NAVAL FACILITIES ENGINEERING SYSTEMS COMMAND, MID-ATLANTIC
Public Works Department Oceana
953 Hornet Drive, Suite 213 Virginia Beach, VA 23460-2190
POC: Maria Bayse, (757) 433-2126, maria.bayse.civ@us.navy.mil.

CONTRACT N4008524D0030 THROUGH N4008524D0038, AND N4008524D0069 INDEFINITE-DELIVERY, INDEFINITE-QUANTITY (IDIQ) MULTIPLE AWARD CONSTRUCTION CONTRACT (MACC) SMALL BUSINESS SET ASIDE FOR FACILITIES PRIMARILY IN THE NAVFAC MIDLANT HAMPTON ROADS AREA OF RESPONSIBILITY (HR AOR), VIRGINIA

SOLICITATION NUMBER: N4008526R0169
CONVERT INTEL SPACES TO CONTROLLED AREA, BLDG 145,
NAS OCEANA, VIRGINIA BEACH, VA
MACC GROUP ID: ML-C00081

DATE OF SOLICITATION: 13 MAY 2026

GENERAL CONSTRUCTION FOR HAMPTON ROADS, VIRGINIA (SB) MACC CONTRACT HOLDERS:

N4008524D0030 CJW Contractors, Inc. 13849 Park Center Road, Suite B Herndon, Virginia 20171 POC: Ralph Crews Email: ralph@cjwcontractors.com anuj@cjwcontractors.com bishnu@cjwcontractors.com bids@cjwcontractors.com	**N4008524D0031** Addon Services LLC 1800 Diagonal Road, Suite 600 Alexandria, VA 22314 POC: Robert Pastorelli RFP Email: NAVFACHR@addonservicesllc.com Contract Mods: robert.pastorelli@addonservicesllc.com; prita.abraham@addonservicesllc.com
N4008524D0032 Bay Electric Co, Inc 627 36th Street Newport News, VA 23607 POC: John Biagas Email: john.biagas@bayelectricco.com Daryl.lanouette@bayelectricco.com Kerri.pennybacker@bayelectricco.com	**N4008524D0033** ENCON Desbuild JV3 LLC 8201 Corporate Drive, Suite 720 Hyattsville, MD 20785 POC: Devang Ajmera Email: devang@enconcorp.org ananthb@desbuild.com
N4008524D0034 Mark Turner Construction 10474 Cobbs Road Glen Allen, VA 23059 POC: Franklin Bowser Email: fbowser@markturnerconstruction.com aarrowood@markturnerconstruction.com dbennett@markturnerconstruction.com vjames@markturnerconstruction.com	**N4008524D0035** MIG WMJ JV1 LLC 545 South Birdneck Road, Suite 202H Virginia Beach, VA 23451 POC: Jose Gutierrez Email: jose.g@miggov.com estimating@miggov.com estimating@wmjordan.com

N4008524D0036 Ocean Construction Services 104 Aragona Boulevard, Suite 101 Virginia Beach, VA 23462 POC: Thor Elmore Email: thor.elmore@ocsinc.us Kara.canter@ocsinc.us	**N4008524D0037** SAW Eastern JV 2876 Guardian Lane, Suite 200 Virginia Beach, VA 23452 POC: Anthony Williams Email: awilliams@sawcontracting.com Emery.c@easterncoastconstruction.com bids@easterncoastconstruction.com
N4008524D0038 VIRTEXCO Corporation 977 Norfolk Square Norfolk, VA 23502 POC: Donald Adams Email: estimating@virtexco.com	**N4008524D0069** Within Interior Design, Inc. DBA Tazewell Contracting 1008 Granby Street Norfolk, VA 23510 POC: Heather Robinson Email: hrobinson@tazewellcontracting.com estimating@tazewellcontracting.com

GENERAL REQUIREMENTS

All terms and conditions of N4008524D0030/0031/0032/0033/0034/0035/0036/0037/0038/0069 Indefinite Delivery Quantity Contract apply to this solicitation. Please review your MACC award document for guidance on contract clauses and requirements that may pertain to this order. All contract clauses in the Basic Contract by reference or full text remain in effect unless superseded by this task order. You are responsible to adhere to all applicable clauses, even if they are not stated in this RFP package or the Task Order award document. For clarification on any clause or other contractual issues, please contact Maria Bayse at maria.bayse.civ@us.navy.mil.

Amendments will be posted directly to PIEE, SAM.gov and send directly via email to MACC holders. Offerors are responsible for referring back to the site(s) for any amendments to the RFP.

The specifications, drawings, and other pertinent attachments are posted on PIEE.

NAVFAC Solicitation No.: N4008526R0169
NAVFAC Specification/Drawings: Work Order No. 1755081 (Attachment A: Scope of Work)

Title: Convert Intel Spaces to Controlled Area

Location of the Work: Building 145, NAS Oceana

Description of the Work: The Contractor shall renovate to convert approximately 1,830 SF of Intel space into a Controlled Area with Radio Frequency protection. Existing Intel Area consists of rooms E205, E223 to E227, E229, W205 and W223 to W226 in Hangar Building 145, NAS Oceana.

Estimated Price Range: In accordance with FAR 36-204(e). Disclosure of the Magnitude of Construction Projects, the estimated price range for this project is between $1,000,000.00 and $5,000,000.00.

NAICS Code: 236220 - Commercial and Institutional Building Construction

Time for Completion: Contract completion date is 540 calendar days. The days are calculated from date of task order award, which includes the initial 15 days allowed for distribution of the task order award, submission and approval of insurance, bonding and other requirements set forth in the task order/MACC. Task order award is considered notice to proceed.

*****Offerors must consider the total time to complete the project, which includes, but not limited to, lead times of supplies, materials, and equipment. If the construction contract duration in the RFP is not feasible, offerors must submit a pre-proposal inquiry (PPI) by the PPI deadline with a proposed construction contract duration and explanation why additional time is needed.*****

Wage Determination: Department of Labor (DoL) General Decision Number VA20260167 dated 30 January 2026 (Attachment B: Wage Determination) applies to this work. Should this wage determination be modified by DoL prior to award, the most current wage determination will be incorporated in the award.

Liquidated Damages: In accordance with FAR 52.211-12 Liquidated Damages, if the Contractor fails to complete the work within the time specified in the contract, the Contractor shall pay liquidated damages to the Government in the amount of $625.07 for each calendar day of delay until the work is completed or accepted.

Utilities: In accordance with FAR 52.236-14 Availability and Use of Utility Services - The Government shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the Government or, where the utility is produced by the Government, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.

Record Shop Drawings: In accordance with FAR 52.236-21 Specifications and Drawings for Construction, record shop drawings <u>are required</u> and reproducible copies of these record drawings <u>are not required.</u>

Government Furnished Property: There is no Government Furnished Property.

PROVISIONS/CLAUSES INCORPORATED BY REFERENCE

FAR 52.219-14 Limitations on Subcontracting (Jan 2017)

FAR 52.222-55 Minimum Wages for Contractor Workers Under Executive Order 14026

FAR 52.228-15 Performance and Payment Bonds-Construction (Jun 2020)

FAR 52.236-6 Superintendence by the Contractor (Apr 1984)

DFARS 252.225-7059, Prohibition on Certain Procurements from the Xinjiang Uyghur Autonomous Region – Representation (Jun 2023)

DFARS 252.225-7060 Prohibition on Certain Procurements from the Xinjiang Uyghur Autonomous Region

Basis for Award: This task order will be awarded on a fair opportunity basis pursuant to FAR 16.505 ordering procedures. The proposed task order will be awarded to the responsible offeror, offering the best value to the Government. For this task order, to make a determination of best value, the Government shall evaluate each offeror on price only and the basis for award will be low price.

Bond Requirements: In accordance with FAR 52.228-1, Bid Guarantees, each offeror shall submit with its offer a guarantee bond (Standard Form 24) in a penal sum equal to at least 20 percent of the offer price or or $3,000,000, whichever is less.

Performance and Payment Bonds are required from the contract task order awardee fifteen (15) calendar days after date of award.

Proposal Acceptance Period: 180 days from receipt of offers.

OFFERORS ARE ADVISED THAT FUNDING MAY NOT BECOME AVAILABLE. IF FUNDS ARE NOT AVAILABLE, NO AWARD WILL BE MADE AS A RESULT OF THIS SOLICITATION. OFFERORS WILL NOT BE REIMBURSED FOR ANY EFFORT OR PROPOSAL COSTS RESULTING FROM THIS SOLICITATION.

Site Visit:

Date and Time: Tuesday, 19 May 2026, 9:00 am EDT

Location: Building 145, NAS Oceana, Virginia Beach, Virginia

Badging: Contractor personnel that do not have DBIDS access for Naval Air Station Oceana, must follow and adhere to the instructions contained within Attachments C, D, and E, ensuring enough time for processing, prior to the site visit date. Attachments C: Base Access Instruction, D: SECNAV 5512, and E: Blank Sponsor Verification Spreadsheet are provided.

If you are registered with DBIDS or after obtaining your one-day visitor's pass in accordance with Attachments C, D, and E, all participating contractors shall proceed to Building 820 and meet in the downstairs lobby at 8:45 at NAS Oceana. All contractors will be escorted in a Government vehicle by the Contract Specialist and Design Manager. Contractors are not allowed to drive POVs onto the flight line.

For Base Sponsor Information for Attachment E: Blank Sponsor Verification Sheet:

Sponsor Name: Madison Dunaway
Sponsor Email: madison.e.dunaway.civ@us.navy.mil
Sponsor Phone Number: 757-433-4856

This will be the ONLY Government scheduled site visit.

Pre-Proposal Inquiries (PPIs): PPIs must be submitted in writing on the attached Pre-Proposal Inquiry Form (ATTACHMENT F) to Maria Bayse at maria.bayse.civ@us.navy.mil no later than 29 May 2026 2:00 PM EDT.

Proposal Due Date: 15 June 2026 no later than 2:00PM EDT. LATE PROPOSALS WILL NOT BE CONSIDERED.

Any MACC awardee that is unable to submit a proposal on this solicitation must provide written notification to the Contracting Officer within (5) working days from receipt of solicitation. A MACC awardee can only elect to withdraw from submitting a proposal on (3) task order solicitations per contract year.

Proposal Delivery Information: PROPOSALS SHALL BE SUBMITTED THROUGH PIEE.

Facsimile transmissions of proposals, acknowledgements of amendments, or modifications to proposals are not authorized.

PIEE SUBMISSIONS:

Offerors shall submit electronic proposals (.pdf format) in response to this solicitation. Only the PIEE Solicitation Module is authorized for the submission of electronic proposals in response to this solicitation. Electronic proposal submissions should be no longer than 1.9 GB per file.

Offerors shall ensure that the Government has received the electronic proposal prior to the date and time specified. **PIEE Solicitation Vendor Access Instructions** are provided via (ATTACHMENT H: PIEE Vendor Access Instructions). Email submissions will not be accepted.

Offerors shall allow adequate time to upload files which may be slower for non-DoD users and to avoid other technical difficulties that may be encountered. Offerors are also responsible for submitting files in the format specified and consistent with requirements stated elsewhere in this solicitation. Files that cannot be opened or are otherwise missing the required content are the responsibility of the Offeror.

PIEE system will record the date and time of package submittal. The date and time of package submittal recorded in PIEE shall govern the timeliness of any proposal submission. LATE PROPOSALS WILL NOT BE CONSIDERED.

All required proposal documents shall be submitted in accordance with FAR 15.208. Refer to "Basis for Award" for complete submittal instructions.

The Proposed Task Order will be awarded to the responsible offeror which offers the LOWEST PRICE to the Government. The Government shall evaluate each offeror on the following criteria:

PRICE

A. Price Submission:

(1) Solicitation Submittal Requirements: Offeror shall submit the following:

- Cover page that includes:
  - Solicitation Number
  - Solicitation Title
  - Prime Contractor Name
  - Prime Contractor Address
  - Phone Number
  - Fax Number
  - Cage Code
  - Employer Identification Number (EIN)
  - Point of Contact
  - Point of Contact Phone Number
  - Point of Contact Email
- Price Proposal Form (Attachment G)
- Acknowledged Amendments (if applicable)
- Copy of Reps & Certs from SAM (sam.gov)
- Bid Bond

B. Basis of Evaluation:

1. The Government will evaluate price based on the total price. Total price consists of the basic requirements. Analysis will be performed by one or more of the following techniques to ensure a fair and reasonable price:

    a. Comparison of proposed prices received in response to the RFP.
    b. Comparison of proposed prices with the Independent Government Cost Estimate (IGCE).
    c. Comparison of Proposed prices with available historical information.
    d. Comparison of market survey results.

EVALUATION

1. The Govermnent reserves the right to eliminate from consideration for award any or all offers at any time prior to award of the contract and to award the contract to the offeror submitting the lowest price acceptable proposal.

2. The Government intends to evaluate proposals and award a contract without discussions with offerors (except clarifications as described in FAR 15.306(a)). The government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary. In addition, if the Contracting officer determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Contracting Officer may limit the number of proposals in the competitive range.

3. From all proposals deemed eligible for award, the lowest price will be chosen.

ATTACHMENTS:

ATTACHMENT A	Scope of Work
ATTACHMENT B	Wage Determination
ATTACHMENT C	Base Access Instruction
ATTACHMENT D	SECNAV 5512
ATTACHMENT E	BLANK Sponsor Verification
ATTACHMENT F	PPI Spreadsheet
ATTACHMENT G	Price Schedule Form
ATTACHMENT H	PIEE Solicitation Vendor Access Instructions

ATTACHMENT G

PRICE SCHEDULE FORM

CLIN DESCRIPTION					**PRICE ($)**
0001	BASE BID Covert Intel Spaces to Controlled Area, Bldg 145, NAS Oceana.	QTY	UNIT	UNIT PRICE	AMOUNT
		1	LS	$_____	$_____

TOTAL FOR CLIN 0001 **$_____**

Offerors must complete the following:

All proposals shall be valid for 180 calendar days for Government acceptance on the Base Bid from date received.

COMPANY NAME: _____

AMENDMENTS ACKNOWLEDGED: _____

_____ _____
Signature of Offeror **Date**