Payette HVAC worked research case

Reader key: RFQ means request for quotation; NTP means notice to proceed; CO means contracting officer; SF1442 is the solicitation, offer and award form. SOW means statement of work; LS means lump sum.

Source checked 14 October 2026: 167 selected units / 28,177 characters. The retained 12 October packet contains 1,331 fragments / 153,474 characters, including three repeated unit keys; this is not a unique-coverage percentage. Complete 12 October text remains retained, not freshly reread in full; engineering drawing pixels/takeoff and company eligibility are separate. Current notice: https://sam.gov/opp/bdfd76f0dd2141b6b41280a870e56ae9/view

Trade and notice

Recorded Forest Service RFQ 1240LT26Q0199 concerns HVAC repair/replacement across Payette National Forest; total small-business set-aside.

Source: Notice; doc5 ¶1-17.

Next check: Keep broad plumbing/heating/air-conditioning code context separate from description-selected HVAC services; confirm eligibility/registration and ambiguous size wording.

Do not infer: 238220 is an HVAC-only market, company eligibility, or a statutory dollar unit silently inferred from source $19.0.

Bought base work

The notice/August scope names Helibase outdoor condenser, Krassel outdoor coil and Council propane heater.

Source: Notice; doc4 ¶7-9,19-23,57-92; doc5 ¶27-49,73-75.

Next check: Clarify Fawn Hall versus Krassel and repeated base item 2; obtain a controlling line-to-site/scope mapping before takeoff/pricing.

Do not infer: A resolved equipment count or silently substituting Krassel for the scheduled Fawn Hall line.

Helibase indoor work

August explicitly replaces the indoor coil; July says retain the existing indoor unit.

Source: doc3 ¶57; doc4 ¶59-64.

Next check: Compare retain-unit wording with replace-coil wording; request controlling scope without presuming that they are irreconcilable or that a new filename alone governs.

Do not infer: Indoor-coil work already resolved or total indoor-unit replacement required.

Krassel scope ambiguity

The heading/instruction is coil replacement but a following line says existing outdoor condenser unit to be removed.

Source: doc4 ¶88-92.

Next check: Ask which Krassel coil-replacement or condenser-removal work is required; cite both statements.

Do not infer: Verified complete condenser replacement or a price based on only one interpretation.

Optional scope mapping

Supervisor repairs involve three systems; July also has an Option B reconfiguration, while the RFQ/SF1442 price structure contains only Option A.

Source: doc3 ¶165,240-259; doc4 ¶133-207; doc5 ¶51-63; doc6 p3.

Next check: Clarify which optional work and schedule lines control; distinguish repairs from upgrades/reconfiguration.

Do not infer: July Option B is ordered, priced automatically under Option A, or guaranteed future revenue.

Equipment and quantities

A U2 fault shuts down 24 air handlers; a monitor/conditioner is specified for each of three condensers. One lump-sum job is not an equipment/visit count.

Source: doc4 ¶205-207; doc3 ¶237-239; doc5 ¶27-63.

Next check: Separate affected equipment, ordered installations and lump-sum job pricing; obtain the original drawings for an engineering takeoff.

Do not infer: 24 air-handler replacements, 24 visits, or multiplying LS quantity 1 into unit quantities.

Deadline and questions

The current catalog gives 19 October 2026 at 16:00 Central / 21:00 UTC. SF1442 gives 1500 local at the Ogden issuing address.

Source: Fresh notice; doc6 p1; doc5 ¶709-710.

Next check: 15:00 America/Denver equals 16:00 Central if local means Ogden. Verify controlling receipt/time-zone instructions. Questions by email are due no later than the day before quotes; site visit encouraged, not mandatory (¶653).

Do not infer: A proven one-hour conflict or an invented exact question cutoff hour.

Performance and clocks

RFQ says 30 days from NTP; SF1442 says begin within 15 and complete within 30 after NTP, with negotiable text. July says 60 and dated starts differ; continuation says Winter 2026.

Source: doc3 ¶36-38; doc4 ¶39-41; doc5 ¶651; doc6 pp1,3.

Next check: Obtain written controlling performance period, NTP and lead-time assumptions; keep 60-day price validity separate.

Do not infer: 15+30 = 45 days, an automatic extension, a current July/September start, or a guaranteed winter schedule.

Experience versus rating

At least two similar completed projects within five years are minimum technical evidence; projects should show relevant HVAC/mechanical work. Neutral past performance means no record, not waiver of minimum project submission.

Source: doc5 ¶662-670,683-694.

Next check: Keep six project fields and evidence relevance; separate experience, major-subcontract past performance and acceptable/neutral/unacceptable rating.

Do not infer: Government-only examples, automatic qualification from neutral rating, or subcontract performance automatically replacing quoter experience.

Delivery and exceptions

The response shall identify staffing, equipment/subcontractors, availability/lead times and constraints; explain limitations or affirm all SOW requirements if none.

Source: doc5 ¶672-680.

Next check: Describe staffing, equipment, subcontractors, availability, lead times, constraints and exceptions using RFQ paragraphs 672-680. Provide experience projects separately under paragraphs 662-670.

Do not infer: A schedule plan is merely optional or supported by experience-list citation 663-670.

Evaluation

Technical acceptability is screened first; award is to the responsible technically acceptable quoter with lowest evaluated price and no nonprice tradeoff.

Source: doc5 ¶656-657,696-700.

Next check: Use plain-language technical gate before price; anticipated fixed-price award is not an awarded price.

Do not infer: Lowest raw quote automatically wins regardless of technical capacity/responsibility.

All-base/options pricing

All individual base and option items require pricing. Evaluation adds every option to base; significantly unbalanced options may be unacceptable. Evaluation does not obligate exercise.

Source: doc5 ¶648-649,682,701-702.

Next check: Reconcile the conflicting schedule, price every controlling line, and keep evaluated total distinct from exercised amount or annual revenue.

Do not infer: Options are guaranteed orders, blank dollars mean zero/free work, or only base pricing is sufficient.

Offer validity

Prices must remain firm for 60 calendar days from the specified receipt date.

Source: doc5 ¶707-708; doc6 p1 item13d.

Next check: Display validity separately from NTP performance and 15-day bond submission.

Do not infer: 60 days is the completion period or a clock starting at award.

Payment protection and bonds

Recorded payment protection is 100% of contract price, due within 15 days of award, for performance plus one year. SF1442 requires performance/payment bonds within 15 days and no offer guarantee.

Source: doc5 ¶478-490; doc6 p1.

Next check: Confirm protection at 100% of contract price, within 15 days after award, for the full performance period plus one year, using RFQ paragraphs 478-490. Reconcile concurrent bond/letter-of-credit clauses and SF1442 without assuming a substitute is approved.

Do not infer: No bid guarantee means no bonds/cash requirement, a generic threshold overrides the source, or protection duration is equipment warranty.

Progress and final payment

Monthly progress requests may be made with proper support/certification and CO approval; approved proper requests carry a 30-day provision except the security condition.

Source: doc5 ¶581-617,638-644.

Next check: Carry offsite authorization/title, adequate security, paid bond-premium proof, unsatisfactory-progress retention up to 10%, final completion/acceptance/voucher/release and undefinitized-only 80% exception.

Do not infer: Unconditional Net 30, upfront equipment finance, automatic 10% retainage, or an 80% cap on every payment.

Insurance

Employer coverage at least $100,000 subject to stated state-fund exception; bodily general liability $500,000 per occurrence; property amount $X is unfilled. Auto/aircraft conditions are source-specific.

Source: doc5 ¶819-825.

Next check: Keep the $X property requirement unresolved and conditional auto/aircraft/employer exceptions beside cost planning; do not insert a guessed amount.

Do not infer: Property insurance is zero/not required or every aircraft limit applies without aircraft use.

Wage uncertainty

Retained Building/county/craft wage determination and construction clauses coexist with service-labor boilerplate, $XX.XX and three concurrently selected construction adjustment methods.

Source: doc1 pp1-6; doc5 ¶190-205,285-309.

Next check: Clarify applicable labor classification, determination and adjustment method before labor pricing; preserve current-source conflict instead of choosing silently.

Do not infer: One generic HVAC wage, a verified $XX.XX rate, or a selected adjustment method resolved from extraction alone.

Warranty and approvals

Helibase/Council specify at least five-year equipment warranties. Control-wiring changes may be requested; substantial change approval/payment is not assumed.

Source: doc4 ¶61-64,85,131; doc5 ¶278-279.

Next check: Keep equipment warranty and incorporated construction warranty distinct; confirm compatibility, suppliers, lead times, piping and damaged wiring.

Do not infer: Universal five-year construction warranty or an automatically paid modification.

Occupied sites and incidental costs

Employees retain access; traffic-interfering work requires approved handling plans; staging needs approval, no camping, and travel/weather/clean-office obligations affect cost.

Source: doc4 ¶25-37,209.

Next check: Carry conditional approval trigger and incidental costs into delivery/cash assumptions.

Do not infer: Every work activity needs the traffic plan or travel/weather costs are separately reimbursed automatically.

Historical measure and delivery access

Use the retained 12 October numerical edition with its exact denominators, available-history definition and broad-code/description scopes. Case recheck is 14 October; full retained text is 12 October.

Source: Retained numeric review; raw/SQL/ledger hashes; fresh projection scope.

Next check: When comparing recent award sizes, define new as first recorded action in available history and require positive funding plus reconstructed full potential above $1. Use the current /learn/ connection guides. Local draft files do not prove live member delivery.

Do not infer: 14 October market refresh, all-record specialty proof, nearby pipeline, or forecast equals open bid.