit Sign-in Sheet
Provided to the Contracting Officer.

21. Hazardous Materials
USDA will provide documentation if asbestos or lead is present.

22. Phasing & Occupancy
Approx. 35 personnel in building. Dust containment required.

23. Tax Exempt
No

24. Start of Work
Within 10 days of contract award.

25. Third-party Inspections
Required when mandated by AHJ or specifications.

26. Permitting
Permits anticipated; contractor responsible.

27. Dust Containment
Required. Negative air machines as needed.

28. Elevator Dimensions
Door 47x84 in.; Cab 69x95x87 in.

29. Relocation of Equipment/Furniture
ARS personnel responsible.

30. Commercial Door – Wall Assembly
Contractor to match existing wall rating and assembly.

31. Corporate Experience
Only 100% completed projects are acceptable.

32. Furniture/Equipment Clarification
ARS personnel responsible.

33. Sound Attenuation
Sound attenuation required; not full soundproofing.

34. LVT/LVP Flooring
Contractor shall submit commercial options.

35. Room 218 Painting

Full-room painting unless localized.

36. Room 236 Painting
Paint new drywall; full room recommended.

37. Cabinetry
Reuse existing cabinets in good condition.

38. Bonds / LOC
USDA requires traditional performance/payment bonds.

39. Superintendent/SSHO/QC Roles
Separate individuals required.

40. QA/QC Plan
Yes, required.

41. Tax Exempt (Duplicate)
No.

42. Drywall Finish
Level 4 finish unless otherwise specified.

43. Soundproofing Specs
Contractor to submit assembly.

44. Vinyl Flooring Specs
Contractor to propose matching options.

45. Carpet Tile Specs
Contractor to submit samples.

46. Paint Specifications
Contractor to submit manufacturer/model/color.

47. Vinyl Base Specs
Contractor to propose standard vinyl base.

48. Cabinets Reuse
Reuse existing cabinets in good condition.

49. New Cabinets If Required
Contractor to propose lab-grade cabinets.

50. Cabinet Count Summary
Lab 201: 3 upper cabinets. Lab 232: existing bottom cabinets. Lab 213: 3 uppers + countertop.
51–54. Countertops, Backsplash & Sinks
Some new countertops required; verify in field.

55–57. Commercial Door
Use existing unless directed.

58. Blinds
Reuse existing blinds.

63. Room 213 Plumbing
Plumbing may remain exposed unless USDA directs enclosure.

65. Filtration
Continuous air filtration required during drywall work.

66. Fire Alarm Responsibility
USDA responsible.

67. Electrical De-energization
Contractor responsible.

68. ACM/Lead Testing
USDA to provide documentation.

70. Furniture Relocation
ARS personnel responsible.

74. Badging
Contractors will receive badges after clearance.