| SOLICITATION, OFFER, AND AWARD (Construction, Alteration, or Repair) | 1. SOLICITATION NO. 75N98026R00123 | 2. TYPE OF SOLICITATION ☐ SEALED BID (IFB) INVITATION FOR BID ☒ NEGOTIATED (RFP) REQUEST FOR PROPOSAL | 3. DATE ISSUED 07/10/2026 | PAGE 1 OF 3 PAGES |
|---|---|---|---|---|

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

| 4. CONTRACT NO. | 5. REQUISITION/PURCHASE REQUEST NO. | 6. PROJECT NO. |
|---|---|---|
| | 7362859 | C104567 |

| 7. ISSUED BY CODE OD/OLAO-OA | 8. ADDRESS OFFER TO |
|---|---|
| National Institutes of Health<br>Office of Logistics and<br>Office of Administration<br>6011 Executive Blvd<br>Rockville, MD 20852-3804 | Brian Baek<br>Office of Acquisition & Logistics Management<br>National Institutes of Health |

| 9. FOR INFORMATION CALL | a. NAME | b. TELEPHONE NO. *(Include area code) (NO COLLECT CALLS)* |
|---|---|---|
| | BRIAN BAEK | +1 301 435 1604 |

## 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)*

Please see the attached Statement of Work (SOW) for further information.

In accordance with FAR 36.204, the estimated magnitude of this construction project is between $5,000,000 and $10,000,000. This range is provided for informational purposes to assist offerers in preparing proposals.

11. The contractor shall begin performance within 0 calendar days and complete it within 168 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 1630 ***(hour)*** local time 08/10/2026 (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 0 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)*

CODE FACILITY CODE

15. TELEPHONE NO. *(Include area code)*

16. REMITTANCE ADDRESS *(Include only if different than Item 14.)*

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:

Continued...

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* 1 *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)*

BRIAN K. BAEK

30b. SIGNATURE

30c. DATE

31b. UNITED STATES OF AMERICA

BY

31c. DATE

NAME OF OFFEROR OR CONTRACTOR

| ITEM NO. (A) | SUPPLIES/SERVICES (B) | QUANTITY (C) | UNIT (D) | UNIT PRICE (E) | AMOUNT (F) |
|---|---|---|---|---|---|
| | C104567 - Design-Build Services, Upgrade Emergency Electrical Power during outages, Bldg 49<br>Delivery: 168 Days After Award<br>Delivery Location Code: BLDG 13, 2C, BETHMC<br>Bldg 13, 2nd Floor, Wing C, Bethesd<br>BLDG 13<br>2nd Floor, Wing C<br>Bethesda MD 20814 US<br><br>Period of Performance: 08/11/2026 to 01/26/2027 | | | | |
| 1001 | C104567 - Design/Build Services, Upgrade Emergency Electrical Power during outages, Bldg 49,<br><br>CO - Brian Baek<br>COR - Alexander (Earl) Johnson<br>Delivery To: 2S75/Alexander Johns<br>Product/Service Code: Y1JZ<br>Product/Service Description: CONSTRUCTION OF MISCELLANEOUS BUILDINGS | | | | |

**Section I – Contract Clauses**

I.1 FAR Clauses Incorporated by Reference

- 52.202-1 -- Definitions
- 52.203-3 -- Gratuities
- 52.203-6 -- Restrictions on Subcontractor Sales to the Government
- 52.204-10 -- Reporting Executive Compensation and First-Tier Subcontract Awards
- 52.204-13 -- System for Award Management Maintenance
- 52.204-18 -- CAGE Code Maintenance
- 52.209-6 -- Protecting the Government's Interest When Subcontracting

I.2 Small Business Set-Aside Clauses

- 52.219-6 -- Notice of Total Small Business Set-Aside
- 52.219-14 -- Limitations on Subcontracting

I.3 Construction-Specific Clauses (FAR Part 36)

- 52.236-2 -- Differing Site Conditions
- 52.236-3 -- Site Investigation and Conditions Affecting the Work
- 52.236-5 -- Material and Workmanship
- 52.236-6 -- Superintendence by the Contractor
- 52.236-7 -- Permits and Responsibilities
- 52.236-9 -- Protection of Existing Vegetation, Structures, Utilities
- 52.236-10 -- Operations and Storage Areas
- 52.236-12 -- Cleaning Up
- 52.236-13 -- Accident Prevention
- 52.236-14 -- Availability and Use of Utility Services
- 52.236-15 -- Schedules for Construction Contracts
- 52.236-17 -- Layout of Work

I.4 Labor Standards (Davis-Bacon Act)

- 52.222-6 -- Construction Wage Rate Requirements
- 52.222-7 -- Withholding of Funds
- 52.222-8 -- Payrolls and Basic Records
- 52.222-9 -- Apprentices and Trainees
- 52.222-10 -- Compliance with Copeland Act
- 52.222-11 -- Subcontracts (Labor Standards)
- 52.222-12 -- Contract Termination—Debarment
- 52.222-13 -- Compliance with Wage Determinations
- 52.222-26 -- Equal Opportunity

- 52.222-35 -- Equal Opportunity for Veterans
- 52.222-36 -- Equal Opportunity for Workers with Disabilities

I.5 Bonding Requirements (FAR Part 28)

- 52.228-1 -- Bid Guarantee
- 52.228-2 -- Additional Bond Security
- 52.228-15 -- Performance and Payment Bonds—Construction

I.6 Payment & Financial Clauses

- 52.232-5 -- Payments Under Fixed-Price Construction Contracts
- 52.232-27 -- Prompt Payment for Construction Contracts

I.7 Contract Administration & Legal

- 52.233-1-- Disputes
- 52.233-3 -- Protest after Award
- 52.233-4 -- Applicable Law for Breach of Contract Claim
- 52.243-4 -- Changes
- 52.249-2 -- Termination for Convenience
- 52.249-10 -- Default (Fixed-Price Construction)

I.8 Additional Clauses

- 52.204-21 -- Basic Safeguarding of Covered Contractor Information Systems
- 52.211-10 -- Commencement, Prosecution, and Completion of Work
- 52.242-14 -- Suspension of Work
- 52.242-17 -- Government Delay of Work

**Section L – Instructions to Offerors**

L.1 General

This solicitation is being conducted as Lowest Price Technically Acceptable (LPTA). The award will be made to the responsible offeror whose proposal is determined to be technically acceptable and whose evaluated price is the lowest among all technically acceptable offers (within the competitive range).

Offerors shall prepare and submit proposals in accordance with these instructions. Failure to comply with the requirements of this solicitation may result in rejection of the proposal.

L.2 Proposal Submission

(a) Proposals shall be submitted electronically (via email) to the Contracting Officer no later than 10 August 2026 @4:30PM (stated in the solicitation posting on SAM.gov).

(b) The Government will not be responsible for proposals received after the due date and time.

(c) Proposals shall consist of the following volumes:

- Volume I – technical proposal
- Volume II – price proposal
- Volume III – past performance, certifications, and other required documents

(d) 3 Volume I – Technical Proposal

The Technical Proposal shall demonstrate the offeror's ability to successfully perform the work described in the Statement of Work (SOW), specifications, drawings, and RFI responses.

The Technical Proposal shall include the following:

(a) Technical Approach

The offeror shall provide a narrative describing its understanding of the project requirements and its approach to completing all required work.

At a minimum, the narrative shall address:

1. Construction methodology.
2. Quality control procedures.
3. Safety management approach.
4. Site management and coordination procedures.
5. Management of subcontractors.

(b) Project Schedule

The Offeror shall submit a Preliminary Project Schedule demonstrating its ability to complete all contract requirements within the period of performance specified in the solicitation. The project schedule shall include milestones and percentages complete.

(c) Key Personnel

The offeror shall identify key personnel proposed for the project, including:

- Project Manager
- Superintendent
- Quality Control Manager
- Any other key personnel listed in the Statement of Work

Resumes shall demonstrate qualifications meeting solicitation requirements.

L.4 Volume II – Price Proposal

The Price Proposal shall be submitted as a separate volume and shall contain all pricing information necessary for the Government to evaluate the Offeror's proposed price. The pricing should also be reflected on the SF-1442 attached in the SAM solicitation posting.

The Offeror shall propose a firm-fixed-price for all work required by the solicitation, including all labor, supervision, materials, equipment, transportation, permits, bonds, insurance, overhead, profit, subcontractor costs, and incidental expenses necessary to complete the work in accordance with the contract requirements.

The Offeror is responsible for ensuring all pricing is complete, accurate, and reflects a clear understanding of the project requirements.

L.5 Volume III - Past Performance, Certifications, and Other Required Documents

The offeror shall provide at least 3 examples of projects (active or completed) within the past five (5) years that are similar in scope and complexity to the work required under this solicitation.

For each project provide:

- Project title
- Contract number (if applicable)
- Customer name

- Contract value
- Performance period
- Brief description of work performed

Offerors shall also provide the following:

- Completed and signed SF 1442 (with acknowledgment of all solicitation amendments)
- Required certifications and bonding information
- Any additional documents required by the solicitation

L.6 Proposal Format

Volumes I through III shall be in one proposal document. The SF-1442 shall be its own separate document.

**Section M – Evaluation Factors for Award (LPTA)**

M.1 Basis for Award

Award will be made to the responsible small business offeror that:

1. Submits a technically acceptable proposal, and
2. Offers the lowest evaluated price, and
3. Proposes a price determined to be reasonable, balanced, and not unrealistically low

M.2 Technical Acceptability Evaluation

Proposals will be rated Acceptable or Unacceptable. To be rated Acceptable, the proposal must demonstrate:

(a) Relevant Experience (Past Performance)

- Successful completion of similar construction work

(b) Key Personnel

- Qualified superintendent with relevant experience

(c) Technical Approach

- Demonstrates understanding of requirements

- Provides a feasible approach

A proposal will be rated Unacceptable if it:

- Fails any minimum requirement
- Lacks sufficient detail
- Demonstrates high performance risk

Unacceptable proposals will not be considered for award.

## M.3 Price Evaluation

The Government will evaluate price for:

- Total price
- Price reasonableness (FAR 13.106-3)
- Price realism (performance risk assessment)
- Balanced pricing

### M.3.1 Price Reasonableness

The Government will determine whether the proposed price is fair and reasonable using one or more of the following:

- Comparison of competitive proposals
- Comparison with the Independent Government Estimate (IGE)
- Historical pricing data

### M.3.2 Price Realism (Performance Risk)

Although this is a Firm-Fixed-Price contract, the Government may evaluate whether a price is so low as to reflect a lack of understanding or create performance risk.

Indicators may include:

- Significant deviation from the IGE
- Significant deviation from other offers
- Inconsistency with proposed approach
- Omission of necessary work elements

If a price is determined to be unrealistically low, the proposal may be:

- Rated Technically Unacceptable, or
- Rejected as ineligible for award

## M.4 Evaluation Method

(a) The Government will evaluate proposals using procedures in FAR 13.106-2 under the Federal Acquisition Regulation.

(b) The Government will:

- Evaluate technical acceptability (pass/fail)
- Evaluate price (including realism and balance)
- Award to the lowest-priced technically acceptable offeror

(c) The Government may evaluate proposals in order of price, starting with the lowest.

## M.5 Mandatory Site Visit Requirement

(a) As part of the acceptability determination under this solicitation, Offerors must attend the mandatory site visit identified in Section L of the solicitation. Attendance at the site visit is a material requirement of this solicitation.

(b) Only Offerors whose attendance is verified on the Government's official site visit attendance roster will be considered eligible for award. Failure to attend the mandatory site visit, failure to sign the official attendance roster, or failure to comply with site visit instructions may result in the Offeror being determined unacceptable and ineligible for award.

(c) For purposes of evaluation, the Government will verify attendance records prior to award. Proposals submitted by Offerors that did not attend the mandatory site visit may be rejected without further evaluation.

## M.6 Compliance Requirements

Failure to comply with the following may result in elimination:

- Small Business Set-Aside requirements
- Limitations on Subcontracting
- Proposal submission instructions
- Requirement for reasonable, balanced, and realistic pricing