# AMENDMENT OF SOLICITATION

| 1. CONTRACT ID CODE | PAGE OF PAGES |
|---|---|
| | 1 \| 11 |

| 2. AMENDMENT NO. | 3. EFFECTIVE DATE | 4. REQUISITION/PURCHASE REQ. NO. | 5. PROJECT NO. *(If Applicable)* |
|---|---|---|---|
| **2** | **06/02/26** | | **N3203422** |

| 6. ISSUED BY | CODE | 7. ADMINISTERED BY *(If other than Item 6)* | CODE |
|---|---|---|---|
| **General Services Administration, PBS**<br>**Acquisition Mangagement Divison**<br>**2300 Main Street, Floor 7**<br>**Kansas City, MO 64108** | 0 | **For information contact:**<br>**Maria R. Doedtman** **maria.doedtman@gsa.gov** | |

| 8. NAME AND ADDRESS OF CONTRACTOR *(No., street, county, State and ZIP Code)* | (X) | 9A. AMENDMENT OF SOLICITATION NO. |
|---|---|---|
| | | **47PD5326R0024** |
| Probation Office Renovation<br>Van Sickle Federal Courthouse<br>100 1st Street SW<br>Minot, ND 58701 | **X** | 9B. DATED (SEE ITEM 11)<br>**5/5/2026** |
| | | 10A. MODIFICATION OF CONTRACT/ORDER NO. |
| CODE FACILITY CODE | | 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 [ ] is extended, [XXX] is not extended. **3:00 PM** **06/15/26**

Offers 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** copies 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.

| (X) | |
|---|---|
| | 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 data, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b) |
| | C. THIS SUPPLEMENT AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: |
| | D. OTHER *(Specify type of modification and authority)* |

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

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

Amendment No. 2 includes the following:

1) Contractors questions and GSA answers,

**This concludes Amendment No. 2.**

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 AND TITLE OF CONTRACTING OFFICER *(Type or print)* | |
|---|---|---|---|
| | | Maria R. Doedtman, Branch Chief and Contracting Officer | |
| 15B. CONTRACTOR/OFFEROR | 15C. DATE SIGNED | 16B. UNITED STATES OF AMERICA | 16C. DATE SIGNED |
| (Signature of person authorized to sign) | | BY Maria R. Doedtman Digitally signed by MARIA DOEDTMAN Date: 2026.06.02 14:34:05 -05'00' (Signature of Contracting Officer) | June 2, 2026 |

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Questions and Answers

1. Fed Serve LLC respectfully requests clarification regarding the Past Experience evaluation factor under Section VI.A of Solicitation No. 47PD5326R0024.

The solicitation states that the Offeror must demonstrate successful experience as a Design-Build Contractor responsible for construction of two similar projects completed within the past eight years.

Please confirm whether the Government will consider relevant project experience performed by:

- key personnel proposed for this project,
- predecessor companies or affiliated entities,
- joint venture or teaming partners, and/or
- the Offeror's proposed design partner/subconsultants,

provided those individuals or entities will have meaningful involvement in contract performance.

Additionally, please clarify whether Design-Build project experience that is not identical to the specific scope of this solicitation, but demonstrates comparable construction complexity, management capability, occupied renovation experience, phasing, and Design-Build delivery experience, may be considered acceptable under this factor.

Further, may the Offeror submit projects where the proposed general contractor and proposed A/E design partner previously worked together successfully on projects delivered under a traditional design-bid-build delivery method, rather than Design-Build, where those projects demonstrate similar coordination, construction complexity, and project execution capabilities relevant to this solicitation?

The solicitation references projects of "similar size, complexity, and scope"; however, the solicitation does not appear to define the relative importance of factors such as project dollar value, square footage, occupied renovation requirements, federal versus private facility experience, courthouse/probation facility similarity, ABAAS compliance work, phased construction, or renovation versus new construction experience.

Please clarify what characteristics the Government considers most important in determining whether a project is considered "similar" in size, complexity, and scope, including whether occupied renovation work, phased construction, federal facility experience, ABAAS compliance work, or project dollar value are primary considerations.

Finally, if the Government determines that experience from the above sources is not allowable and the Offeror does not possess directly comparable corporate experience as the prime legal entity, please clarify whether the Offeror would receive a neutral assessment/rating under the Past Experience factor or be determined technically unacceptable.

Answer: The Government will consider work done by the same company or personnel with similar work. The A/E and GC can have worked on DB or DBBs. The most important characteristic for the Government is dollar value in an occupied, secured building. Finally, people that are working on this project will need past experience, as noted above; if no past experience, this is a technically unacceptable rating.

2. Please provide any available as-built drawings for the project area.

Answer: See provided documents in Amendment

3. Please provide revised drawings showing the new breakroom location referenced during the site visit.

Answer: See provided documents in Amendment

4. Where will contractor parking be permitted during construction?

Answer: No parking is available.

5. Is there a preferred access route for the project for workers and material deliveries?

Answer: Most deliveries are at the loading dock and then the contractor either uses the elevator or interior stairs. In some cases, they can use the exterior fire escape stairwell. That will have to be arranged with the marshals service.

6. Will the contractor be permitted to use the elevator to transport materials and debris to/from the work area?

Answer: Yes proper protection and care of the elevator cab is required to protect from damage.

7. Will the contractor be allowed to utilize the loading dock during demolition and construction activities?

Answer: Yes-in the past we have put a big roll off dumpster next to the dock

8. It was mentioned during the site visit that there is a possibility the project may be completed in only one phase. If so, will building occupants remain in adjacent or nearby office areas during construction, or will users vacate the entire work area for the duration of construction?

Answer: If only one phase, occupants will vacate the entire work area for the duration of construction

9. Regarding schedule impacts:
    a. Will days where work is prohibited due to court activities count against the contract duration?

    Answer: No, if construction is stopped due to court the contractor cannot plan for this. Contractor will also not be reimbursed for Government caused delays as this work is in a courthouse and the contractors are aware they will have days where work may not be performed due to court.

b. Based on prior courthouse projects, there are often days where no work is permitted. How much advance notice will the court provide when work restrictions are required?

Answer: We will plan to hold a weekly meeting where we go over the two week look ahead. The court's schedule will mostly be determined at this meeting with 1-2 weeks advanced notice.

10. On the Schematic Design Study dated 10/27/23, both the women's restroom and men's restroom are highlighted. Please confirm whether the men's restroom is included in the renovation scope.

Answer: It is, Men's restroom has less requirement, but needs to be brought to ADA / ABAAS requirements.

11. Are surface-mounted outlets and switches acceptable on existing walls that are not otherwise being repaired? Some renovation area walls appear to be existing plaster construction.

Answer: Yes

12. Schematic Design Study dated 10/27/23 – Additional Questions:

- Are all highlighted rooms to receive new finishes including ceilings, flooring, and paint?

  Answer: Yes

- Do new doors and frames need to match the existing historic-style corridor doors?

  Answer: Yes

- Is demolition of the marble wall covering required in the old restroom and/or the new IT room?

Answer: Contractors are required to provide plywood backing for mounting of equipment. To install this properly marble must be removed.

- Are new window coverings required as part of this project?

  Answer: No existing window coverings are sufficient.

- Is the contractor to abate and renovate the main corridor south of the elevator, including new flooring, ceiling, and paint in that area?

Answer: Only in areas affected by construction inside of probation space where new wall and door are constructed.

13. Are there any historic items, fixtures, or materials that must be salvaged and protected during construction?

Answer: Trim, Doors, Marble shall be protected during construction.

14. Are there specific historic preservation guidelines or standards that must be followed for this project?

Answer: Section 106 applies to this project. It will be a requirement of the design to work with GSA historic preservation office and State Historic Preservation Officer.

15. What work is required in the spaces below the women's restroom and below the new breakroom? Please clarify whether scope includes new ceilings, lighting, paint, flooring, or other finishes in these areas.

Answer: Plumbing shall be tied into existing drain, waste, vent. Under the break room existing ceiling may remain in place. Any damages to ceiling due to install shall be corrected. Under the new women's restroom. Plumbing will be installed and ceiling, lighting shall be installed.

16. What is the appearance standard for walls, chair rail, and base molding for doorways that are deleted and filled in?

Answer: Smooth level 4 to match existing walls.

17. Will all doors be replaced with new doors or is there an expectation to reuse certain doors? Door jambs and trim, also?

Answer: Any salvageable doors, jambs and trims, may be reused. Existing doors may not meet fire code to corridor in which case may need new doors for code.

18. Please specify style and specifications for new office doors and hardware between Probation space and public areas? Is the intent to match the heritage of the building or convert everything to hollow metal frame?

Answer: Match Existing must meet fire code

19. Please specify work scope for new woman's bathroom finishes and fixtures?

Answer: Scope of work requires Marble to match existing. Fixtures shall meet code requirements and plumbing efficiency requirements.

20. It was mentioned that the work schedule may be changed from two phases to one. Which plan should we bid?

Answer: Construction of entire 3rd floor may be completed in one phase however the server rack on the 3rd floor feeds the 2nd floor. Contractor shall provide a solution for minimal downtime to network connections on the 2nd floor, as the network is provided from the 3rd floor.

21. Is there a known requirement to add or subtract HVAC and Electrical capacity?

Answer: No GSA assumes existing capacity is sufficient for the renovated spaces. Ducting may require modifications for air distribution.

22. Do we need to plan for the cost of electrical and mechanical engineers as part of the design process?

Answer: Yes

23. Will any doors in the renovated space have access control?

Answer: Yes

24. Is the hallway partition door at the south end of the public hallway planned for public egress along with fire system controls?

Answer: Yes this door will have access control to be locked at all times. In the event of a fire delayed egress shall be used.

25. Are there any windows planned for the interview rooms or the reception area?

Answer: No windows in the interview rooms. Reception shall have glass window with ballistic requirements outlined in the scope.

26. Who will remove existing office furniture from the construction area and store it?

Answer: Furniture is to be reused. Contractor shall have a moving company remove furniture and store in the areas of vacant space by the GSA office.

27. Will any 3rd floor building occupants remain in the project space during the demolition, abatement, and construction periods?

Answer: GSA, but if the abatement plan requires vacating the entire floor GSA can likely accommodate this.

28. Are any of the walls identified for demolition considered "structural"? Do we need to include a structural engineer during the design phase of the project?

Answer: They are not believed to be. Structural framing drawings were provided with the Amendment. Contractor shall consult a structural engineer to determine what is and isn't structural in the construction footprint.

29. Is there a requirement to rebalance the HVAC system for the third floor after the project is complete?

Answer: Yes, a pre construction TAB and post construction TAB is required.

30. Will probation require or specify additional cooling capacity within the new IT room, such as a split unit?

Answer: The scope requires a split unit to be installed.

31. Is it known how much square footage of asbestos abatement is required? Approximately 2800 sq/ft?

Answer: Asbestos pre alteration is provided with the amendment. Contractors shall consult this document to develop the project requirements for abatement. All areas with asbestos must be abated

32. Is there a target budget for new flooring material? Carpet squares, LVT, Tile?

Answer: See probation / courts specification for finishes

33. Is the 3rd floor public hallway within the project scope?

Answer: The area that will remain public after the wall is constructed is not in the scope of work.

34. Are there requirements for interview room doors and flooring intersections for either sound or security?

Answer: Please refer to the Courts design guide, for ease: All Interview doors to be sound sealed, including door bottoms. All Interview walls (to deck) to have a 55 STC rating. If "walls to deck" is not possible, sound batt the entire room ceiling with 55 STC rating.

35. Is it possible to get the list of subcontractors who participated in the site visit?

Answer: Please see Amendment 1 for sign in sheet.

36. Please clarify regarding the evaluation of Relevant Experience and Past Performance requirements under this solicitation. Specifically, please confirm whether the Government will consider relevant experience and past performance submitted through any of the following:
    a. Key Personnel experience

       Answer: Please see answer in Question 1

    b. Predecessor company experience

       Answer: Please see answer in Question 1

    c. Design partner / Architect-Engineer experience

       Answer: Please see answer in Question 1

37. Additionally, please clarify whether projects performed by proposed team members may be utilized to demonstrate compliance with the solicitation's experience requirements when those entities or personnel will have meaningful involvement in contract performance.

Answer: Please see answer in Question 1

38. Further, please confirm whether comparable federal construction experience performed under GSA, USACE, VA, IHS, or other federal agency contracts may be considered relevant experience even if the referenced projects were not delivered under a formal Design-Build delivery method.

Answer: Yes

39. Please clarify whether separate Representations and Certifications are required to be submitted with the proposal if the Offeror **is currently registered and active in SAM.gov** with current Representations and Certifications completed and maintained therein.

Answer: No separate representations and certifications are necessary if a company is registered with SAM.gov

40. Phasing Expectations - Please confirm whether the Government has a preferred phasing sequence beyond the information currently provided in the solicitation.

Answer: Please see answer in Question 20

41. Temporary Facilities / Occupied Space Requirements -Please clarify whether temporary partitions, temporary HVAC, temporary power/data, or after-hours work will be required to maintain tenant operations during phased construction.

Answer: An IT solution will be required to keep the 2nd floor active. The 3rd Floor can be vacant. The other items listed, please refer to the SOW.

42. Existing System Capacity - Please confirm whether existing HVAC, electrical, and telecom systems have sufficient capacity to support the renovated space or whether upgrades should be anticipated.

Answer: Unless stated in SOW to upgrade, the existing equipment should have capacity

43. Hazardous Materials Scope -Please confirm whether the Government has identified all known hazardous materials within the project area and whether additional unidentified hazardous materials encountered during construction will be handled via modification.

Answer: GSA has provided the known hazardous materials, removal of all known hazardous materials is required by this contract.

44. Furniture & Technology Coordination -Please clarify whether furniture layouts, AV requirements, security systems, and IT/data requirements will be provided by the Government or developed by the Design-Build team.

Answer: Data sketches will be provided by the government during design and should be included in the design set by the contractors design team.

45. Please clarify whether the solicitation includes a formal design deliverable schedule and identify any required design submission milestones, including anticipated review stages (e.g., 35%, 65%, 95%, Final), Government review durations, and required design deliverables for each phase.

Answer: See SOW

46. Please confirm whether the Offeror is expected to develop and propose the complete design schedule as part of the Work Plan and Schedule submission.

Answer: See SOW for design schedule.

47. Please clarify the required design disciplines and design deliverables anticipated under this Design-Build solicitation.

    a. Please identify whether the project requires Architectural, Mechanical, Electrical, Plumbing, Fire Protection, Low Voltage/Data, Structural, and/or other engineering design services.

       Answer: See SOW, its not expected to need Structural drawings however they may be required.

    b. Additionally, please clarify:
        i. Required stamped/sealed design documents

Answer: Yes, North Dakota stamp/seal

ii. Required design submission phases or percentages

Answer:See SOW

iii. Expected design deliverables for each phase

Answer: See SOW

iv. Applicable design standards or criteria

Answer: ND design standards and criteria

v. Whether BIM/CAD standards or drawing format requirements apply

Answer: Yes