GOVBIDAGENT • FEDERAL DISCOVERY DEMONSTRATION

ILLUSTRATIVE ONLY — NOT A QUOTATION OR SUBMISSION

Janitorial Services Blackduck Ranger District

Source-grounded technical response, management plan, compliance crosswalk, and independently disclosed illustrative price model

SOLICITATION
12444627Q0008 — Combined Synopsis / RFQ

AGENCY
USDA Forest Service • Chippewa National Forest

PERFORMANCE LOCATION
Blackduck, Minnesota

OPPORTUNITY SOURCE
GovBidAgent federal Discovery record

RESPONSE DEADLINE IN SOURCE
Nov. 16, 2026 • 5:00 p.m. Central

PERIOD OF PERFORMANCE
Jan. 1, 2027–Dec. 31, 2031 with options

What is real: The federal notice and its publicly posted Statement of Work, Schedule of Items, SF 1449, wage determination and corrected experience questionnaire. **What is illustrative:** The bidding company, staffing productivity, proposed controls, costs, prices and capabilities. They are not government-approved or contractor-verified.

Prepared as an editorial demonstration of a possible Discovery → Bid Intelligence → Proposal Builder workflow. This is not an assertion that GovBidAgent autonomously generated or submitted this particular document. The named government requirement remains subject to official modifications.

Reader's Guide — Scope and Verification

RECURRING OFFICE SERVICE	BUNKHOUSE DEEP CLEANS	MODEL BASE-YEAR QUOTE
2× weekly	**2/year**	**$31,300**

The response is organized around the actual Blackduck scope, not a generic fictional office building. It deliberately stops short of claiming that a bidder has completed site verification, signed the required forms, supplied past-performance contacts or secured award eligibility.

Evidence label	Meaning	Example
SOURCE	Confirmed in public attachment reviewed October 30, 2026	SOW §2; Schedule of Items p.1
ILLUSTRATIVE	Reasoned working assumption or example contractor response	5.0 labor-hours per visit; planned quality checks
VERIFY	Must be resolved by actual contractor before any submission	Facility walkthrough, forms, workforce, wage/fringe obligations

1. Executive Response

Illustrative offeror: Northwoods Facility Operations LLC (fictional). The proposed service model would staff two scheduled weekly cleaning visits for the Blackduck District office, maintain monthly garage/shop restroom service, and organize semiannual bunkhouse cleaning and periodic specialty tasks around the specified government workday. The Forest Service's furnished routine supplies and equipment would be inventoried and used under agency direction, while the contractor would provide travel and carpet shampoo equipment/materials consistent with the SOW.

The project manager would maintain an auditable service calendar and a location-level checklist. A lead cleaner would verify access, staff coverage, priority requests, and task completion during each service visit; inspection results, exceptions, and corrective actions would be recorded for the Contracting Officer's Representative. This model is contingent on validation of the actual floor areas, cleaning loads, security restrictions and staffing availability.

> **Contractor decision gate:** No legal offer is made by this document. The company, signer, SAM registration, small-business eligibility, experience, site familiarity and final unit prices require a real offeror's confirmation.

2. Source-to-Response Compliance Crosswalk

Requirement / source	Proposed response or evidence	Owner	Status
Office cleaning Monday and Thursday — SOW §2	104 visits modeled annually; supervisor-validated visit log	Site lead	Illustrative
Garage/shop restroom monthly — SOW §2	12 planned visits; checklist separately recorded	Site lead	Illustrative
Bunkhouse twice yearly — SOW §2; cleaning detail	April and November deep-clean work orders	Project manager	Illustrative
Carpet shampoo June and November — SOW p.3	Equipment/staff schedule and post-service inspection	Specialty lead	Illustrative
Office windows April and September — SOW p.3	Two planned sessions; access/safety controls	Specialty lead	Illustrative

Requirement / source	Proposed response or evidence	Owner	Status
Work only during 0800–1600, Monday–Friday — SOW §3	Time-bound site access; no after-hours assumption	Project manager	Illustrative
Forest Service furnishes routine supplies/equipment — SOW §1	Separate property inventory; contractor brings transport and shampoo gear	Site lead	Illustrative
Monthly + twice-yearly pricing, base plus 4 options — Schedule pp.1–2	Five-year line-item model aligned to CLIN units below	Pricing reviewer	Illustrative
SF 1449, Schedule, corrected Experience Questionnaire — posted RFQ package	Real offeror must complete, sign and validate attachments	Authorized signer	VERIFY

Crosswalk references the USDA Statement of Work and Schedule of Items supplied with RFQ 12444627Q0008. It is not a complete clause-by-clause compliance determination.

3. Site-Specific Technical Approach

Area	Source scope	Method & evidence	Frequency
First floor: 3 restrooms, lobby, mailroom, conference room, two office wings, entries	SOW §2; restrooms/public spaces	Disinfect touchpoints; clean fixtures and mirrors; replenish supplied consumables; vacuum and mop; log exceptions	Monday & Thursday
Basement: restroom/shower, kitchen/conference, workout room, storage and stairs	SOW §2	Shower descale; kitchen/sink sanitation; equipment wipe-down; floor care and inspection	Monday & Thursday
Waste collection	SOW pp.2–3	Empty desk/restroom bins and transport waste to warehouse dumpster; verify no unsecured waste remains	Each office visit
Garage/shop restroom	SOW §2	Separate monthly restroom checklist; secure access and supply replenishment	Monthly
Bunkhouse: 6 bedrooms, 2 baths, living room and kitchen	SOW §2 and p.3	Clean cabinets, rooms, windowsills, floors, kitchen and bathrooms; sign off on room inventory	April & November
Periodic care	SOW p.3	Shampoo carpets June/November; wash windows April/September; monthly chair/baseboard and annual bin care	Per SOW calendar

Start of each visit

1. Verify assignment, personnel and access.
2. Check supplies furnished by the agency.
3. Inspect priority conditions and wet-floor hazards.
4. Assign zones with an accountable lead.

End of each visit

1. Inspect sanitary fixtures and high-touch areas.
2. Confirm all cleaning tools and waste are secured.
3. Record exceptions, supplies and repairs.
4. Send a concise exception/status summary to the COR.

4. Staffing, Workload & Transition Plan

The facility employs approximately 20–35 personnel depending on season (SOW §2), but the SOW does not provide a verified total cleaned square footage. The following is a **labor-planning example, not a productivity promise**. A pre-performance walkthrough and floor plan review must validate it.

Activity	Illustrative hours	Annual occurrences	Annual labor-hours
Two-person office cleaning team / 2.5h each	5.0 per service visit	104	520

Activity	Illustrative hours	Annual occurrences	Annual labor-hours
Monthly garage/restroom & special office deep tasks	3.0	12	36
Carpet shampoo	10.0	2	20
Window washing	10.0	2	20
Bunkhouse cleaning	8.0	2	16
Annual wastebasket wash	5.0	1	5
Project manager / QC review	4.0 per month	12	48
Total illustrative annual labor			**665 hours**

Mobilization: first 10 business days

Confirm access points, government-furnished equipment, chemical inventories, material staging, cleaning sequence, floor plan quantities and reporting cadence. Obtain actual staffing coverage and verify insurance, site security and required background screening before service.

Absence and seasonal coverage

Identify a trained relief worker before start. Use substitute coverage during peak occupancy and heavy snow tracking, and arrange a government-approved schedule change rather than entering outside permitted hours.

5. Quality Control, Safety & Communication

Control	Internal proposed measure	Verification
Service completion	100% of scheduled visits logged; exceptions explicitly noted	Dated visit checklist and lead acknowledgment
High-touch sanitation	Lead verifies restroom fixtures, switches, handles and kitchen surfaces each visit	Task-specific signoff; photos only if site allows
Deficiency response	Acknowledge a COR-notified issue during the next staffed business window; urgent items escalated immediately	Issue log with owner, deadline and closure note
Periodic task completion	100% of planned monthly, semiannual and annual tasks tracked	Master calendar and separate specialty work orders
Supplies & asset custody	Inventory shared equipment; identify shortages without unauthorized substitution	Supply variance log and agency handoff

Safety controls: Follow product labels and applicable hazard communication/SDS requirements, prevent slip hazards, separate dirty and clean tools, secure cleaning chemicals, use appropriate PPE, comply with access restrictions and document any injury or unusual condition promptly. Window and carpet work requires a site-specific safety assessment.

The measures above are illustrative contractor targets; they are not stated government acceptance metrics. The actual solicitation and COR instructions take precedence.

6. Illustrative Five-Year Schedule of Items

The official Schedule of Items requires a monthly unit price (12 months) for Blackduck janitorial service and a per-clean unit price (two occurrences) for the bunkhouse in each of the base year and four option years. These numbers are **hypothetical bid-model outputs only**.

Period	Janitorial CLIN 12 months × unit	Bunkhouse CLIN 2 cleans × unit	Illustrative annual total
2027 Base (0001/0002)	12 × $2,500 = $30,000	2 × $650 = $1,300	**$31,300**
2028 Option 1 (1001/1002)	12 × $2,575 = $30,900	2 × $670 = $1,340	$32,240

Period	Janitorial CLIN 12 months × unit	Bunkhouse CLIN 2 cleans × unit	Illustrative annual total
2029 Option 2 (2001/2002)	12 × $2,652 = $31,824	2 × $690 = $1,380	$33,204
2030 Option 3 (3001/3002)	12 × $2,732 = $32,784	2 × $711 = $1,422	$34,206
2031 Option 4 (4001/4002)	12 × $2,814 = $33,768	2 × $732 = $1,464	$35,232
Illustrative five-year total, if all options exercised			**$166,182**

Official SF 1449 contract line items are not identical to the more granular Schedule of Items. An actual offeror must complete all required agency form fields and reconcile any changes before signature.

Base-year cost build — explanatory worksheet, not supplier quote

Cost element	Illustrative assumption	Annual amount
Cleaner labor wages	617 hours × $22.50	$13,882.50
Supervisor / QC wages	48 hours × $30.00	$1,440.00
Fringe / benefits planning allowance	665 hours × $6.00; not verified against legal requirement	$3,990.00
Employer payroll burden	15% × $15,322.50 wages	$2,298.38
Transportation, specialty equipment / shampoo	Planning allowance	$2,500.00
Insurance and administration	Planning allowance	$1,800.00
Illustrative modeled cost		**$25,910.88**
Price less modeled cost		**$5,389.12**

Wage compliance: Official attached Wage Determination 2015-4955, Revision 33 (August 12, 2026), lists Janitor classification 11150 at $18.46 per hour, with additional fringe requirements. The $22.50 wage and $6.00 fringe shown here are hypothetical planning inputs, not a legal opinion or confirmation of actual contract compliance. A real offeror must verify classification, benefit obligations, labor mix, applicable taxes and local costs.

7. Risk & Escalation Register

Risk	Illustrative mitigation	Owner
Incomplete floor plan measurements	Walkthrough and asset register prior to final pricing; revise visit hours as needed	Pricing reviewer
Snow-season soil loading	Priority entryway matting and approved wet-floor protocol; report extra conditions	Site lead
Government-furnished supply shortages	Document inventory and request replenishment; no unauthorized chemical substitutions	Site lead / COR
Custodial absence	Relief employee trained to current access/SOW checklist	Project manager
Specialty task access or weather limitations	Pre-schedule window/carpet jobs, obtain approved alternate date when necessary	Project manager

8. Final Submission Package — Pending Contractor Verification

This package deliberately does **not** contain invented references, false signatures or an asserted completed site visit. It demonstrates the distinction between **drafted** content and **eligible for submission** content.

- ☐ Confirm current SAM.gov notice and all amendments, including the corrected Experience Questionnaire dated October 30, 2026.

- ☐ Confirm actual vendor legal identity, active SAM registration and total-small-business eligibility.
- ☐ Validate staffing productivity, site familiarity, access rules and floor-area assumptions.
- ☐ Complete and sign SF 1449 using real authorized signer and business data.
- ☐ Transfer contractor-approved prices onto every required Schedule of Items row.
- ☐ Provide genuine experience questionnaire answers and references; no fabricated customer claims.
- ☐ Review the official wage determination/fringe/benefits and final labor estimate.
- ☐ Verify latest instructions, due date and PDF email submission destination using official solicitation.
- ☐ Submit through the agency's stated method and preserve proof of timely receipt.

What the GovBidAgent-style workflow demonstrates: Discover a real federal notice; identify its requirement attachments; organize source-specific compliance; draft a technical response; build transparent pricing scenarios; separate source evidence from unverified vendor claims; and prepare a human-reviewed package. The software must not represent this editorial sample as an award, a completed agency quote, or proof of autonomous submission.

Source Document Register

Document	Version / relevant details
USDA Forest Service RFQ 12444627Q0008, SF 1449	Publicly posted October 29, 2026; due November 16, 2026 at 17:00 CT
C04 2 Statement of Work – 12444627Q0008	§1 equipment, §2 office/outbuilding scope; p.3 specialty schedule and permitted work hours
C04 1 Schedule of Items – 12444627Q0008	Pages 1–2: monthly service and twice-annual bunkhouse, base and options 2027–2031
C04 3 Wage Determination – 12444627Q0008	WD 2015-4955 Rev.33, Aug. 12, 2026; janitor classification and fringe obligations
Corrected C04 4 Experience Questionnaire	Updated attachment posted October 30, 2026; must be completed by actual offeror
C04 5/6/7 maps, floorplans and cleaning areas	Supplied as separate public attachments; field measurements require human validation

Official latest listing: sam.gov/opp/a5ce73817796471f9350afc9667bffd4/view. Source record indexed by GovBidAgent Discovery, checked October 30, 2026. Updated agency materials supersede this snapshot.

GovBidAgent independent software demonstration • Illustrative contractor and prices • No government affiliation, award, or agency approval • Human review required