

B2422 Interior Painting

RFIs

- 1. On-Site Staffing & Key Personnel Roles (Overhead Pricing Impact):** Pursuant to the General Requirements, Section 8, the Contractor must employ separate, non-dual-hatted on-site personnel for the roles of Field Superintendent, Quality Control (QC) Manager, Site Safety and Health Officer (SSHO), and Environmental Manager. For a commercial painting project of this scale (107 unoccupied rooms) with a compressed 60-day performance period, maintaining four distinct full-time management personnel on-site represents a significant pricing driver. Will the Government consider allowing a single qualified individual to dual-hat or combine these roles (e.g., a combined Superintendent/SSHO and a combined QC/Environmental Manager) for this project? **The General Requirement document has been removed from this solicitation. Dual hatting may be permissible as long as the two positions held by one individual do not conflict with one another.**
- 2. Government-Furnished Surface Prep & Warranty Allocation:** SOW Section 2.a states that all preparatory surface work (patching holes, cracks, gouges, spackling, sanding, cleaning, and spot-priming) will be performed by Government craftsmen prior to releasing rooms to the Contractor. Because substrate preparation is the single most critical factor in coating adhesion, how will the Government handle topcoat failures or peeling that result from underlying, pre-existing preparation defects? **Government will release rooms to contractor for painting, concerns of preparation should be brought up at that time.** In the event of a warranty claim, how will the Government partition liability between the Government's preparatory work and the Contractor's paint application? **The Government is responsible for all surface preparation. The Contractor is solely responsible for furnishing specified paint materials and applying them in accordance with the contract specifications, manufacturer's instructions, and good painting practice. In the event of a warranty claim (peeling, blistering, poor adhesion, or similar failure) the Contracting Officer (or designated representative) will inspect the work, review application records, and determine the root cause.**
- 3. Pre-Approved Paint Application Methods:** SOW Section 2.b states that paint must be applied via brush and roller, and that airless spraying with back-rolling is only permitted with prior written approval from the Contracting Officer. To achieve the most uniform, defect-free institutional finish and ensure timely project completion within the 60-calendar-day window, will the Government grant pre-bid approval for airless spraying with immediate back-rolling on all wall and ceiling surfaces, or must

offerors prepare their pricing assuming 100% manual brush and roller application?

Airless spraying with back rolling is permitted.

4. **Phasing Constraints & Room Release Interdependencies:** SOW Section 4 outlines a strict top-floor-down sequence (3rd Floor $\rightarrow$ 2nd Floor $\rightarrow$ 1st Floor) and notes that rooms will be officially prepped and released to the Contractor in writing. To prevent standby labor costs, what is the Government's anticipated daily or weekly room release rate for prepped spaces? Upon Notice to Proceed (NTP) the 3rd & 2nd floors including the end stairwells will be ready for painting. Additionally, if Government craftsmen experience delays in preparing specific rooms on an upper floor, will the Contractor be permitted to skip those rooms and proceed to the next floor phase without violating the sequential phasing restriction or impacting the 60-day period of performance? Yes.
5. **Project Management Personnel / Dual-Hatting**
The General Requirements state that, unless expressly authorized by the Contracting Officer, offerors should assume separate personnel are required for the Superintendent, Quality Control Manager, Site Safety and Health Officer, and Environmental Manager roles. See response to question 1.
6. For this specific painting requirement, will the Government permit a qualified individual to perform more than one of these roles (dual-hatting), provided that the individual meets all applicable qualifications for each assigned role? See response to question 1.
7. **Personnel Qualification Requirements**
Please confirm the specific qualifications, certifications, training, and/or experience required for the Superintendent, Quality Control Manager, Site Safety and Health Officer, and Environmental Manager positions applicable to this project. This project does not require any project-specific certifications or qualifications for the Superintendent, Quality Control Manager, Site Safety and Health Officer, or Environmental Manager positions beyond industry-standard qualifications and experience for commercial interior painting work. The Contractor is responsible for providing personnel who are adequately trained and experienced to successfully perform the required work. Specific qualification requirements will not be evaluated as part of the proposal. No qualification documentation for these positions is required with the bid.
8. **Performance and Payment Bonds**
SF 1442 appears to indicate that performance and payment bonds are not required; however, the General Requirements contain language regarding securing performance and payment surety bonds following award. The general requirements document has been removed from this solicitation. However, there is specific guidance regarding payment protections IAW RFO Part 28.

(a) If the contract price exceeds \$150,000, the Contractor shall furnish both a performance bond and a payment bond in accordance FAR 28.102.

(b) If the contract price is greater than \$35,000 but does not exceed \$150,000, the Contractor shall furnish *one* of the following payment protections selected by the Contracting Officer:

- (1) Payment bond;
- (2) Irrevocable letter of credit;

The selected protection(s) must be furnished after award, but before receiving a notice to proceed or being allowed to start work.

9. Please confirm whether performance and/or payment bonds are required under Solicitation FA489726Q0031. **See response to question #8.**
10. The SOW states 107 dormitory rooms, but our count from the 2422 Layout drawing comes to 117 rooms. The drawing also has no legend, and it highlights the corridors on each floor, along with several other rooms, in cyan, plus one room outlined in red with no label, none of which are named in the SOW text. Could you reconcile the room count, confirm whether the corridors/hallways are included in the scope of work, and explain what the colored outlines on the drawing represent? **The count is 107 rooms, 2 end stairwells. The colored outlines represent measurements conducted by Engineering Assistants.**
11. Could you confirm whether the "SF" and "LF" values listed for each room on the drawing represent floor area and wall perimeter length respectively, whether the stated 81,000 SF total refers to paintable wall and ceiling area or floor area, and provide a typical ceiling height for the rooms, corridors, and stairwells? **The quantities provided on the drawings are approximate. Offerors were encouraged to attend the site visit and perform their own verification and measurements, as the Government will not guarantee the accuracy of the quantities shown which were provided for reference only. FAR 52.236-3, Site Investigation and Conditions Affecting the Work applies to this solicitation which states that offerors must take steps to reasonably satisfy themselves to the locations and conditions affecting the work.**
12. Given the volume of surface area, our crews plan to apply paint using dual airless spray guns with back rolling throughout the project, across all rooms, bathrooms, corridors (if included), and stairwells. Can you confirm this method is acceptable for all surfaces under this contract? **Spraying and back rolling is permitted.**
13. SOW Section 2.a states that all surface preparation, patching, spackling, sanding, cleaning, and spot priming, will be completed by Government craftsmen before rooms are released to the Contractor in writing. Does this Government furnished preparation extend to the corridors, stairwells, and common areas as well, or only to the 107 dormitory rooms? **107 dormitory rooms will be prepped by Gov. The common areas and middle stairwell are not in the SOW.**
14. Are any rooms in Building 2422 known to have moisture, mold, mildew, or failing existing paint that could affect topcoat adhesion or appearance, even after Government prep is completed? **Nothing we are aware of.**

15. Our Sherwin-Williams rep was unable to locate an exact match for "8180 Almond White Semi-Gloss" and indicates it may be a legacy color from a company Sherwin-Williams later absorbed. Is an "or equal" paint match permitted for this specification? **SW 8180 is required for this project. "Or equal" products are not permitted as they cannot guarantee an exact match in color, sheen, aging, or formulation, which will allow for future "spot repairs" to be done by government personnel, which uses SW8180.**
16. The Material Specifications table in the SOW (Section 3) lists only the topcoat, two complete coats of the Semi-Gloss latex, with no primer listed. Is a primer coat required anywhere in this scope (for example, over spot repairs, color changes, or new versus previously painted drywall), or is the two coat topcoats schedule the entire paint system for this contract? **Two topcoats are required.**
17. If the scope includes additional square footage beyond the 107 rooms stated in the SOW, does the 60-day performance period remain fixed, or would the Government consider an adjusted period reflecting the confirmed scope? **60 days is fixed to account for government timelines and use of the facility.**
18. Given base access requires an SFS Form 30 submitted at least two weeks before construction start, and performance must begin within 14 calendar days of NTP, will the Notice to Proceed be issued with enough lead time for us to complete base access processing before the mandatory start date, or should we plan to submit access requests immediately upon award, ahead of NTP? **60 days is inclusive of all administrative, material approvals and lead times, and performance. Base access should be submitted shortly after award to ensure proper timely access.**
19. Is on site staging or storage space available for materials, equipment, and drop cloths between phases, and if so, where? Also, can paint and materials be delivered directly to the site? **You may utilize the parking lot at the dormitory and vacant dorm rooms.**
20. Since SOW Section 1 confirms the building is completely unoccupied for the duration of the contract, can you confirm whether furniture, mattresses, and other movable items have already been removed from the rooms, or whether contractor crews should plan to mask around furniture left in place? **The rooms will be empty of furniture.**
21. SF1442 Item 12a states that performance and payment bonds are NOT required. However, General Requirements Section 2 (Commencement) instructs the Contractor to proceed with securing payment and performance surety bonds upon award, before Notice to Proceed is issued. Could you confirm which of these controls, and whether bonds are in fact required for this award? **See response to question #8.**
22. The solicitation does not include FAR 52.228-5 (Insurance, Work on a Government Installation) or state minimum insurance coverage amounts anywhere. Could you confirm the minimum general liability, automobile liability, and workers' compensation coverage limits expected for base access and contract performance? **This solicitation does not establish specific minimum insurance limits. The successful Contractor must obtain and maintain insurance coverage adequate to protect both the Contractor and the Government from potential liabilities associated with contract performance. Contractors are expected to carry insurance at levels typical for commercial interior painting contracts of this magnitude. Proof of insurance will be required prior to beginning work on the installation.**
23. Please confirm that we are only painting living quarters walls and ceilings and 2 end stairwells walls and ceilings on the top floor of each stair well. **Confirmed.**

24. No hallways or public areas are to be painted. **Correct, only both end stairwells.**
25. Will all patching be done by on-site personnel? **Patching is being worked now by Government, and will be working to stay ahead of paint application.**
26. Painter is to include spot priming of patching in proposal. **Para. 2 a. Gov work.**
27. Window drapes are to be removed and reinstalled after painting by the contractor in each room. **Drapes will be removed by Gov. Contractor paints around brackets.**
28. Please confirm the date Bids are due. **Quotes are due by the time specified in the SAM.gov solicitation (currently set for 09/16 at 2:00 PM MDT)**
29. Are payment and performance bonds required? **See response to question #8.**
30. Is there a specific standard of product specified? For example, Sherwin Williams 200 semi- gloss. **See photo below.**



31. Can the government provide general pictures of the interior space? **Site visit was held on 9 September, general pictures of the interior spaces are not provided, but a general layout of the rooms are provided in the solicitation document "2. 2422 Layout.pdf."**
32. Does the contractor need to be licensed, bonded, and insured in the state of Idaho? We are licensed, bonded, and insured in the state of Washington.
1. **State licensing not required**
 2. **Bonding, see response to question #8.**
 3. **Insurance, see response to question #22.**
33. Are doors & door frames to be painted? **No**
34. Please confirm if Dual hatting will be allowed for this project. **See response to question #1.**
1. **Site superintendent can cover Q.C. and site safety?**

2. Project manager can cover environmental?