Payette: a practical HVAC pursuit

Dated teaching case

1240LT26Q0199; Forest-wide HVAC Repairs and Upgrades; McCall/Council, Idaho; NAICS 238220, PSC J041; total small-business set-aside. Checked 10 Oct 2026. https://sam.gov/opp/bdfd76f0dd2141b6b41280a870e56ae9/view

Notice plus all six available bound documents captured: construction wage determination, drawings, July scope, August scope, RFQ and Standard Form 1442. Referenced specifications/schedule revisions still need controlling-document confirmation.

Why this case

This requirement connects project evidence, equipment lead times, multi-site scope, option pricing, bonding and progress-payment support. It also demonstrates why a bidder must resolve conflicting document versions.

The Coeur d'Alene, Cascade and Boise historical awards are separate examples, not proven Payette incumbents.

Deadline and site review

Quote due 19 Oct 2026. The source form says 1500 local at the Ogden issuing office; notice tool shows 1600 Central / 2100 UTC. Confirm current receipt/time-zone instructions before submitting.

Site visits are encouraged; no scheduled mandatory visit is stated in the RFQ. Use actual notice contacts and instructions; this resource does not send a question or reserve a visit.

Confirm the controlling work and schedule

Base and optional scope

Notice/August scope identify Helibase condenser, Krassel coil and Council propane heater work, plus optional Supervisor's Office systems. July scope includes Fawn Hall return grilles; the RFQ schedule also lists Fawn Hall while its description identifies Krassel.

Confirm current item schedule, sites, quantities, specifications and drawings. Older drawings give existing-system context, not proof of current as-built conditions.

Schedule conflicts

RFQ paragraph 651: complete within 30 days from receipt of notice to proceed. SF1442 page 1: begin within 15 days and complete within 30 days of notice to proceed, with negotiable box checked.

Older July scope says 60 days; August scope uses a past September start; SF1442 continuation says Winter 2026. Do not impose a contractor-selected period. Ask for written controlling dates and lead-time treatment.

Equipment and warranty

Match compatibility, replacement/removal, code, access and disposal to the actual specified units. Five-year equipment warranties are specified for the Helibase/Council units; this is not a universal warranty on every material or the entire contract.

Prove experience and a technically acceptable response

Completed-project requirement

RFQ paragraph 662: at least two completed projects within the past five years, similar in size, scope and complexity. Supply names, locations, customers, approximate values, completion dates and points of contact. The stated requirement is not government-only.

Describe assigned personnel, equipment/subcontractors, lead times and constraints. List exceptions or affirm compliance with every requirement.

Past performance is separate

The RFQ uses Acceptable, Neutral and Unacceptable past-performance ratings. A firm without relevant past-performance history may receive Neutral; that does not waive the minimum similar-project experience submission.

Evaluation and options

Lowest price technically acceptable: evaluate technical acceptability first, then lowest fair and reasonable evaluated price. This is not a non-price tradeoff.

Price every base and optional line item. All options enter price evaluation; exercise remains conditional. Unbalanced prices may be unacceptable. Keep optional work and schedule separate from a guaranteed award.

Price, bonds and cash as one plan

Own cost inputs

Get current equipment/supplier quotes and lead times. Price crew, travel, access, disposal, subcontractors, warranty, bonds and labor compliance. The incorporated construction wage determination is by craft and county; confirm its current revision.

RFQ permits monthly progress requests subject to contracting-officer approval and proper certified support. Maintain itemization, payroll/subcontract-payment evidence and required access/security records.

Bonds and offer validity

SF1442 requires performance/payment bonds within 15 calendar days after award. No bid guarantee is indicated. Verify award terms and obtain actual bonding capacity.

Offer acceptance period is at least 60 days from quote due date; that period is separate from the 30-day completion requirement.

Conditional payment rules

Approved proper progress requests: within 30 days, except the stated security condition in paragraph (g). This is not unconditional payment 30 days after any invoice.

Retainage up to 10% applies where satisfactory progress is not made, not automatically on every invoice. Completion/protective withholding and separately accepted work conditions also matter.

The 80% limitation in the clause applies only to undefinitized contract actions, not ordinary fixed-price invoices. Bond-premium reimbursement requires a request and proof premiums were paid. Final payment requires completion/acceptance, proper voucher and release conditions.

Next action

Use the matrix and worksheet to document scope/schedule clarifications, actual project proof, equipment lead times, bonding, price assumptions and cash. Separate verified sources, any recorded Qualified Bid recommendation and your own dated decision.