

1. Site visit- Not Mandatory but recommended.

Project: BLM-CO GAOA UFO MPLC Warehouse Improvement

Solicitation: 140L1726R0001

Site Visit: September 17, 2026, at 11:00 a.m. MDT

Location: Montrose Public Lands Center, 2465 South Townsend Avenue, Montrose, CO 81401

2. When are final questions due?

Final Questions due October 14, 2026 1200 MD, NOON.

3. What is the offers deadline date?

Responses Due

Date: 10/23/2026

Time: 1200 (Use 24 hour format. Example 2:30 pm = 1430)

Time Zone: MD(UTC-06:00) MOUNTAIN DAYLIGHT TIME, DENVER, USA

4. Limitations on Subcontracting: The procurement is now a 100% Total Small Business Set-Aside under NAICS 236220. Please confirm whether FAR 52.219-14 applies to this procurement and, if so, the applicable compliance basis for this general-construction contract.

For **General Construction**, FAR 52.219-14 establishes these performance rules:

- The **prime contractor must self-perform at least 15%** of the contract value, calculated **excluding materials**.
 - Equivalently, no more than **85% of the contract price (excluding materials)** may be paid to subcontractors who are **not similarly situated** (i.e., not small business concerns under the same NAICS code).
 - This performance requirement ensures that a substantial portion of the work remains in the hands of the prime small business.
5. Reliance on Team/Subcontractor Experience: Section L requires key personnel, subcontracting staff, and past performance/relevant experience. May an offeror rely on the relevant experience and past performance of committed proposed subcontractors/team members when demonstrating technical acceptability, or must the cited project past performance have been performed under the offeror's own prime contracts?

Yes—you may rely on the **relevant experience and past performance of proposed subcontractors or team members** when demonstrating technical acceptability, as long as they are **firmly committed and will perform major or critical aspects** of the work as part of the offeror's proposal.

6. Bonding: The solicitation summary states that bid, performance, and payment bonding “may be required,” while the amended clauses include FAR 52.228-15 and also FAR 52.228-13. Please confirm exactly which bid guarantee, performance bond, payment bond, or alternative payment protection is required, the required percentage/amount, and when each must be submitted.

If your bid is under 150,000 adhere to 52.228-13 and if it is over \$150,000 adhere to 52.228-15.

52.288-15 are applicable for construction contracts that **exceeds \$150,000**, you must require:

- **Performance Bond** (FAR 52.228–15): 100% of original contract price, before work begins.
- **Payment Bond** (FAR 52.228–15): 100% of original contract price, before work begins.

52.228–13) are only for contracts valued between **\$35,000 and \$150,000**

Alternative payment protections shall be 100% of the contract and is required 10 days after the award.

7. Proposal Page Limit: Q&A 1 states the proposal limit is now 10 pages. Please confirm whether the 10-page limit applies only to Volume I and whether resumes, project examples/past-performance narratives, photographs, project schedule, and QC plan count toward that 10-page limit.

Volume I Technical Approach, Qualifications, Project Schedule and Past Performance has a limit of 10 pages.

Volume II Price- Should include only the Bid Schedule in section B or A04 BID SCHEDULE MPLC WAREHOUSE IMPRV.

8. Evaluation Method: The solicitation summary describes LPTA, while Section M also states the CO may select a higher-priced quotation if it provides better value. Please confirm whether award will be strictly Lowest Price Technically Acceptable or a best-value tradeoff.

Best Value.

9. Will Chau Nguyen (cnguyen@ios.doi.gov) be the proposal submission email point of contact?

Courtnei Strickland cstrickland@ios.doi.gov

10. Can you provide name and contact for the solar company or the original contractor who installed the system?

The BLM does not have this information.

11. Can you provide name and contact for the RTU company who maintains the unit?

The RTU does not function and is not being maintained.

12. Who is responsible for moving the supplies shown in the photo on page 10 of 18 of the photos attached to the Solicitation as file “A06_SITE_PHOTOS_MPLC_WAREHOUSE.pdf”?

The BLM will relocate loose materials, supplies, and office equipment, as necessary, for the contractor to complete work.

13. Provide or confirm the following information, if available:

a. Bathroom Plumbing / Showers

- Existing concrete slab thickness.
- Unknown, Contractor is responsible for determining.
- Existing sanitary and water pipe sizes and approximate depths.
- Unknown, Contractor is responsible for determining.
- Existing shower drain sizes and locations.
- Contractor is responsible for determining.
- Existing shower dimensions.
- Contractor is responsible for determining.
- Any available plumbing as-built drawings.
- As-built drawings are not available.

b. RTU

- Existing RTU nameplate/model information and overall dimensions.
- Contractor is responsible for determining.
- Exact existing roof curb dimensions.
- Contractor is responsible for determining.
- Supply and return duct opening dimensions.
- Contractor is responsible for determining.
- Existing gas line size.
- Contractor is responsible for determining.
- Existing electrical voltage, phase, breaker, and disconnect size.
- Contractor is responsible for determining.

c. Warehouse Overhead Door

- Existing door manufacturer/model, if available.
- Not available.
- Exact opening width and height.
- Contractor is responsible for determining.
- Existing track type.
- Contractor is responsible for determining.
- Available headroom, sideroom, and backroom clearance.
- Contractor is responsible for determining.

d. Storage Shed Overhead Doors

- Width and height of the three doors requiring repair.
- Contractor is responsible for determining.
- Manufacturer/model, if available.
- Information not available.
- Panel size/type and existing track/spring type.
- Contractor is responsible for determining.

e. Electrical Panels

- Existing panel manufacturer/model.
- See pictures.
- Voltage, phase, amperage, and main breaker size.
- See pictures.
- Number of available breaker spaces.
- See pictures.
- Existing panel schedule, if available.
- See pictures.

f. Metal Roof

- Existing metal roof panel manufacturer/profile, if available.
- Information not available.
- Roof slope.
- Contractor is responsible for determining.
- Sizes/diameters of the 13 existing roof penetrations.
- Contractor is responsible for determining.
- Approximate LF of ridge, seams, and flashing requiring removal and replacement of sealant.
- Contractor is responsible for determining.

g. Photovoltaic System Repair

- Manufacturer/model and nameplate information of the existing inverter.
- See "A06_PV_CONDITION_ASSESSMENT_MPLC_WAREHOUSE.pdf"
- Manufacturer/model, wattage, and quantity of existing solar panels.
- See "A06_PV_CONDITION_ASSESSMENT_MPLC_WAREHOUSE.pdf"
- Existing array/string configuration and system voltage.
- See "A06_PV_CONDITION_ASSESSMENT_MPLC_WAREHOUSE.pdf"
- Existing disconnect/breaker/combiner box sizes and models.
- See "A06_PV_CONDITION_ASSESSMENT_MPLC_WAREHOUSE.pdf"
- Existing PV one-line diagram, if available.
- See "A06_PV_CONDITION_ASSESSMENT_MPLC_WAREHOUSE.pdf"

h. Warehouse Utility Sink

- Existing hot and cold water line sizes.
- Contractor is responsible for determining.
- Existing sanitary line size.
- Contractor is responsible for determining.
- Approximate distance from the proposed utility sink to the existing water and sanitary connections.

- See drawings, sheets 3 and 4, for approximate distance.

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INSTALLED BY:

**BIG ASS
FAN**



