SOLICITATION, OFFER, AND AWARD *(Construction, Alteration, or Repair)*	1. SOLICITATION NUMBER FA664826R00030001	2. TYPE OF SOLICITATION ☐ SEALED BID (IFB) INVITATION FOR BID ☒ NEGOTIATED (RFP) REQUEST FOR PROPOSAL	3. DATE ISSUED 28 May 2026	PAGE 1 OF 12

IMPORTANT - The "offer" section on the reverse must be fully completed by offeror.

4. CONTRACT NUMBER	5. REQUISITION/PURCHASE REQUEST NUMBER	6. PROJECT NUMBER KYJM 23-9002

7. ISSUED BY CODE: FA6648

FA6648 482 LSS LGC
29050 CORAL SEA BLVD, ADMINISTRATIVE ONLY NO REQUISITIONS
HOMESTEAD AFB, FL 33039-1299
UNITED STATES
TAHJ GUILFORD, Email: tahj.guilford.2@us.af.mil Telephone: 7864153645
Ryan Coney, Email: ryan.coney@us.af.mil Telephone: 7864157474

8. ADDRESS OFFER TO

9. FOR INFORMATION CALL:	a. NAME TAHJ GUILFORD	b. TELEPHONE NUMBER *(include area code) (NO COLLECT CALLS)* 7864153645

SOLICITATION

NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid and "bidder".

10.THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS (Title, identifying number, date)

Project Title: Replace and upgrade RV storage lot
Project Location: Homestead Air Reserve Base, FL

Project Title: NAF - Replace and upgrade RV storage lot
Project Location: Homestead ARB, FL

Repair and upgrade unpaved areas of RV parking lot. Remove sod/topsoil & replace sections of base course, add good quality base course re-shape, re-grade, re-slope and construct 2.5" thick section of Asphalt Cement pavement. Clean up and re-stripe areas as appropriate.

- IAW DAFMAN 64-119, NAF Contracting Procedures, Small Business programs do not apply to NAF Contracting actions. This acquisition will be full and open competition.

- The NAICS code for this acquisition is 238990.

- The magnitude of this project is between $2500,000 and $500,000.

- Verbal explanations given before award WILL NOT BE BINDING. Any authorized changes will be made in writing by issuing amendment(s). Offeror(s) shall acknowledge receipt of amendment(s) in block 19 of SF1442 or by returning a signed copy of the amendment(s) with their offer.

- This is a non-appropriated fund purchase, and it does not obligate appropriated funds of the Unites States Government. Non-appropriated funds are generated by the military community through the sale of goods and services and the collection of fees and charges for participation in military community programs. This purchase does not involve federal tax dollars. IAW DAFMAN 64-119, NAF Contracting Procedures, Para 2.8 NAF Procurement Exemptions, Title 15 U.S.C. Section 631 et seq., also known as the Small Business Act, as amended, and Federal Acquisition Regulation guidance relative to small business along with other award-preference programs. NAF contracts are awarded to the firm whose proposal is most advantageous to the NAFI.

- A site visit for this requirement will be held on Wednesday, 10 June 2026 at 9:30am EST, please meet at the RV Storage Parking Area, between Service Rd and Customs Rd, access from either side on Homestead ARB. Please call Ryan Coney at 786-415-7474 or Tahj Guilford at 786-415-3645 for more information.

11. The contractor shall begin performance within 10 calendar days and complete it within 180 calendar days after receiving ☐ award, ☒ notice to proceed. This performance period is ☒ mandatory ☐ negotiable. (See FAR 52.211-10).

12a. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? *(If "YES", indicate within how many calendar days after award in Item 12b.)* ☒ YES ☐ NO	12b. CALENDAR DAYS 10

13. ADDITIONAL SOLICITATION REQUIREMENTS:

a. Sealed offers in original and ___ copies to perform the work required are due at the place specified in Item 8 by 09:00 AM (hour) local time 12 Jun 2026 (date). If this is a sealed bid solicitation, offers will be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.

b. An offer guarantee ☐ is, ☒ is not required.

c. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.

d. Offers providing less than 120 calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.

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STANDARD FORM 1442 (REV. 12/2022)
Prescribed by GSA-FAR (48CFR) 53.236-1(d)

Created On:
01 Jun 2026, 23:48 PM Central Daylight Time

OFFER ***(Must be fully completed by offeror)***

14. NAME AND ADDRESS OF OFFEROR *(Include ZIP Code)*	15. TELEPHONE NUMBER *(Include area code)*
	16. REMITTANCE ADDRESS *(Include only if different than item 14.)*
CODE FACILITY CODE	

17. The offeror agrees to perform the work required at the prices specified below in strict accordance with the terms of this solicitation, if this offer is accepted by the Government in writing within __ calendar days after the date offers are due. *(Insert any number equal to or greater than the minimum requirement stated in Item 13d. Failure to insert any number means the offeror accepts the minimum in Item 13d.)*

AMOUNTS ▶

18. The offeror agrees to furnish any required performance and payment bonds.

19. ACKNOWLEDGMENT OF AMENDMENTS
(The offeror acknowledges receipt of amendments to the solicitation -- give number and date of each)

AMENDMENT NUMBER										
DATE										

20a. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER *(Type or print)*	20b. SIGNATURE	20c. OFFER DATE

AWARD ***(To be completed by Government)***

21. ITEMS ACCEPTED:

22. AMOUNT	23. ACCOUNTING AND APPROPRIATION DATA

24. SUBMIT INVOICES TO ADDRESS SHOWN IN (4 copies unless otherwise specified) ▶	ITEM	25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO THE UNITED STATES CODE AT ☐ 10 U.S.C 3204(a) (__) ☐ 41 U.S.C. 3304(a) (__)
26. ADMINISTERED BY		27. PAYMENT WILL BE MADE BY

CONTRACTING OFFICER WILL COMPLETE ITEM 28 OR 29 AS APPLICABLE

☐ 28. NEGOTIATED AGREEMENT *(Contractor is required to sign this document and return ___ copies to issuing office.)* Contractor agrees to furnish and deliver all items or perform all work requirements identified on this form and any continuation sheets for the consideration stated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications incorporated by reference in or attached to this contract.		☐ 29. AWARD (Contractor is not required to sign this document.) Your offer on this solicitation is hereby accepted as to the items listed. This award consummates the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.	
30a. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN *(Type or print)*		31a. NAME OF CONTRACTING OFFICER *(Type or print)*	
30b. SIGNATURE	30c. DATE	31b. UNITED STATES OF AMERICA BY	31c. DATE

Computer generated.

Section A - Solicitation/Contract Form

RV Storage Lot

NAICS: 238990
Size Standard: USD 19,000,000.00 Annual receipts

Product Service Code: Z2JZ

Section B - Supplies or Services & Prices or Costs

Additional Information/Notes

Item	Supplies / Services	Quantity	Unit	Unit Price	Amount
0001	Repair and Upgrade RV Storage Lot Product Service Code: Z2LB Pricing Arrangement: Firm Fixed Price	1	Job		
Option Line Item 0002	Repair and Upgrade RV Storage Lot- "Provide complete design package for Area #3 (photo located in the SOW) as required in section 1.2.1 in the SOW. This CLIN is an option. Product Service Code: Z2LB Pricing Arrangement: Firm Fixed Price	1	Job		

Section C - Description/Specifications/Statement of Work

Requirements

Repair and upgrade unpaved areas of RV parking lot.

Section D - Packaging and Marking

Section E - Inspection and Acceptance

Overall Contract Inspection/Acceptance Locations

0001	Inspection and Acceptance Location Both Destination Instructions: See Statement of Work (SOW) or Performance Work Statement (PWS) for Acceptance/inspection criteria. DoDAAC: F5E3CE CountryCode: USA BASE CIVIL ENGINEER AF BPN NO MILSBILLS PROCESSES, 29350 WESTOVER ST BLDG 232 RM 127 HOMESTEAD, FL 33039-1299 UNITED STATES
Option Line Item 0002	Inspection and Acceptance Location Both Destination Instructions: See Statement of Work (SOW) or Performance Work Statement (PWS) for Acceptance/inspection criteria. DoDAAC: F5E3CE CountryCode: USA BASE CIVIL ENGINEER AF BPN NO MILSBILLS PROCESSES, 29350 WESTOVER ST BLDG 232 RM 127 HOMESTEAD, FL 33039-1299 UNITED STATES

Section F - Deliveries or Performance

Overall Contract Delivery Period

Line Item	Delivery Schedule	Quantity	Address and POC
0001	Delivery Schedule From date of lead time event to completion of performance 180 Calendar Days Date of Notice to Proceed Receipt	1 Job	Place of Performance DoDAAC: F5E3CE CountryCode: USA BASE CIVIL ENGINEER AF BPN NO MILSBILLS PROCESSES, 29350 WESTOVER ST BLDG 232 RM 127 HOMESTEAD, FL 33039-1299 UNITED STATES
Option Line Item 0002	Delivery Schedule From date of lead time event to completion of performance 180 Calendar Days Date of Notice to Proceed Receipt	1 Job	Place of Performance DoDAAC: F5E3CE CountryCode: USA BASE CIVIL ENGINEER AF BPN NO MILSBILLS PROCESSES, 29350 WESTOVER ST BLDG 232 RM 127 HOMESTEAD, FL 33039-1299 UNITED STATES

Section G - Contract Administration Data

Section H - Special Contract Requirements

Section I - Contract Clauses

Section J - List of Attachments

Number	Attachment Name	Attachment Description	Reference Identifier	Date	Line Item
01	Nonappropriated_Fund_Standard_Clauses (1)	Nonappropriated Fund Standard Clauses		20 May 2026	
02	NAF_Standard_Clauses_Incorporated_By_Reference_Full_Text (1)	NAF Standard Clauses Incorporated By Reference Full Text		20 May 2026	
03	Special_Construction_Clauses_11_January NAF update	Special Construction Clauses		20 May 2026	
04	Background Investigation Request - BLANK base access request	Base Access Request Form		21 May 2026	
05	KYJM23-9002 SOW (20260527) final1	Statement of Work		27 May 2026	
06	KYJM 23-9002_AF 66 RV	Specification		27 May 2026	

Section K - Representations, Certification, & Other Statements

Section L - Instructions, Conditions, & Notices to Offerors or Quoters

1. Base Access Letters due by 09:00am - 8 June 2026. Please send base access letters to tahj.guilford@us.af.mil and CC: ryan.coney@us.af.mil. Please do not submit any Foreigner Visitor requests.

2. Site Visit: 9:30am EST - 10 June 2026 at the RV Storage Parking Area between Service Rd. and Customs Rd on Homestead ARB.

3. Questions: Due to the Government no later than 1:00pm EST- 15 June 2026. Please submit your questions electronically to: tahj.guilford@us.af.mil, CC: ryan.coney@us.af.mil

b. Questions received after the requested date and time may not be considered

4. Answers/Responses: Posted to the solicitation no later than 2:00pm EST - 17 June 2026

5. Quotes: Due to the Government no later than 12:00pm Noon EST - 22 June 2026

a. Quotes must be provided electronically by the deadline above, to the email address listed above. Quotes received after the requested date and time may not be considered for award.

b. Quotes must be provided on company stationery or letterhead and include the vendor's capability statement.

c. Your quote must state validity for at least 30 calendar days

d. Quotes must contain a statement that the company does or does not take exception to any of the Government's requirements, or any terms/conditions of the resulting contract, and acknowledges all posted amendments and changes to the solicitation.

Section M - Evaluation Factors for Award

Evaluation of Offers and Basis for Award

This acquisition is conducted by the 482d CONF/PK. Award will be made in accordance with a Lowest Priced Technically Acceptable (LPTA) evaluation.

The 482d CONF/PK will award a contract to the responsible offeror whose offer conforms to the requirements, provides the lowest evaluated price, and receives a rating of "Acceptable" for both Technical Capability and Past Performance.

The 482d CONF/PK intends to evaluate offers and award without discussions, but reserves the right to communicate with offerors or conduct discussions if the Contracting Officer determines it to be in the best interest of the 482d CONF/PK.

Evaluation Factors and Sequence

The following factors shall be used to evaluate offers:

1. Factor 1: Price
2. Factor 2: Technical Capability
3. Factor 3: Past Performance

Evaluation Sequence: Offers will first be ranked by evaluated price, from lowest to highest. The 482d CONF/PK will then review the Technical Capability and Past Performance of the lowest-priced offer. If the lowest-priced offer is rated "Acceptable" in both non-price factors, that offeror will be selected for award, and no further offers will be evaluated. If rated "Unacceptable," the 482d CONF/PK will move to the next lowest-priced offer and repeat the process until an acceptable offer is identified.

Factor 1: Price Evaluation

Price will not be adjectivally rated but will be evaluated for completeness, reasonableness, and unbalanced pricing and the total price will be evaluated (contract price + option(s)).

Criteria	Description
Completeness	The offer must include pricing for all Contract Line Item Numbers (CLINs) identified in the price schedule including option(s).
Reasonableness	Proposed prices will be evaluated using standard price analysis techniques (e.g., comparison of proposed prices received in response to the solicitation, comparison to the 482d CONF/PK Independent Government Estimate).
Unbalanced Pricing	The 482d CONF/PK will review offers to ensure that pricing is not materially unbalanced between line items.

Factor 2: Technical Capability Evaluation

The Government will evaluate the offeror's Technical Capability to determine whether it meets the minimum requirements outlined in the Statement of Work (SOW). This factor will be evaluated on a strictly pass/fail basis, with ratings of "Acceptable" or "Unacceptable."

To receive an "Acceptable" rating, the offeror must submit a clear, complete, and technically sound narrative demonstrating an understanding of the project requirements and meeting all criteria under the following subfactors:

Subfactor A: Project Approach & Execution

The offeror must provide a detailed and technically credible description of how they will perform the repair and upgrade of the unpaved areas. The narrative must demonstrate:

- Site preparation approach -- including vegetation removal, surface stripping, and stabilization steps.
- Grading methodology -- ensuring proper slope, contouring, and water runoff control.
- Drainage management strategy -- addressing erosion prevention, water flow, and mitigation of pooling.
- Compaction procedures -- specifying equipment, lift thickness, and compaction standards.
- Aggregate/surface material installation -- identifying material type, thickness, and suitability for heavy RV traffic.

The offeror must show they understand the operational environment and can execute the work using industry accepted construction practices.

Subfactor B: Project Schedule & Phasing

The offeror must provide a realistic and achievable milestone schedule that demonstrates the ability to complete all work within the required Period of Performance. The schedule must include:

- Major construction milestones with logical sequencing.
- Phasing strategies that minimize disruption to ongoing RV lot operations.
- Operational continuity measures to ensure RV lot retain safe and functional access during construction.
- Risk based schedule considerations such as weather, material availability, and equipment downtime.

The schedule must clearly demonstrate the offeror's understanding of constraints in a commercial/recreational environment.

Subfactor C: Quality Control & Safety

The offeror must submit a basic Quality Control (QC) Plan and a Site Safety Plan that address:

- QC procedures for verifying material quality, compaction levels, grading accuracy, and compliance with the SOW.
- Inspection and documentation processes to ensure work meets standards throughout the project.
- Safety protocols for operating heavy equipment in a mixed use commercial/recreational area.
- Hazard mitigation measures including pedestrian control, equipment movement, and traffic separation.

The plans must demonstrate the offeror's ability to maintain a safe worksite and deliver quality results.

Factor 3: Past Performance Evaluation

Past Performance will be evaluated on an "Acceptable" or "Unacceptable" basis to determine the offeror's ability to successfully perform the required effort.

Offerors must submit a minimum of two (2) and a maximum of three (3) recent and relevant past performance references.

- Recent is defined as construction contracts completed or substantially completed (at least 70%) within the last three (3) years from the issuance date of this solicitation.
- Relevant is defined as construction projects of similar scope, magnitude, and complexity (e.g., site work, paving, grading, and drainage improvements, specifically involving unpaved lots or heavy equipment parking).

Past Performance Rating Definitions:

Rating	Definition
Acceptable	Based on the offeror's performance record, the 482d CONF/PK has a reasonable expectation that the offeror will successfully perform the required effort, or the offeror's performance record is unknown.
Unacceptable	Based on the offeror's performance record, the 482d CONF/PK has no reasonable expectation that the offeror will be able to successfully perform the required effort.

Note: If an offeror does not have a record of relevant past performance, or if information is unavailable, the offeror will not be evaluated favorably or unfavorably. In this LPTA evaluation, a lack of past performance data is considered "Acceptable."