Solicitation: 140P6326Q0020
Nicodemus National Historic Site Refinish Township Hall Flooring
Questions and Answers

Question 1:
The solicitation states that the Government does not intend to conduct a site visit; however, the Statement of Work urges bidders to visit the job site and examine existing conditions. Can contractors schedule an individual site visit or request a photo/video walkthrough before the quote deadline?

Government Response:
Offerors may perform an independent, unescorted site visit any time Thursday through Monday between 8:00 a.m. and 5:00 p.m. No Government-facilitated or COR-led site visit will be conducted, and Government personnel will not be available on site. Offerors are responsible for ensuring compliance with all site safety requirements and for assessing existing conditions during their visit.

Question 2:
Are contractors allowed to visit Township Hall during normal park hours to view the floor, or must any visit be coordinated through the Contracting Officer and/or COR?

Government Response:
Offerors may perform an independent, unescorted site visit any time Thursday through Monday between 8:00 a.m. and 5:00 p.m. No Government-facilitated or COR-led site visit will be conducted, and Government personnel will not be available on site. Any technical questions need to be emailed to the Contracting Officer.

Question 3:
Are current photos available showing the full floor, damaged plank areas, perimeter walls, baseboard locations, piano locations, and areas requiring subfloor repair?

Government Response:
Photographs depicting the existing conditions, including the areas referenced in the question, are included in the Statement of Work (SOW) attachments.

Question 4:
Is the contractor responsible for moving the two pianos, or will the Park relocate them before work begins?

Government Response:
Protection of Existing Items
NPS staff will remove all items except the pianos and front desk. The pianos will be relocated to the entrance area at the front of the building, where no lifting is needed to move them. The front

desk and all other items are to be stored on the stage. Removing them from the work area needs to be coordinated with the COR regarding timing of relocation and return.

viii. **Reinstallation and Protection**
The Contractor shall protect the new floor finish during the return of all items. Special care is required when moving heavy objects such as pianos and desks. Non historic elements, such as the front desk, may be temporarily disassembled to allow relocation and shall be reassembled after work is complete.

Question 5:
Are the historic/exhibit items listed in the SOW to be moved by the contractor, the Park, or both?

Government Response:
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Question 6:
For the approximately 175 LF perimeter relief/chamfer cut, are there any areas where wall paneling, historic trim, or exhibit materials cannot be disturbed?

Government Response:
See response for Questions 4 & 5.
The faux wood wall paneling and similar trim is not historic.

Only the wood trim along the south wall is historic. It needs to be removed for the project scope. Any new holes will be filled, sanded, primed, and painted.

Question 7:
For the new ¾" x 5.5" baseboard, should the contractor match the existing wood species and stain/finish exactly, or is paint-grade or field-finished material acceptable if approved by sample?

Government Response:
New trim finish paint will need to match the current wood trim. Sample will need to be approved by COR.

Question 8:
For the approximately 5 SF plank replacement and 5 SF subfloor replacement, are the marked repair locations shown on Appendix B the only anticipated areas, or should contractors carry an allowance for hidden damage?

Government Response:
The marked repair locations in Appendix B are approximate areas. The identified locations represent the Government's current understanding of areas requiring plank and subfloor repair. The Contractor is not required to include an allowance for additional concealed subfloor damage beyond the indicated locations based on visible existing conditions at the time of site observation.

All flooring areas are generally accessible and observable during normal site conditions when cleared for use or inspection.

Question 9:
Does the Government require Bona Traffic HD specifically, or will an approved equal water-based commercial-grade finish be considered?

Government Response:
See 9.3 in Statement of Work: Approved Equals.

Question 10:
Are contractors required to use dustless sanding equipment and temporary containment barriers throughout the work area?

Government Response:

Reference SOW. 3.2 Field Finishing A. Surface Preparation and Sanding. A1 through A7.

Question 11:
Will Township Hall be fully closed to the public during flooring work, including finish cure time?

Government Response:
Reference the Statement of Work. 3.1 Conduct of Operations Item D. Public use of Site.

Question 12:
Are there any known hazardous material concerns, with the existing floor finish, adhesives, baseboards, or paint?

Government Response:
No hazardous materials are known to be present in the project work area associated with the floor finish, adhesives, baseboards, or paint. The building has been assessed as lead-based paint free in the areas of work.

Asbestos-containing materials are present in other non-work areas of the facility, including sealed window glazing components behind interior storm windows and duct tape insulation material located in the basement. These materials are not part of the scope of work and are not expected to be disturbed under normal execution of the project.

Question 13:
Should the quote include the cost for the wood plank finish sample, baseboard samples, mockup for subfloor/plank repair, and mockup for the perimeter relief cut?

Government Response:
All requirements for samples and mockups are specified in the Statement of Work. The Contractor shall include all associated costs in the quote price.