# OFFICIAL SOLICITATION Q&A DOCUMENT

Solicitation No: FA452826R0001 - Minot AFB Flooring MACC FY26

**Q1: SOW picture #1 has 3 rooms and 1 hallway and picture #2 has 1 room and 1 hallway, it's asking to remove all hallways and rooms? Will hallways be redone in vinyl and rooms in carpet?**

**Government Response:** The hallway will be prepared and finished with Luxury Vinyl Plank (LVP) flooring, and the three (3) designated offices (Rooms 251, 258, and 258C) will be prepared and finished with commercial-grade carpet tile certified to the NSF/ANSI 140 Gold standard (or higher). To align with this technical determination, the Government is issuing an updated Pricing Schedule (Attachment 9, Sheet 6) via this amendment. Offerors shall utilize the revised documents for proposal submission.

**Q2: An Excel bid worksheet is asking to remove carpet 1 hall and 1 room and install carpet, are we reinstalling carpet?**

**Government Response:** No, carpet is not being reinstalled across the entire footprint. The Mock Seed Project utilizes a split-scope configuration.

Contractors are required to:
1. Remove existing carpet across the entire project footprint.
2. Install new commercial-grade carpet tiles in the three (3) designated offices.
3. Install new commercial-grade Luxury Vinyl Plank (LVP) in the hallway.

An updated pricing schedule will be issued to separate these mediums.

**Q3: At no point has there been a reference to the BPA carpet level required. Can these be specified?**

**Government Response:** This solicitation does not utilize the USAF Carpet Program (BPA). The mandatory minimum standard for all carpet tile and broadloom carpet is NSF/ANSI 140 Gold certification (or higher).

**Q4: Would the carpet be government supplied?**

**Government Response:** No. The Government will not provide any materials. The contractor is solely responsible for procuring, delivering, storing, and installing all materials.

**Q5: Doesn't state what vinyl type is required. Can these be specified?**

**Government Response:** Yes. For the Mock Seed Project, the required vinyl flooring is commercial-grade Luxury Vinyl Plank (LVP) with a minimum overall thickness of 5 mm and a minimum wear layer of 20 mil.

**Q6: Would they be willing to do Kinetic in the rooms to match**

**Government Response:** No. To ensure a fair and equal evaluation, alternative materials (such as Kinetex/Kinetic) are not permitted for the Mock Seed Project evaluation. Bidders must price standard commercial-grade carpet tile meeting the NSF/ANSI 140 Gold standard. Equivalent products may be submitted for technical evaluation on future Task Orders.

**Q7: Are contractors required to self-perform asbestos testing and/or asbestos abatement, or may this work be subcontracted to a properly licensed asbestos abatement contractor?**

**Government Response:** No, contractors are not required to self-perform these services and may subcontract them to a properly licensed firm. For the Mock Seed Project, no asbestos was identified. For future Task Orders, requirements for testing and/or abatement will be defined on a project-by-project basis.

**Q8: For pricing schedule items outside standard flooring work, such as drywall, painting, wall covering removal, and asbestos-related work, may offerors include subcontractor pricing?**

**Government Response:** Yes. Offerors may use subcontractor pricing. However, all proposed unit prices on the IDIQ Bid Schedule must be fully burdened, encompassing all prime and subcontractor costs.

**Q9: Are offerors required to hold any North Dakota contractor licensing at the time of proposal submission, or would any required licensing only need to be in place before task order performance?**

**Government Response:** A North Dakota license is not required at the time of proposal submission, nor is it a prerequisite for award. Per RFO 52.236-7, compliance with state and local licensing is a post-award performance requirement to be satisfied by the successful awardee.

**Q10: Will future task orders generally be grouped together to allow efficient mobilization, or may individual small flooring task orders be issued separately?**

**Government Response:** The Government reserves the unilateral right to issue individual or consolidated task orders based on mission needs. Offerors should anticipate both structures.

**Q11: For the Mock Seed Project, Building 475, is all carpet tile and cove base material and LVP to be contractor-furnished, or will the Government provide any materials?**

**Government Response:** No. The Government will not provide any materials. The contractor is solely responsible for all materials.

**Q12: Are performance and payment bonds required at the base IDIQ award level, at the individual task order level, or only when a task order exceeds the applicable bonding threshold?**

**Government Response:** Bonding is required at the individual Task Order level per RFO Part 28 and is not required at the base IDIQ level.

**Q13: For the pricing schedule, should offerors include standard floor preparation, disposal, mobilization, overhead, and profit in each unit price, unless a separate line item is provided?**

**Government Response:** Yes. All proposed unit prices must be fully burdened, which includes all associated costs, unless a separate, distinct line item is explicitly provided.

**Q14: For the Mock Seed Project, will the work areas be fully cleared of furniture and equipment before flooring removal begins, or should contractors include furniture moving/relocation in the proposal?**

**Government Response:** The contractor will not be required to move furniture. The Government will ensure work areas are cleared prior to the contractor's start date.

**Q15: We can quote pricing for labor, but we need to know what materials will be needed in order to quote materials. It will take up to a week to get pricing from our suppliers once we have a materials list. Or should we bid labor only? Examples include but not limited to flooring style, transitions, molding.**

**Government Response:** Offerors cannot bid labor-only. All proposed pricing must be fully burdened. Material specifications for the Mock Seed Project are as follows: Carpet Tile must be NSF/ANSI 140 Gold certified (or higher); LVP must be 5mm thick with a 20mil wear layer; and Cove Base will be standard commercial-grade rubber.

**Q16: Demo drywall: has the paint been tested for lead, or do we need to quote for testing and lead removal?**

**Government Response:** For the Mock Seed Project, no drywall work is required, so lead testing is not applicable. For future Task Orders, lead-based paint hazards will be identified and addressed at the project level.

**Q17: Concrete repair: What is the condition of the concrete needing repair? There is a wide range of labor and materials needed depending on the subfloor condition.**

**Government Response:** Major or structural concrete repair is beyond the scope of this contract. The 'CONCRETE REPAIR' line item is being removed from the pricing schedule. Contractors are only responsible for minor floor patching as defined in the SOW.

**Q18: For concrete patching: What repair materials are acceptable? Is a bonding primer required? What minimum performance standard is required?**

**Government Response:** Patching materials must be compatible, commercial-grade compounds applied per the flooring manufacturer's instructions and within the technical limits of the SOW. Any patching exceeding SOW limits requires coordination with the Contracting Officer.

**Q19: For concrete repair: Is removal of existing deteriorated concrete required prior to repair? What repair depth should be anticipated? How will demolition and disposal associated with concrete repair be measured and paid?**

**Government Response:** Major concrete demolition and disposal are beyond the scope of this contract. The 'CONCRETE REPAIR' line item has been removed from the pricing schedule. For standard floor patching, loose or flaky remnants that can be removed without mechanical means must be cleared prior to applying patch compounds as part of standard surface preparation.

**Q20: There is a note for adjustable metal, but no details as to what that is for.**

**Government Response:** This refers to a Schluter-type adjustable metal transition strip. The description may have been truncated in the Excel file due to cell width. A corrected pricing schedule will be issued.

**Q21: Part 3 of the SOW references compliance with UFGS 09 68 00 Carpeting and CRI 104 Carpet Installation Standard. However, UFGS 09 68 00 requires project-specific selections that are not identified in the solicitation documents. Please provide the required: Pile Type, Pile Fiber, Gauge/ Pitch, Stitches or Rows/Wires, Surface Pile Weight, Pile Thickness, Pile Density, Dye Method. Alternatively, please confirm that offerors may provide a commercial-grade carpet meeting CRI 104 and standard commercial performance requirements.**

**Government Response:** Confirmed. For the IDIQ Bid Schedule, offerors are not required to meet the specific individual UFGS characteristics listed. Instead, offerors shall price standard, commercial-grade carpet tile meeting the NSF/ANSI 140 Gold standard. Specific technical selections will be defined at the Task Order level.

**Q22: Paragraph 1.4.2 Flooring Removal references Paragraph 3.2.1; however, Paragraph 3.2.1 does not appear to exist in the SOW. Please identify the correct reference.**

**Government Response:** This is a typographical error. The correct reference is Paragraph 4.2.1. An updated SOW will be issued.

**Q23: Paragraphs 1.4.3, 1.4.4, 1.4.5, and 1.4.6 also reference sections that do not appear to exist. Please clarify the intended references.**

**Government Response:** These are typographical errors. The correct references are Paragraphs 4.2.3 through 4.2.6 (excluding 4.2.2). An updated SOW will be issued.

**Q24: Abatement: Please clarify materials, testing, and containment measures.**

**Government Response:** Abatement requirements are project-dependent and will be defined at the Task Order level. The IDIQ Bid Schedule contains lines for standard ACM. Non-ACM HAZMAT will be addressed separately. The Government will provide available testing results. When required, abatement pricing must be fully burdened to include all containment measures.

**Q25: Wall and Ceiling Texture: Please clarify finished surfaces, texture type, heights, and surface prep.**

**Government Response:** Existing walls are finished and repairs must match the existing texture. No ceiling texturing is required; wall work is limited to the baseboard area (up to 8 inches AFF). Surface prep is included in the burdened unit price. The line item 'APPLY WALL/CEILING TEXTURE' will be corrected to 'APPLY WALL TEXTURE'.

**Q26: The Pricing Schedule includes installation of chair rail. Please clarify material, profile, and finish requirements.**

**Government Response:** The line item 'Install Chair Rail' will be removed from the pricing schedule. Chair rail by itself will not be installed under this contract. Chair rails located on walls that are damaged during demolition or installation of new flooring shall be removed and reinstalled after wall repairs. Chair rail damaged during this process will need to be replaced, with material, profile, dimensions, and finish matching that of existing rail.

**Q27: Corner Guards: Please clarify the 36' dimension, material, and finish.**

**Government Response:** The 36' is a typo for 36". For the IDIQ baseline, price standard commercial-grade, high-impact vinyl corner guards (1"x1"x36"), adhesive-applied, in solid colors. Specifics will be identified at the Task Order level.

**Q28: Wood Base: The Pricing Schedule includes installation of 4-inch wood baseboard. Please clarify species, thickness/profile, and finish.**

**Government Response:** For the IDIQ baseline, offerors shall price the following:
• Wood Species: Oak
• Thickness/Profile: 1/2" thick, ranch profile
• Finish: Stained

Please note that this baseline is for IDIQ pricing evaluation. The specific requirements for future Task Orders will be explicitly identified at the project level.

**Q29: Drywall: Please clarify installation substrate, panel type, and access.**

**Government Response:** Drywall is to be installed on existing walls. For the IDIQ baseline, price standard 5/8-inch Type X fire-rated panels. Specialty panels will be identified at the Task Order level. Contractors will have standard commercial access.

**Q30: Epoxy Flooring: Please clarify system type, coats, thickness, slip resistance, and finish.**

**Government Response:** For the IDIQ pricing baseline, offerors shall price a standard commercial-grade, multi-coat resinous epoxy floor system (2-3 coats, 10-30 mils total) with a standard slip-resistant additive and solid colors. Please note: Heavy-duty epoxy mortar systems, specialized finishes, and decorative blends are beyond this baseline and will be negotiated at the Task Order level.

**Q31: The Pricing Schedule includes primer, first coat, and second coat paint applications. Please clarify masking/cleanup and VOC requirements.**

**Government Response:** Yes, all painting prices must be fully burdened to include prep and cleanup. Yes, all interior paints must meet standard low-VOC requirements of 50 g/L or less.

**Q32: Existing Materials Removal: Please identify the material type of existing corners and chair rail to be removed or reinstalled.**

**Government Response:** Existing corners are typically vinyl, rubber, or metal. For the R&R; line, price the removal and salvaging of these materials. Existing chair rail is typically wood or PVC. Note: Exact materials for future work are facility-dependent.

**Q33: Carpet Removal: For existing carpet removal, identify the type, if adhesive removal is required, and the required substrate condition.**

**Government Response:** Existing carpet is broadloom or tile. Adhesive removal is required. The substrate condition must meet the new flooring manufacturer’s installation instructions.

**Q34: For existing floor tile removal, identify the type, if adhesive/mastic removal is required, and if hazardous material is anticipated.**

**Government Response:** Existing floor tile is typically VCT, LVP, rubber, terrazzo, or ceramic. Yes, adhesive/mastic removal is an inherent requirement. No HAZMAT is anticipated for the Mock Seed Project. Future needs will be defined at the Task Order level.

**Q35: For existing rubber flooring removal, identify the type and if adhesive removal is required.**

**Government Response:** Existing rubber flooring is primarily tiles and stair treads. Yes, adhesive removal is an inherent requirement.

**Q36: The Pricing Schedule has no specific line for ceramic tile removal. Clarify if required and how to price.**

**Government Response:** Yes, ceramic tile removal may be required. Offerors shall use the existing 'REMOVE EXISTING FLOOR TILE' line item to price it.