SOLICITATION, OFFER, AND AWARD *(Construction, Alteration, or Repair)*	1. SOLICITATION NUMBER	2. TYPE OF SOLICITATION	3. DATE ISSUED	PAGE OF PAGES
	47PD5326R0039	☐ SEALED BID *(IFB)* ☒ NEGOTIATED *(RFP)*	6/17/2026	1 3

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

4. CONTRACT NUMBER	5. REQUISITION/PURCHASE REQUEST NUMBER	6. PROJECT NUMBER
	EQPMBA-26-0299	EQPMBA-26-0299

7. ISSUED BY CODE PQCC

PBS Office of Acquisition Management/Acquisition Project
Delivery Contracting Division
West/Contracting Branch C
1800 F Street NW
Washington , DC 20405 USA

8. ADDRESS OFFER TO

9. FOR INFORMATION CALL:	a. NAME	b. TELEPHONE NUMBER *(Include area code) (NO COLLECT CALLS)*
	Ayrius Bennett	(817) 247-6134

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)*

EQPMBA-26-0299 ND0037ZZ USMS Egress Modifications Bismarck 3409747

11. The contractor shall begin performance within 1 calendar days and complete it within 90 calendar days after receiving ☐ award, ☒ notice to proceed. This performance period is ☒ mandatory ☐ negotiable. ***(See*** _____ ***).***

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

13. ADDITIONAL SOLICITATION REQUIREMENTS:

a. Sealed offers in original and 1 copies to perform the work required are due at the place specified in Item 8 by 10:00 AM (CST) ***(hour)*** local time 7/17/2026 (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 90 calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.

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 ☐ 10 U.S.C. 2304(c) ( ) ☐ 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)* Chanel Bennett Contracting Officer	
30b. SIGNATURE	30c. DATE	31b. UNITED STATES OF AMERICA BY	31c. DATE

ITEM NO. (a)	SUPPLIES OR SERVICES (b)	QUANTITY ORDERED (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)
0001	USMS Egress Modifications Project William Guy Federal Building, ND0037ZZ, The USMS has initiated a project to improve the security of the William Guy Federal Building in Bismarck, North Dakota. This will include installing emergency crash bars with audible alarm capabilities on three separate doors. As well as the installation of a surface mounted weather resistant single gang back box to the exterior of the building at the main entrance. POP= 90 Days, No Environmental Work Included, No IGF Requirements. Deliverable PSC: N063 -- INSTALLATION OF EQUIPMENT- ALARM, SIGNAL, AND SECURITY DETECTION SYSTEMS Contract Type: Firm Fixed Price PoP: 09/24/2026 - 12/23/2026 Place of Performance: 220 E ROSSER AVE BISMARCK, ND 58501-3869	1	LS	_____	_____

CONSTRUCTION SCOPE OF WORK

U.S. GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION 8

Date: 5/27/2026
Revision:

Section 1: Project Title

ND0037ZZ USMS Egress Modifications Bismarck 3409747

Section 2: Project Location, Building Name, & Building Number

William Guy Federal Building 220 East Rosser Ave Bismarck, ND 58501
Building Number: ND0037ZZ

Section 3: Contact List

Contracting Officer (CO)

Name: Chanel Bennett
Email: ayrius.bennett@gsa.gov
Address:
Phone (O): 817-247-6134

Development Project Manager

Name: Jesse Johnson
Email: jesse.johnson@gsa.gov
Address: 220 East Rosser Ave
Bismarck, ND 58501
Phone (O): 701-557-9649
Phone (C): 701-202-9036

Property Manager

Name: Mark Fiechtner
Email: mark.fiechtner@gsa.gov
Address: 220 East Rosser Ave
Bismarck, ND 58501
Phone (O): 701-581-8308

Section 4: Project Background & Project Description

The USMS has initiated a project to improve the security of the William Guy Federal Building in Bismarck, North Dakota. This will include installing emergency crash bars with audible alarm capabilities on three separate doors. As well as the installation of a surface mounted weather resistant single gang back box to the exterior of the building at the main entrance.

Section 5: Project Objectives

The contractor shall provide labor, materials, equipment, and supervision necessary to perform:

1) The contractor shall install a delayed egress panic bar that will be released for 30 seconds when depressed, at the three delineated locations labeled D1, D2, and D3. See Below.
2) The location of the panic bar will be on the stair well and the interior sides of the door. All doors already have a crash bar installed, see picture below.
3) The delayed egress panic bar will have an audible alarm to sound when the bar is depressed on all three doors.
4) The contractor shall provide signage on the egress side of each door stating Emergency Exit Only and warn of audible alarm.
5) *The USMS Security Contractor will be responsible for installing door contact and connection to delayed egress panic bar to alert the USMS CCC and initiate camera call-up.*
6) The contractor shall provide and install one surface mounted weather resistant single gang back box on the black granite façade next to the ADA door button.
7) The contractor shall also provide EMT or rigid conduit with pull string from back box to existing cable coil above lobby ceiling. the conduit shall not be less than ¾ "in diameter and should use compression fittings for EMT or threaded connectors for rigid conduit. The use of screw connectors is prohibited.
8) *The USMS Security Contractor will be responsible for providing and installing the card reader and cabling.*
9) A staging area will be determined by mutual agreement after contract award.
10) The following information is provided for bidding purposes only. The contractor is advised to conduct a site visit and field-verify the exact information required for use in completing the work and submitting an offer.
11) No asbestos or lead containing materials shall be used.
12) All work shall comply with codes and standards applicable to each type of work through the course of this project including the National Electric Code (NFPA 70). Contractor shall also comply with the requirements of GSA Build Green Standards, and PBS Interim Core Building Standards.
13) The Contractor is responsible for locating all utilities in project area, both public and private. GSA will make any existing drawing available for reference purposes only, actual locate is still contractor's responsibility.
14) The contractor is responsible for the protection of all existing building property surfaces from damage due to work performed under this contract. Damages to existing surfaces caused by the performance of this contract shall be repaired as to match the existing surface finish at no additional cost to the Government.
15) The Contractor shall remove all debris generated in the performance of this contract daily.
16) The contractor shall take all necessary precautions to prevent any dust or debris from filtering into other parts of the building including but not limited to mechanical systems. Should dust or debris filter into other parts of the building the contractor shall take immediate steps to clean the area (no equipment or supplies will be furnished by GSA).
17) At the completion of the project, the project area shall be cleaned to building standards as determined by the GSA Property Manager. Should the contractor fail to clean the project limits in a timely manner, GSA will contract for said cleaning and the cost will be deducted from the contract. Ensure that all penetrations are sealed with fire rated approved material as required by the International Building Code.
18) The CO has the right to reject any unsatisfactory or unsuitable material or workmanship.

Section 6: Proposal Pricing & Site Walk

1) **Pre-proposal Site Visit Meeting:**
   - **a)** The site visit shall consist of a meeting to review construction requirements followed by a walk-thru of the project site. The meeting shall be attended by the contractor and GSA project personnel, and appropriate sub-contractors. Contact the Project Manager to schedule a site visit.
   - **b)** Review existing conditions of the project area including any field verification.
     Review the solicitation/evaluation requirements

2) **Cost Proposal Requirements:**
   a) When submitting a proposal, provide a cost breakdown for each task into the following categories: Materials, equipment, labor hours, subcontractor's quotes, overhead, profit, and bond broken down into separate units. Pricing shall be broken down by Construction Specification Institute (CSI) divisions.
   b) Base Bid-

Section 7: Period of Performance

Once award has been issued, the contractor has 90 calendar days to complete the project. The contractor must also promptly begin the badging process at the time of award. Please allow a minimum of 30 days to complete the badging process. Extensions will be granted for unforeseen conditions and other factors outside of the contractor's control at the Contracting Officer's discretion.

Section 8: Universal Scope Requirements

- **ALL of the requirements in this section are MANDATORY for ALL GSA projects**
- See the attached **Universal Scope Requirements** document for the full details outlining each item
- Failure to comply with any and all of the requirements will result in the project not being accepted as complete

REQUIREMENTS for ALL Projects (Construction, Design & Design/Build)

a. Safety and Health Program
b. Asbestos Containing Materials. To comply with federal and state regulations as well as GSA policy, an asbestos pre-alteration assessment is required for all construction projects as outlined in Section B of the Universal Scope Requirements.
c. Lead Containing Paint / Lead Based Paint
d. Accessibility
e. Green Purchasing
f. Construction Indoor Air Quality (IAQ) Management Plan
g. Construction Waste Diversion

Section 9: Submittals

1) Contractor shall submit a Method of Procedures (MOP) to the GSA Delivery Project Manager (PM) for approval prior to commencement of work. At a minimum, the MOP shall include:
   a) Brief narrative describing method of accomplishment, construction techniques, etc
   b) Project schedule (to include critical path, major milestones, long lead time items, mob & de-mob, inspection dates, substantial completion, and occupancy dates)
   c) Service/Utility Outages (if necessary)
   d) Phasing schedule (if necessary)
   e) Any building infrastructure/BAS equipment that may be impacted
2) All new equipment and anything requiring a preventative maintenance plan shall be inputted into Maximo upload template. Information needed from the contractor will be all: Manufacturer, Model Number, Part Number, Serial Number, Any Manufacturer Warranty Information.
3) Manufacturer's specifications, instructions, and material specification sheets in original form
4) Submittal register/ log for all products specified to establish a standard of quality to include. Submittal register response by the government shall be (14) calendar days or less.
   a) For pricing purposed please assume 1 hard copy of submittals and 1 electronic copy to be sent to the project manager. Distribution list including final quantities will be finalized after receipt of the submittal log/ register by GSA project manager.
5) If product samples are not submitted in a timely fashion, any delays caused by the contractor will not warrant a time extension. After completion of all work, the Contractor shall submit to the project manager the manufacturer's specifications, instructions, and material specification sheets in original form. Additionally, the Contractor shall submit all inventory changes (removals, additions, upgrades, etc., and new condition codes) to the COR.
6) Submittal response by the government shall be (14) calendar days or less.

Section 10: General Requirements

1) **Contractor Use of the Premises**
   a) During the period of the project, the contractor will have access to the site only during business hours of 8:00 am 5:00 pm. No on-site work shall be performed outside these hours or on holidays unless otherwise directed by the Contracting Officer. The contractor will need to coordinate with the Contracting Officer to arrange access to the parking lot. The contractor shall make every effort to cause a minimum of damage to parking lots, any other paved areas, any items that need to be moved during the course of the project, and any areas not included in this scope of work. Any damage caused will be repaired at the contractor's expense.
2) **Progress Meetings**
   a) Progress meetings are not required for this project. The project manager and building team representative shall make daily inspections of the work progress.
3) **Equipment**
   The contractor shall provide all equipment associated with the entire project, operate in a safe manner, and adhere to all OSHA and GSA standards.
4) **Equipment and Material Storage**
   The contractor shall provide and store all equipment, the materials specified above, and any other materials required completing the project. The materials are required to be kept clean and dry throughout the duration of the project. Contractor to coordinate with building manager for location of storage sheds.
5) **Electricity, Water, and Gas**
   GSA will pay for electricity, water, and gas during the course of this project. The contractor is responsible for making connections to the existing systems. Temporary electrical work shall meet the requirements of NFPA 70-1996 (NEC), Article 305. When temporary connections are removed, restore existing utility services to their original condition.
6) **Fire Watch**
   Contractor shall be responsible for providing fire watch if required per attached GSA fire watch guidelines.
7) **Fire Alarm Impairment and Hot Work**
   When a fire suppression or alarm system impairment is required, contractor shall provide written outage request to GSA for approval in advance of impairing any systems. Contractor shall be responsible for having a GSA approved NICET certified fire alarm contractor perform all system impairments. During fire alarm/suppression impairments or hot work procedures, contractor shall provide a fire watch per the GSA Regional Fire Watch Guidelines.
8) **Protection of Public**
   The building site will continue to be used by tenants. The contractor shall fence, barricade, or otherwise block off the immediate work area to prevent unauthorized entry. The contractor shall illuminate barricades and obstructions at night and maintain safe building access and egress for tenants.
9) **Housekeeping**
   The project site shall be kept in a neat, orderly, and safe condition at all times. The contractor shall provide enough containers for collecting construction debris and construction materials to be recycled. The contractor shall wet down dry materials and rubbish to prevent blowing dust and keep volatile wastes in covered containers.
10) **Transportation and Deliveries**
    The contractor shall arrange deliveries of materials in accordance with construction schedules; coordinate with COR to avoid conflict with other tenants and other work conditions at the site. Contractor must make GSA PM & CO aware of any lead times that may affect the project schedule.
11) **Trenching**
    The contractor shall locate all utilities on this project before the work begins. Any water, irrigation, fiber, electrical and communication lines that were hit during this project shall be replaced back to their original state under methods approved by the government.
12) **Cleaning**
    Before scheduling the final inspection, the Contractor shall accomplish six items: (1) Remove all tools, equipment, surplus material, and rubbish; (2) Restore or refinish, to original condition, surfaces that are damaged due to the work of this contract; (3) Remove grease, dirt, stains, foreign materials, and labels from finished surfaces; (4) Thoroughly clean building interiors; (5) Pickup all construction debris from the site; and (6) At time of final inspection, project shall be thoroughly cleaned and ready for use.

13) **Protection of the Building**
The construction contractor is responsible for the protection of all existing building property for damage due to work performed under this contract. Any damage caused by the performance of this contract shall be repaired to match like or better condition at no additional cost to the government

14) **Disruptive Work**
All painting, staining, or other activity which may cause noxious or undesirable fumes and/ or any noisy work that may be disruptive to the tenants/ public must be performed after normal working hours. The use of paint or stain that does not generate odors is preferred and may be required if the space will be occupied the following day with prior written approval from GSA.

Section 11: Badging & Security

1) Contractor is responsible to follow GSA's security and badging requirements as detailed in the attached **Badging & Security Requirements (Vendor Fitness Determination Training Manual).**
2) The contractor may be subjected to additional background checks by the local agency at any border station projects.
3) US Access shared enrollment centers can be found at fedidcard.gov. Travel distances to the nearest center should be accounted for during the badging process.
4) **All contract employees working onsite shall have a favorable Tier 1 or SAC background investigation.**
   ii. **Personnel who have not received a favorable determination will not be permitted to work on this project.**
   iii. **Escorting of employees that have not received a favorable determination through GSA's security requirements or local agencies background check is not permitted.**
   iv. **The contractor may be subjected to additional background checks by the local agency for any border station projects or services.**
   v. **At the discretion of the Port Director and GSA Facility Manager, background checks for escorted personnel may be conducted by Customs and Border Protection.**

Section 12: Payments

1) Information regarding payment requests and payment is in the solicitation/ contract. Please contact the CO if you have any questions regarding payments.

Section 13: Substantial Completion & Final Inspection

1) When project, or designated portion of project is complete, request a final inspection. Upon receipt of request that project is substantially complete, the Contracting Officer will proceed with the inspection within ten days of receipt of request or will advise the contractor of items that prevent the project from being designated substantially complete.
2) ~~Red-lined drawings and CAD and/or BIM as-built drawings, and field training for Operations and Maintenance (O&M) personnel shall be provided at completion of project. Maintain one complete set of contract drawings. Clearly mark changes, deletions, and additions using GSA CAD Standards to show actual construction conditions. Show additions in red, deletions in green, and special instructions in blueprint. Provide to GSA within timeframe negotiated at time of award.~~
3) The contractor shall provide O&M manuals. The O&M manuals shall contain the following:
   - Executed Warranties (at project completion)
   - Maintenance and operation manuals

Section 14: PBS Interim Core Building Standards: See attached Appendix A: PBS Interim Core Building Standards

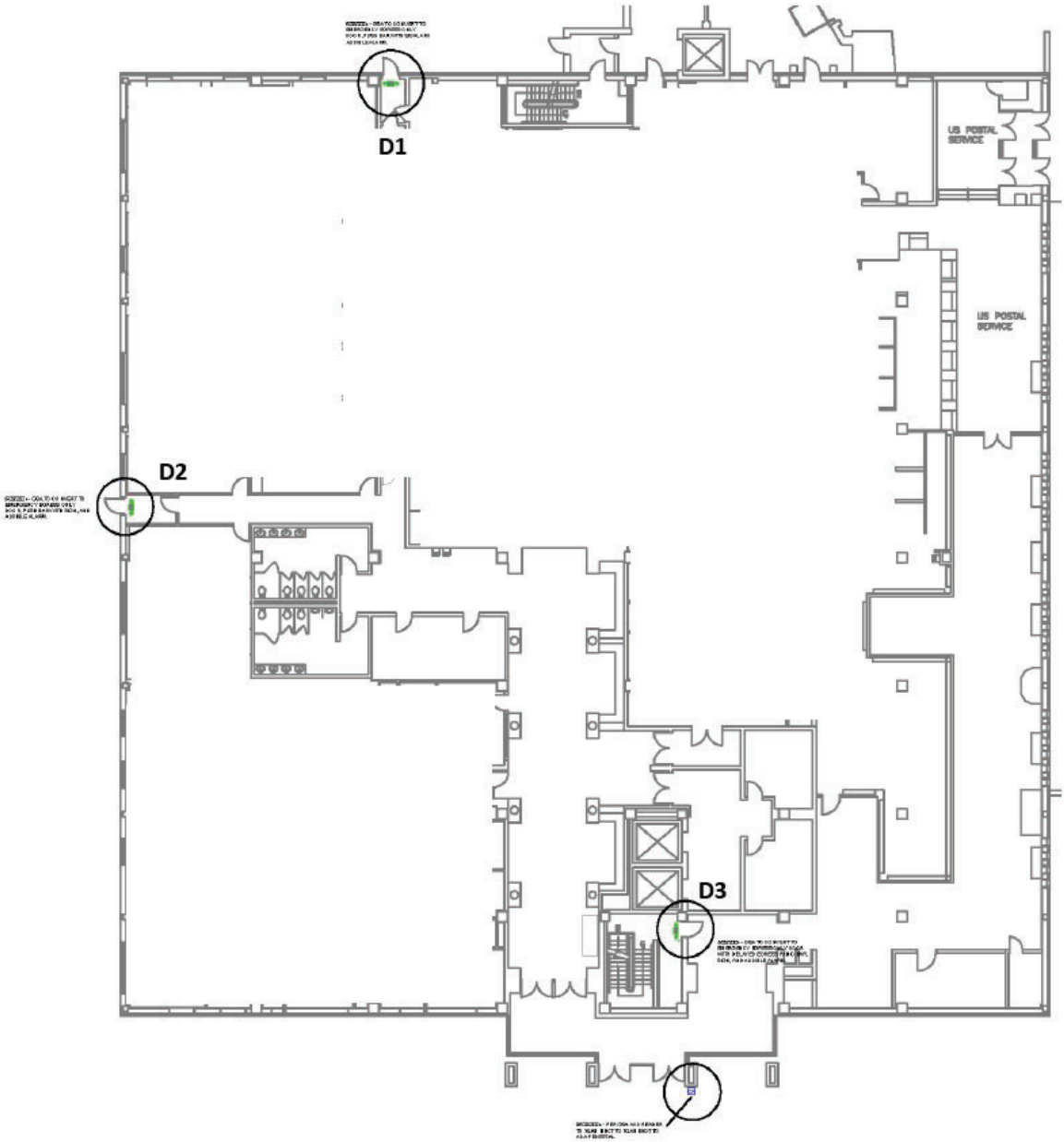
1) The **PBS Interim Core Building Standards** lists laws, Executive Orders, codes, regulations, and standards for use by contracting officers, projects teams, and others involved with developing contract documents for design, construction, renovation, or maintenance projects. These standards are for reference only and do not intend to portray a fully complete list of all applicable laws and regulations that may need to be incorporated into the contract documents. They summarize key aspects of laws and regulations that are of particular relevance to these types of projects. Compliance with applicable laws and standards is the responsibility of the contractor. hen project, or designated portion of project is complete, request a final inspection. Upon receipt of request that project is substantially complete, the Contracting Officer will proceed with the inspection within ten days of receipt of request or will advise the contractor of items that prevent the project from being designated substantially complete.
2) Project teams must use the latest published edition of these authorities and references in effect at the time of project solicitation, along with any subsequent executive orders in effect as of the project's solicitation date. Please discuss any questions or

concerns with the regional project management team. Items listed in Section 1: General apply to all aspects of the project. Other sections denote specific requirements related to that section.

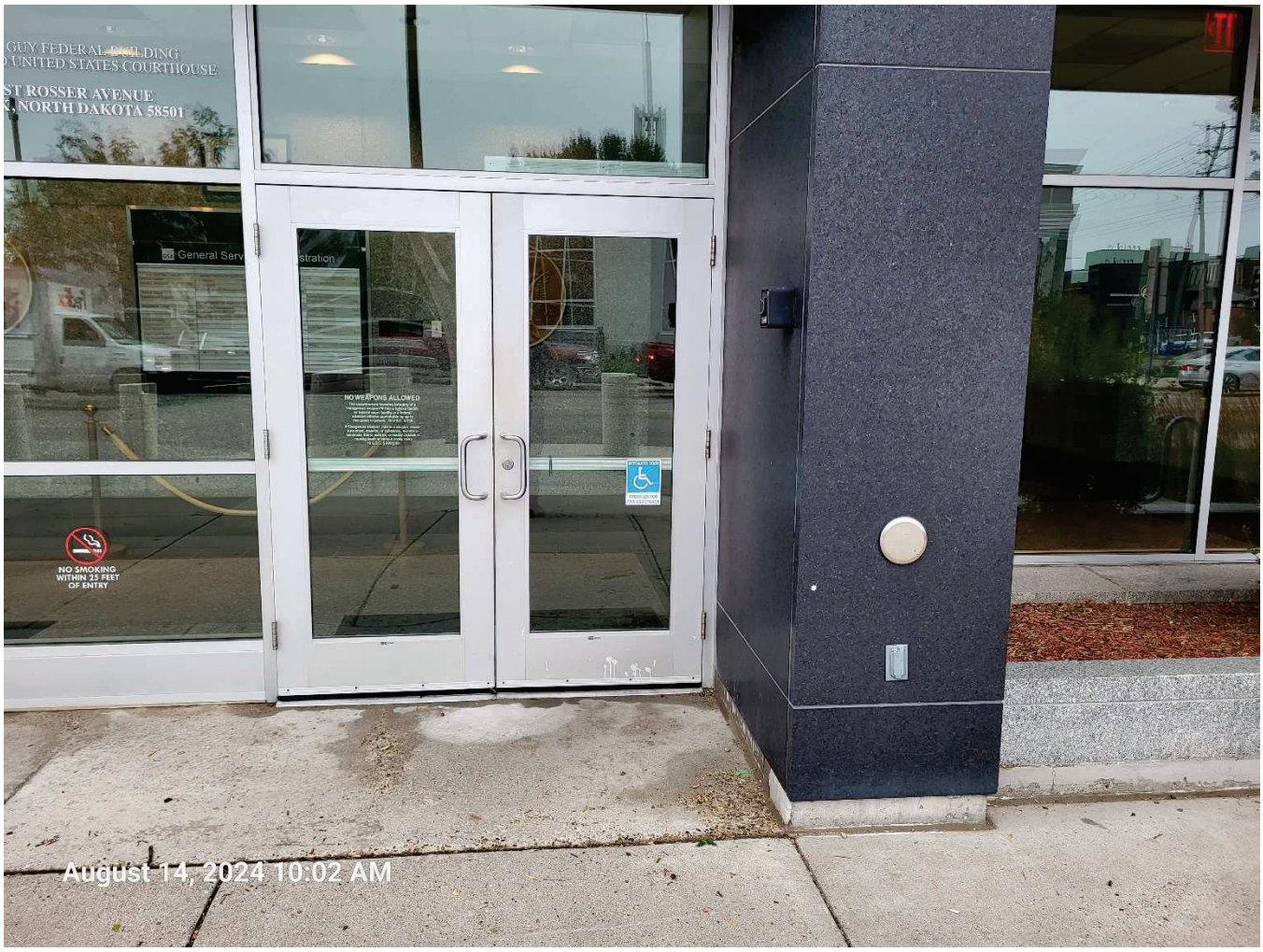
3) Designs must be developed under the direction of, and bear the seal of, a licensed design professional in the State, District, or Territory of the project location.

Section 15: Attachments

1) Universal Scope requirements
2) Badging & Security requirements (Vendor Fitness Determination & Training Manual)
3) Appendix A: PBS Interim Core Building Standards



EXIT
DOOR
ALARMED
August 14, 2024 10:01 AM


GUY FEDERAL BUILDING
UNITED STATES COURTHOUSE
ST ROSSER AVENUE
NORTH DAKOTA 58501
NO WEAPONS ALLOWED
NO SMOKING
WITHIN 25 FEET
OF ENTRY
August 14, 2024 10:02 AM

Section 1: GENERAL	
Name	**Notes**
Energy Policy Act of 2005 (EPAct)	103 requires Advanced Metering to the maximum extent practicable 104 (amending 42 USC 8259(b)) Federal Procurement of Energy Efficient Products: Specify Energy Star-certified or FEMP-designated energy-consuming products, except where unavailable or not life cycle cost-effective. 109 Federal Building Performance Standards: If life-cycle cost-effective, new Federal buildings must be designed to achieve energy consumption levels at least 30% below ASHRAE 90.1.
National Energy Conservation Policy Act	42 USC 8253: Energy and water management requirements
Clean Air Act (42 USC 7401 et seq.)	Provides emissions standards for sources including HVAC and generators. 42 USC Chapter 85, Subchapter VI 7671l - Federal Procurement 42 USC Chapter 85, Subchapter VI §7671k - Safe Alternatives 40 CFR Part 82 Protection Of Stratospheric Ozone
Toxic Substances Control Act (TSCA)	15 USC 2601 et seq. Addresses hazardous substances including asbestos, lead, and PCBs
American Innovation and Manufacturing Act	42 USC 7676 Requirements for HVAC / refrigerant procurement
Buy American Act	48 CFR 25.2 Use only domestic construction materials in construction contracts
Trade Agreements Act of 1979 and FAR part 25 implementing regulations	Implements numerous multilateral and bilateral international trade agreements and other trade initiatives.
Randolph-Sheppard Act	20 USC 107a The Randolph-Sheppard Act provides qualified blind persons the opportunity to operate businesses on federal, state, or other property. The design team must coordinate design with the state licensing agency.
Resource Conservation and Recovery Act of 1976 (RCRA)	6962 (42 USC 6962): procure applicable materials composed of the highest percentage of recovered materials practicable, where reasonably available within a reasonable period of time at a reasonable price, and meeting applicable performance specifications.
	6966(b)(2) (as amended by EPAct 2005 section 108): “give priority to achieving greater use of recovered mineral component [e.g. recovered or diverted waste material or byproduct such as slag or fly ash] in cement or concrete projects for which recovered mineral components historically have not been used or have been used only minimally”.
2018 Agricultural Act § 9002 (Public Law No. 115-334)	Use Comprehensive Procurement Guidelines (CPG) to take a system approach to reducing life cycle material use and impacts.
Biobased markets program	7 USC 8102 Use the BioPreferred program to specify biobased products.

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Section 1: GENERAL	
Name	**Notes**
Trade Facilitation and Trade Enforcement Act of 2015 (TFTEA)	19 U.S.C. §§ 4301-4454. Prohibits products created with forced or child labor.
Uyghur Forced Labor Prevention Act (Pub. L. 117-78, 135 Stat. 1525)	The design team must specify products that do not use forced or child labor.
The National Historic Preservation Act (NHPA) of 1966 as amended, Pub. L. 89-665, 80 Stat. 915	54 U.S.C. § 300101 et seq. Federal agencies shall strive to rehabilitate historic properties in a manner that preserves their architectural character, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR 68).
	GSA Order ADM 1020.3A: Procedures for Historic Properties.
Disaster Resiliency Planning Act of 2022 (PL 117-220)	Incorporate natural disaster risk assessments provided by the agency or its contractors into real property investments.
The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152)	36 CFR §1191: ABA Chapters 1-10 and Appendices C and D ensure that federal facilities are accessible to persons with physical disabilities
	GSA's National Accessibility Program Standards Policies and Procedures fulfill the requirements of ABAAS F103 Modifications and Waivers by describing accessibility expectations and the process for administering waivers/modifications.
	FMR Part 102-76, Subpart C, 41 CFR § 102-76.60 et seq.
Executive Orders	
EO 14154: Unleashing American Energy	§7(b): When procuring goods and services, making decisions about leases, and making other arrangements that result in disbursements of Federal funds, agencies shall prioritize cost-effectiveness, American workers and businesses, and the sensible use of taxpayer money, to the greatest extent.
EO 14148 - Recissions of Harmful Executive Orders and Actions	§2: Revoked EOs related to Federal Sustainability, Public Health and the Environment, Worker Health and Safety, and implementing the Infrastructure Investment and Jobs and Inflation Reduction Acts.
Codes, Regulations, and Standards	
40 USC § 3312 - Compliance with nationally recognized codes	To the maximum extent feasible, use model building codes and other applicable nationally recognized codes. Cooperation With State and Local Officials
42 USC 6834 Energy Conservation and Resource Renewal	Federal building energy efficiency standards, renewable energy for water heating, water conservation technologies.
10 CFR Part 436 - Federal Energy Management and Planning Programs	Subpart A - Use Methodology and Procedures for Life Cycle Cost Analyses (436.10 – 436.24) to evaluate the cost-effectiveness of systems that impact energy or water use (e.g. HVAC, water heating, controls, lighting, enclosure).

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Section 1: GENERAL	
Name	**Notes**
	Consider up-front, operating, and salvage costs over the life of equipment to identify the least costly alternatives. See also National Institute of Standards and Technology (NIST) Life Cycle Costing Manual (NIST Handbook 135) Subpart B - Methods and Procedures for Energy Savings Performance Contracting Subpart C - Agency Procurement of Energy Efficient Products
National Institute of Building Sciences (NIBS)	United States National CAD Standard
Construction Specification Institute (CSI) MasterFormat - Division/Section/Page Format	Specifications must follow this format
International Code Council (ICC) I-Codes	The latest published edition of the ICC I-Codes in effect at the time of project solicitation must be used throughout design and construction. Per 40 U.S. Code § 3312, GSA has adopted the technical requirements of the International Building Code (IBC), International Fire Code (IFC), International Plumbing Code (IPC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), International Existing Building Code (IEBC), International Property Maintenance Code, International Private Sewage Disposal Code (IPSDC), International Zoning Code (IZC), International Wildland-Urban Interface Code (IWUIC), International Residential Code (IRC), and International Code Council Performance Code (ICCPC).
National Fire Protection Association (NFPA) Codes	Per 40 U.S. Code § 3312, GSA has adopted the technical electrical requirements of the NFPA's National Electrical Code (NFPA 70).
	Per 40 U.S. Code § 3312, GSA has adopted the NFPA 101, Life Safety Code in lieu of the technical egress requirements of the IBC.
29 CFR 1926 Safety and Health Regulations for Construction	The design team must ensure that facilities can be constructed in a compliant manner.
29 CFR 1910 Occupational Safety and Health Standards	The design must ensure facility operations and maintenance can be performed in compliance with this section. The design must not subject building occupants to conditions in violation of these safety and health standards. (e.g. § 1910.146(b), Confined Space)
ANSI/ASSP Z10 - OSH Management	Mitigate safety/ health risks in order of precedence: hazard elimination; engineering controls; warning devices; and procedures and training.
29 CFR §1926.62 and 40 CFR §260	Addresses lead-based paint testing, management, abatement, and disposal, including in childcare centers.
29 CFR §1926.1101d	Per OSHA Construction Standard, presume that surfacing and thermal systems insulation in buildings constructed before 1981 contains asbestos unless proven otherwise. GSA considers materials replaced by non-asbestos

Section 1: GENERAL	
Name	**Notes**
	alternatives in 1981 or later and properly documented as exempt from this OSHA requirement.
National Emission Standard for Asbestos (40 CFR §61 Subpart M)	Pre-alteration assessments are required before construction or alteration to determine if asbestos will be impacted by the work. EPA Compliance Advisory
Interagency Security Committee Standard: Risk Management Process	Defines the criteria and processes facility security professionals should use to determine a facility's security level
Real Property Facility Design and Management 41 CFR Part 102-80	Safety And Environmental Management

Section 2: COMMUNITY PLANNING AND LANDSCAPING	
Name	**Notes**
Accommodating Federal Agencies	40 USC 3306 - Encourage Public Access
Clean Water Act, 33 USC §1251 et seq.	National Pollution Discharge Elimination System (NPDES) permit requirements related to Erosion and Sediment Control, Stormwater Pollution Prevention Plan, dewatering at construction sites, and stormwater / wastewater discharges.
	§404 requires permits for development impacting wetlands. Regulates discharge of fill material into other waters of the U.S. Encourages avoidance, minimization, and mitigation of wetland impacts.
American National Standards Institute (ANSI) standards	A300 American National Standard for Arboricultural Operations - covers best practices for tree planting, soil management, and risk assessment. Z60.1 American Standard for Nursery Stock and plant specification. C136 American National Standard for Roadway and Area Lighting Equipment - performance and safety standards for streetlights and pedestrian areas. ASABE S623 Determining Landscape Plant Water Demands/ irrigation sizing. ASABE S627 Weather-Based Landscape Irrigation Control Systems.
American Society for Testing and Materials (ASTM) standards	D4972 - test method for pH of soils. D5268 - standard specification for topsoil used for landscaping purposes.
Endangered Species Act 1973 (16 U.S.C. §§ 1531-1544)	Protects endangered and threatened species and their habitats, which can impact design

Section 3: ARCHITECTURE AND INTERIORS	
Name	**Notes**
Promoting Beautiful Federal Civic Architecture Memorandum	Federal public buildings should be visually identifiable as civic buildings and respect regional, traditional, and classical architectural heritage.
Wildland-Urban Interface (WUI) Federal Risk Mitigation (Executive Order 13728)	For new Federal buildings, and alterations to existing Federal buildings greater than 5,000 square feet, within the WUI and at moderate or greater risk to wildfire, Federal agencies must apply the wildfire-resistant design provisions outlined in the most current edition of the International Wildland-Urban Interface Code (IWUIC) promulgated by the International Code Council (ICC), or an equivalent nationally recognized code.
Section 2 of Governance and Integration of Federal Mission Resilience, 2020 (Executive Order 13961), National Security Memorandum-22 on Critical Infrastructure Security and Resilience	Incorporate resilience measures into real property investments that ensure Presidential Policy Directive 40 (PPD-40), National Continuity Policy, and the provisions of the Federal Continuity Directive (FCD) enumerated in 5 United States Code (U.S.C.) 101.
29 CFR §1926.501	Fall Protection
National Elevator Industry, Inc. (NEII)	Elevator cab sizes per NEII-1 Building Transportation Standards & Guidelines
40 USC § 3318	Lactation room requirements
40 USC § 3314	Baby changing facilities
Building Enclosures	
American Society for Testing and Materials (ASTM) Standards	E2813, Table A2.1 Standard Practice for Building Enclosure Commissioning; including mitigation against air, water infiltration (moisture, mold) and anchor pull strength of facade elements; supporting human health and safety
	E2947 Standard Guide for Building Enclosure Commissioning, in conjunction with E2813
	D7877 Standard Guide for Electronic Methods of Detecting and Locating Leaks in Waterproofing Membranes
	D8231 Standard Practice for the Use of Low Voltage Electronic Scanning System Detecting and Locating Breaches in Roofing and Waterproofing Membranes
National Roofing Contractors Association (NRCA)	Roofing Manual Waterproofing Manual

Section 4: STRUCTURE	
Name	**Notes**
American Society of Civil Engineers (ASCE) / Structural Engineering Institute (SEI) Standards	ASCE/SEI 7-22: Minimum Design Loads and Associated Criteria for Buildings and Other Structures including Supplements 1, 2 and 3
	ASCE/SEI 41-23: Seismic Evaluation and Retrofit of Existing Buildings
National Institute of Standards & Technology (NIST)	Standards of Seismic Safety for Existing Federally Owned and Leased Buildings; ICSSC Recommended Practice 10 (RP 10-22)
American Institute of Steel Construction (AISC)	Design Guide 11: Vibrations of Steel-Framed Structural Systems Due to Human Activity (Second Ed. 2016) Revisions and Errata 2/16/2023
International Organization of Standards (ISO)	ISO 2631-2:2003: Mechanical vibration and shock - Evaluation of human exposure to whole-body vibration, Part 2: Vibration in buildings (1Hz to 80Hz)
GSA Facility Security Requirements for Explosive Devices Applicable to Facility Security Levels III & IV	GSA's Interpretation of the ISC Risk Management Process
GSA Alternate Path Analysis and Design Guidelines for Progressive Collapse Resistance	

Section 5: MECHANICAL ENGINEERING	
Name	**Notes**
American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)	All ASHRAE standards, guidelines and handbooks cited in the International Mechanical Code (IMC) shall be complied with in addition to the following:
	Standards 52.2; 55; 62.1; 111; 113; 135; 140
	Guidelines 0; 4; 12; 29; 44
ANSI Z223.1, National Fuel Gas Code	
American Society of Plumbing Engineers (ASPE)	Fundamentals of Plumbing Engineering, Plumbing Systems, Special Plumbing Systems, Plumbing Components and Equipment
Federal Data Enhancement Act	Standards for Data Centers fall under the purview of GSA's IT Modernization Division, within OGP, as directed in the Federal Data Enhancement Act.
Sheet Metal and Air Conditioning Contractors' National Association, Inc., (SMACNA)	All SMACNA standards cited in the International Mechanical Code (IMC) shall be complied with, in addition to: HVAC Air Duct Leakage Test Manual; HVAC Systems Testing, Adjusting & Balancing; HVAC Systems Testing, Adjusting & Balancing; Fire, Smoke and Radiation Damper Installation Guide for HVAC Systems; Seismic Restraint

Section 5: MECHANICAL ENGINEERING	
Name	**Notes**
	Manual Guidelines for Mechanical Systems; HVAC Systems Sound and Vibration Procedural Guide

Section 6: ELECTRICAL ENGINEERING	
Name	**Notes**
ASHRAE Standards	90.1: Lighting power density, automatic lighting control, automatic receptacle control, transformer efficiencies, and electrical energy monitoring (advanced metering)
IEEE (Institute of Electrical and Electronics Engineers)	IEEE 1584, Guide for Performing Arc-Flash Hazard Calculations IEEE C2, National Electrical Safety Code
UL (Underwriters Laboratories)	UL96, Lightning Protection Components UL96A, Installation of Lightning Protection Systems
ANSI/IES (Illuminating Engineering Society)	IES Lighting Library IES G-1, Guideline for Security Lighting for People, Property, and Critical Infrastructure IES RP-1, Lighting Offices Spaces IES RP-10, Lighting Common Applications IES RP-43, Recommended Practice for Lighting Exterior Applications
Building Industry Consulting Services International (BICSI) Telecommunications Distribution Methods Manual (TDMM)	Standard for design and installation of information and communications technology
NFPA (National Fire Protection Association) Codes and Standards	70, National Electrical Code 70E, Standard for Electrical Safety in the Workplace 101, Life Safety Code (Emergency & Egress Lighting) 110, Standard for Emergency and Standby Power Systems 111, Standard on Stored Electrical Energy Emergency and Standby Power Systems 780, Standard for Installation of Lightning Protection Systems 855, Standard for the Installation of Stationary Energy Storage Systems

Section 7: FIRE PROTECTION	
Name	**Notes**
National Fire Protection Association (NFPA) Codes and Standards	4, Standard for Integrated Fire Protection and Life Safety System Testing 13, Standard for the Installation of Sprinkler Systems

Section 7: FIRE PROTECTION	
Name	**Notes**
	14,Standard for the Installation of Standpipe and Hose Systems 20, Standard for the Installation of Standpipe Pumps for Fire Protection 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances 30, Flammable and Combustible Liquids Code 45, Standard on Fire Protection for Laboratories Using Chemicals 72, National Fire Alarm and Signaling Code 75, Standard for the Fire Protection of Information Technology Equipment 88A, Standard for Parking Garages 90A, Standard for the Installation of Air-Conditioning and Ventilating Systems 232, Protection of Records 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations
Federal Fire Safety Act of 1992	15 USC § 2227

Section 8: CIVIL	
Name	**Notes**
EO 11988: Floodplain Management	Regulates federally-funded activities in or affecting the floodplain. This encompasses ALL permanent construction and other activities, including debris, roads, bridges, culverts, etc. The regulatory floodplain is defined by areas inundated by a 100-year or 500-year storm event. For most projects, any activities occurring in the 100-year floodplain will require analysis. For any activities associated with a critical action facility, such as a hospital or U.S. Court, the 500-year floodplain triggers this EO.
American Society of Civil Engineers (ASCE)	ASCE 24-24: Flood Resistant Design and Construction Standards
	ASCE 38-02: Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data
EISA 2007	Sec. 438: All major capital projects with a scope of site work exceeding 5,000 shall manage the 95th percentile stormwater event onsite and reduce runoff. Reference: "Compliance with Section 438 (Stormwater) Requirements of the Energy Independence and Security Act of 2007"
American Association of State Highway and Transportation Officials (AASHTO)	Policy on Geometric Design Highways and Streets (Green Book)

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Section 9: SPECIALTY SPACES	
Name	**Notes**
U.S. Courts Design Guide (USCDG)	Functional program requirements; Court and court-related adjacency relationships; accessibility; finish materials; performance criteria for acoustics; environmental systems (including special HVAC and lighting requirements); security; telecommunications; and audio-visual design.
MOA for Court Security 2019	
U.S. Courts Courtroom Technology Manual	Reference is made to these systems only regarding the electrical service requirements in the areas where they are being installed.
Requirements and Specifications for Special Purpose and Support Space Manual (USMS Publication 64)	Criteria for USMS functional program requirements, spatial relationships, electronic and physical security, and hardware standards and special HVAC requirements within the U.S. Courts and court-related spaces.
NASA Facilities Design Standard	
United States Land Port of Entry Design Standard	
GSA Federal Courthouse Physical Security Best Practices Desk Guide 2023	
GSA Mail Center Security Guide 5th Edition	
GSA Indoor Firing Range Policy and Criteria	
GSA Indoor Firing Range Cyclical Maintenance and Repairs Memorandum	
Interagency Security Committee Appendix C: Child Care Level of Protection Template (FOUO)	Also use Child Care Center Design Guide (PBS-P140)

52.211-6 Brand Name or Equal.

As prescribed in 11.107(a), insert the following provision:

Brand Name or Equal (Aug 1999)

(a) If an item in this solicitation is identified as “brand name or equal,” the purchase description reflects the characteristics and level of quality that will satisfy the Government’s needs. The salient physical, functional, or performance characteristics that “equal” products must meet are specified in the solicitation.

(b) To be considered for award, offers of “equal” products, including “equal” products of the brand name manufacturer, must—

(1) Meet the salient physical, functional, or performance characteristic specified in this solicitation;

(2) Clearly identify the item by—

(i) Brand name, if any; and

(ii) Make or model number;

(3) Include descriptive literature such as illustrations, drawings, or a clear reference to previously furnished descriptive data or information available to the Contracting Officer; and

(4) Clearly describe any modifications the offeror plans to make in a product to make it conform to the solicitation requirements. Mark any descriptive material to clearly show the modifications.

(c) The Contracting Officer will evaluate “equal” products on the basis of information furnished by the offeror or identified in the offer and reasonably available to the Contracting Officer. The Contracting Officer is not responsible for locating or obtaining any information not identified in the offer.

(d) Unless the offeror clearly indicates in its offer that the product being offered is an “equal” product, the offeror shall provide the brand name product referenced in the solicitation.

(End of provision)

"General Decision Number: ND20260012 05/18/2026

State: North Dakota

Construction Types: Building

Counties: North Dakota Counties of
Burleigh

Modification Number	Publication Date
1	01/30/2026
2	05/18/2026

BOIL0647-006 01/01/2025

	Rates	Fringes
BOILERMAKER	$ 48.00	31.14

ELEC0714-013 06/30/2025

	Rates	Fringes
ELECTRICIAN	$ 40.94	18.22

IRON0512-006 05/01/2022

	Rates	Fringes
IRONWORKER, STRUCTURAL	$ 35.95	33.11

PLUM0300-017 06/01/2025

	Rates	Fringes
PLUMBER	$ 40.53	20.60

PLUM0300-020 06/02/2025

	Rates	Fringes
PIPEFITTER	$ 43.94	20.46

SFND0669-002 04/01/2025

	Rates	Fringes
SPRINKLER FITTER (FIRE SPRINKLERS)	$ 41.64	24.58

SHEE9010-001 06/02/2025

	Rates	Fringes
SHEET METAL WORKER (HVAC DUCT INSTALLATION ONLY)	$ 33.64	23.60

SUND2012-001 08/18/2014

	Rates	Fringes
TRUCK DRIVER: DUMP TRUCK	$ 19.81	5.42
SHEET METAL WORKER, EXCLUDES HVAC DUCT INSTALLATION	$ 24.14	0.00
ROOFER	$ 17.17	2.66
PAINTER (BRUSH AND ROLLER)	$ 21.86	8.41

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OPERATOR:  LOADER.................................$ 25.98                  0.00
OPERATOR:  FORKLIFT...............................$ 23.06                  15.47
OPERATOR:  CRANE..................................$ 26.18                  9.39
OPERATOR:  BACKHOE/EXCAVATOR/TRACKHOE.............$ 23.06                  4.00
LABORER:  MASON TENDER - CEMENT/CONCRETE..........$ 14.23                  4.50
LABORER:  MASON TENDER - BRICK....................$ 15.32                  0.00
LABORER:  COMMON OR GENERAL.......................$ 13.64                  0.00
INSULATOR - MECHANICAL  (DUCT, PIPE & MECHANICAL
SYSTEM INSULATION)................................$ 16.73                  2.94
HVAC MECHANIC (INSTALLATION OF HVAC UNIT ONLY)......$ 24.46                  5.47
CEMENT MASON/CONCRETE FINISHER....................$ 17.73                  4.24
CARPENTER.........................................$ 15.78                  0.00
BRICKLAYER........................................$ 24.46                  13.96
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WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.
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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave
for Federal Contractors applies to all contracts subject to the
Davis-Bacon Act for which the contract is awarded (and any
solicitation was issued) on or after January 1, 2017.  If this
contract is covered by the EO, the contractor must provide
employees with 1 hour of paid sick leave for every 30 hours
they work, up to 56 hours of paid sick leave each year.
Employees must be permitted to use paid sick leave for their
own illness, injury or other health-related needs, including
preventive care; to assist a family member (or person who is
like family to the employee) who is ill, injured, or has other
health-related needs, including preventive care; or for reasons
resulting from, or to assist a family member (or person who is
like family to the employee) who is a victim of, domestic
violence, sexual assault, or stalking.  Additional information
on contractor requirements and worker protections under the EO
is available at https://www.dol.gov/agencies/whd/government-contracts.

Note: Executive Order 13658 generally applies to contracts subject
to the Davis-Bacon Act that were awarded on or between January 1,
2015 and January 29, 2022, and that have not been renewed or
extended on or after January 30, 2022. Executive Order 13658 does
not apply to contracts subject only to the Davis-Bacon Related Acts
regardless of when they were awarded. If a contract is subject to
Executive Order 13658, the contractor must pay all covered workers
at least $13.65 per hour (or the applicable wage rate listed on this
wage determination, if it is higher) for all hours spent performing on
the contract from May 11, 2026, through December 31, 2026.  The
applicable Executive Order minimum wage rate will be adjusted annually.
Additional information on contractor requirements and worker
protections under Executive Order 13658 is available at
www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within
the scope of the classifications listed may be added after
award only as provided in the labor standards contract clauses
(29CFR 5.5 (a) (1) (iii)).
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The body of each wage determination lists the classifications
and wage rates that have been found to be prevailing for the
type(s) of construction and geographic area covered by the wage
determination. The classifications are listed in alphabetical
order under rate identifiers indicating whether the particular
rate is a union rate (current union negotiated rate), a survey
rate, a weighted union average rate, a state adopted rate, or a
supplemental classification rate.
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Union Rate Identifiers

A four-letter identifier beginning with characters other than ⿰SU⿱, ⿰UAVG⿱, ⿰SA⿱, or ⿰SC⿱ denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ⿰SU⿱ identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

⿰SU⿱ wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ⿰SA⿱ identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME

refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination.
The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ⍰SA⍰ identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on a wage determination matter
d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION

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