Carson City: a building-renovation pursuit

Dated source snapshot

47PD5526Q0051. General Services Administration buys Federal Highway Administration office renovations at 705 N Plaza St, Carson City, NV 89701. Total small-business set-aside; firm fixed price. Latest notice and eight listed documents checked 10 Oct 2026.
https://sam.gov/opp/c879b4befcd64d0bad2b7e6a842213e6/view

Why this example

A small office renovation teaches scope coordination, amended dates, project evidence and payment protection. Nevada/Reno history provides context; the case is not a claim that this is the strongest market or a proven recompete.

Amended dates and duration

Amendment 0002 p3 extends the quote deadline to 28 Oct 2026 16:00 Pacific / 18:00 Central. Round 2 questions are due 13 Oct at those times, on the original Google form, one question per entry; unanswered prior questions must be resubmitted. The September site walk has passed.

RFQ pp3–4: estimated $50,000–$100,000 ($0.05M–$0.10M), not an awarded price. Performance is 60 calendar days from Notice to Proceed; do not treat indicative form dates as guaranteed start dates.

Reconcile scope before takeoff

Amended work

Amended Q&A pp1–2 clarifies common-corridor sound masking, one new door and an STC 45 wall. STC means Sound Transmission Class; it is not a fire-rating equivalence. Government-furnished audiovisual equipment still requires the specified power/data coordination.

Revised scope pp2–4 requires field verification, submittals, occupied-office coordination and scheduling. Separate specified quantities from missing dimensions; do not guess plans or takeoffs.

Complete package and unresolved items

Amendment 0002 adds Attachment F, Floor Plan Drawing. It is not separately identified among the eight retrieved documents. Confirm its availability and review it before completing pricing. Also obtain/check the referenced 2005 asbestos survey and clarify unresolved specification choices.

The Q&A says the government performs asbestos testing and a change order is likely if abatement is needed. That is conditional; it does not prove asbestos is absent or promise payment for every unforeseen cost. Use the authorized question route.

Prove experience and submit the required quote

Experience is specific

RFQ p20 requires two similar-project narratives, one page each, for projects completed within three years of the original 8 Sep 2026 issue date. Own experience or JV/subcontractor experience may be used when that participant performs major or critical aspects. Identify the actual contribution and mapped evidence. Relevant projects also require prime in-house full-time on-site key personnel and self-performed construction management, with similar magnitude; retain the requested project data and scope narrative.

Keep the evaluation condition

RFQ p8 contains neutral treatment language for absent relevant performance history; pp20–21 retain mandatory project narratives and possible CPARS review. Ask the contracting officer how these apply together; do not conclude that no experience proof is required.

Clarify the p8 ordering-procedure language and any vehicle-access restriction. No specific parent vehicle is established here; do not infer either unrestricted access or a confirmed vehicle requirement.

Six PDF volumes

RFQ pp5–6: SF1442; technical approach (two pages); similar projects (two total pages); detailed price breakdown; applicable amendment acknowledgments; applicable representations/certifications. Amendment 0002 requires signed SF30 blocks 15A–15C.

Emails must be no larger than 25MB; sequence multiple messages. Use the specified contracting officer/specialist and confirm receipt. Marketing material and recommendation/support letters are prohibited.

Price, protect and finance the work

Contract-specific protections

RFQ p4 requires payment protection for 100% of contract price within ten days after award, covering performance plus one year. A payment bond is preferred; an irrevocable letter of credit is an alternative. Insurance is also due within ten days after award, maintained throughout performance, with written notification before work. Resolve any conflicting bond form/clauses with the contracting officer.

Price and cash

Revised scope p2 and RFQ p21 require labor/material quantities, rates and extensions. Include prevailing wages/fringes, trade coordination, submittals, access, insurance, protection fees, overhead and profit. Use your own vendor terms and capital inputs.

Inspection precedes invoicing (revised scope p4). Read the actual payment clauses and SF1442 GSA finance instructions. Do not assume Net 30 or that a letter of credit has no capital cost.

Own the pursuit decision

Keep complete plans, eligibility, project proof, priced scopes, schedule and cash checks with owners and dates. Separate source facts, any recorded Qualified Bid recommendation and your own decision. A team lead is not a signed commitment. This is a dated teaching case; refresh status before acting.