11 August 2026

REQUEST FOR PROPOSAL (RFP) FA445226R0016

Project Number: P4-00001-26

Project Title: Install of Mini Split Units in Bld 730 ATC Simulator Rooms

Issuing Office: 763d Enterprise Sourcing Squadron, OL-Pope AAF
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Contract Specialist: Emily Gebke
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SECTION A. GENERAL INFORMATION

This is a formal Request for Proposal (RFP) for commercial construction services prepared in accordance with Revolutionary FAR Overhaul (RFO) 12.201, and in conjunction with RFO Part 36 procedures. This effort is being competitively solicited among all Small Businesses on SAM.gov. This RFP is for the subject project to be awarded in accordance with RFO Part 12 and Part 36 procedures and the specific instructions outlined within this RFP and its attachments. The Government intends to award a single firm-fixed-price purchase order for the subject requirement. This requirement is a 100% small business set-aside.

This RFP is not authorization to begin performance and in no way obligates the Government for any costs incurred by the contractor associated with developing a proposal. The Government reserves the right not to award a purchase order in response to this RFP. Prior to commencement of any activities associated with performance of this requirement, the Government will issue a written directive or contractual document signed by the CO with appropriate consideration established. The Government reserves the right to cancel this solicitation, with no obligation to the contractor by the Government.

1. ***Offer Acceptance Period:*** All offers shall contain a period of validity. Any offer that expires prior to 30 September 2026 shall be rejected and not considered for award.

2. ***Site Visit:*** A site visit is scheduled for 18 August 2026 @ 10:00 AM Eastern Standard Time at building 730, 2477 Surveyor St, Pope Army Airfield, NC 28308. The government intends to support only one site visit.

3. ***Questions:*** Questions or clarification of RFP documents shall be submitted in writing to the point of contact listed above. The request shall address the rationale and justification for obtaining such information in terms of how the clarification or explanation into how the discrepancy affects development of the proposal in terms of price, schedule, or performance. Additionally, the request should provide the applicable citations (sections, page numbers, and paragraphs) in the RFP documents where there exists a discrepancy or which requires clarification. Such requests may not receive a response if received after 21 August 2026 @ 12 PM Central Time. Finally, if the request does not meet the requirements specified herein, the Government reserves the right to disregard the request. All questions and comments will be consolidated, and responses will be posted to SAM.gov.

4. ***Proposal Due Date:*** The proposals for this solicitation is due 24 August 2026 @ 2:00 PM Central Time, unless changed by Amendment.

5. ***Proposal Submission:***
   a. The proposal and all required attachments shall be submitted via Email to Contracting Officer and Contract Specialist in accordance with the instructions stated in Section D below and must be received prior to the proposal due date and time stated above. Late proposals shall be handled in accordance with RFO 15.107(b).

SECTION B. ACKNOWLEDGMENT OF RECEIPT:

Contractor: _____
(Type Full Name)

Contractor POC Name / Title: _____
(Type Full Name and Title / Position)

Signature / Date: _____

Telephone Number: _____

Email Address: _____

Total Number of Calendar Days from Notice To Proceed (NTP) Contractor can begin performance: _____

Total Number of Calendar Days to Complete Performance:_____

Performance Period: The entire period of performance shall accommodate required submittals, ordering/receipt of materials, physical work, and project acceptance.

SECTION C. TERMS AND CONDITIONS

1. ***Construction Wage Rate Requirements***: The Davis Bacon Act (DBA) wage determination applicable to this RFP is the Davis-Bacon Act WD # NC20260122.

2. ***Liquidated Damages (LD)***: Liquidated damages will not be assessed to projects valued less than $900,000.00 in accordance with R-DFARS 211.403(b).

3. ***Offer Guarantee (Bid Bond)***: An offer guarantee shall be submitted in accordance with RFO clause 52.228-1, Bid Guarantee. Bid Guarantees shall be submitted electronically with proposals as a part of Volume I, if applicable. Offerors shall ensure the seal and all signatures are plainly visible in electronically-submitted bonds. Bid Guarantee shall be provided if proposal amount is over $150,000.00.

4. ***Alternative Payment Protections***: An alternative payment protection shall be required in accordance with RFO clause 52.228-13, Alternative Payment Protections. The contractor shall submit either a Payment Bond or an Irrevocable Letter of Credit within 10 days of award. A Notice to Proceed will not be issued until the payment protection is received. Alternate Payment Protection shall be provided if proposal amount is between $35,000.00 and $150,000.00.

5. ***Performance and Payment Bonds:*** Bonds shall be required in accordance with RFO clause 52.228-15, Performance and Payment Bonds – Construction, within 10 calendar days after award. Bonds are to be submitted electronically and offerors shall ensure the seal and all signatures are plainly visible. Offerors are required to include in their proposal, within Volume III, Price Proposal, the cost to provide the appropriate payment protection or bonds whenever their proposed cost exceeds $150,000.00.

SECTION D. EXHIBIT OF ATTACHMENTS

Attachment	*Title*	*Date*	*Pages*
1	Statement of Work (SOW)	21 Jul 2026	3
2	Wage Determination	18 May 2026	4
3	Provisions and Clauses	10 Aug 2026	7
4	Price Proposal	10 Aug 2026	1
5	SOW Appendix 1	11 Aug 2026	2

SECTION E. PROPOSAL PREPARATION / INSTRUCTIONS TO OFFERORS

1. Failure to comply with RFP requirements may result in rejection of the proposal or an unfavorable proposal evaluation or being deemed ineligible for award. The offer shall be compliant with the requirements as stated in this RFP and all attachments.

2. ***Proposal Organization***: Offeror's submitting a proposal in response to this RFP shall submit their proposal as follows:

Table 1			
Volume	**Volume Title**	**Page Limit**	**Unsanitized Copy**

I	Administrative Requirements	N/A	1
II	Technical Proposal	10	1
III	Price Proposal	N/A	1

3. ***Unsanitized Proposals***: Text shall be black in Times New Roman 12-point font with no bold, italicized, or underlined text. Paragraphs shall be single-spaced. The only information permitted in headers is the RFP number and the footers shall only contain page numbers.

Page limitations shall be treated as maximums. If exceeded, the excess pages will not be read or considered in the Government's evaluation of the proposal. If Interchange Notices (INs) are required, page limitations may be placed on responses to INs. The specified page limits to IN responses will be identified in the INs to the offeror. Each page shall be counted except the following:

4. ***Volume Contents***:

a. *Volume I – Administrative Requirements*: Shall include the following:

i. *RFP Letter*: Section B shall be completed and signed.

ii. *RFP Amendments, if applicable*: Acknowledgement of Receipt of any RFP amendments shall be completed by the due dates stated in the RFP amendments, if applicable.

iii. *Bid Guarantee*: If required, bid guarantees shall be submitted within this volume in accordance with Section C of this RFP.

iv. Provisions and Clauses: The contractor shall complete the fill-in provisions and clauses applicable in Attachment 3.

b. *Volume II – Technical Proposal*: Shall include all documentation and information detailed in Section F, to include alternatives. The technical proposal shall be clear, concise, and include all required information required by this provision in sufficient detail for an effective evaluation. The technical proposal shall detail the methodology to be used to take the requirement documents to construction completion and describe the approach for meeting the requirements. The narrative should include how the work will transition from one area or element to the next and your approach for ensuring the work required in the SOW meets the applicable codes and regulations.

Schedule. As part of Section B provided in Volume I, the offeror will propose the total number of calendar days from Notice To Proceed (NTP) the Contractor can begin performance as well as the total number of calendar days to complete performance. The proposed schedule to be submitted with Volume II, Technical, shall clearly show each major milestone or critical element of construction with corresponding completion in calendar days as well as the total proposed project completion in calendar days. The schedule shall be

accompanied by a narrative that identifies significant risks that may hinder progress and a realistic mitigation plan for each risk.

Alternatives. Offerors may propose alternatives provided the following guidelines are adhered to:

a) An alternative may be used when the proposal offers separate methods or standards for completing a specified work element providing the Government with a trade-off within the proposal. It may be a unique requirement being offered
b) Proposals shall identify and provide a technical narrative of each proposed alternative within this section. The Government encourages offerors to explain or highlight specifically the costs and benefits of these options. However, any alternatives provided should not disclose specific costs in this section. They may, however, be expressed in terms of percentages either as a percent of the total project, against each other (i.e. option B is 20% more expensive than baseline option A), or any other method as determined by the offeror.

Conditions, Limitations, and Assumptions. All technical proposal conditions, assumptions, and limitations the offeror seeks to have reflected in the final purchase order that deviates from the SOW and/or design provided by Government shall be separately and conspicuously listed under a separate heading titled "Conditions, Assumptions and Limitations" in the Volume II, Technical. Failure by the offeror to ensure any such condition, assumption, or limitation as discussed above are incorporated into the SOW that is awarded to the contractor are deemed to be irrevocably waived by the contractor, even if the contractor's proposal is incorporated into the final agreement, whether in part, in whole, or by reference.

c. *Volume III – Price Proposal*: Offerors shall submit their price proposal using the Government-provided Price Template. In addition to completing this template, the offeror must also provide a detailed construction price breakdown (such as a Construction Price Estimate Worksheet) to support the proposed pricing. No pricing information shall be included in any other section of this proposal. If alternatives are offered, the proposed price shall be itemized in a table in the price proposal. If performance and payment bonds are required in accordance with RFO Clause 52.228-15, Performance and Payment Bonds – Construction, the offeror shall include the separate line item to provide the appropriate payment protection or bonds within this Volume.

By submission of a proposal, the contractor accedes to all RFP requirements including terms, conditions, and representations.

SECTION F. EVALUATION / BASIS OF AWARD

1. Award will be made in accordance with RFO Part 12.101 and 36 procedures and the procedures specified in the RFP, to the Offeror whose proposal results in the best value to the Government. A contract may be awarded to the offeror who is deemed responsible in accordance with FAR 9.1, as supplemented, whose proposal conforms to the RFP's requirements (to include all stated terms, conditions, representations, certifications, and all other information

required by the RFP instructions) and is judged, based on the evaluation factors, to represent the best value to the Government. The Government may award to other than the lowest-priced offeror in exchange for a higher-rated technical proposal, to include alternatives, if applicable, demonstrating schedule efficiencies and/or processes considered to be more advantageous to the government.

Following receipt of the proposals to this RFP, the Government will assign Factor 1, Technical, an adjectival rating, as defined below. Next, the Government will perform a comparative analysis (comparing offeror proposals to one another) in order to select the Offeror that is best suited to fulfill the requirements of the RFP. The comparative analysis will be based on the offeror's responses to the Factors outlined in the RFP.

2. ***Interchanges:*** Interchanges are fluid interactions(s) between the CO and the Offerors that may address any aspect of the proposal and may or may not be documented in real time. The Government intends to make award based on initial proposal submissions without conducting interchanges. Therefore, each proposal should contain the Offeror's best terms from a technical and price standpoint. However, the Government reserves the right to hold interchanges using INs, if during any portion of the evaluation it is determined to be in the best interest of the Government. Interchanges may be conducted with none, one, all, or a limited number of Offerors to address any issues, to include Technical Approach and/or Price, if necessary. The Government is not required to conduct interchanges with any or all Offerors responding to this RFP. Offeror responses to INs will be considered in making the best value selection decision.

3. ***Proposal Evaluation***: Responses to this RFP will be evaluated in accordance with the criteria below:

a. *Factor 1 – Technical*: Under this factor, the Government will evaluate the Offeror's proposed Technical Approach based on the following:

Technical. A detailed methodology to take the requirement documents to construction completion and an approach for meeting the requirements. Approach includes how the work will transition from one area or element to the next and ensuring the work required in the SOW meets applicable codes and regulations.

Schedule. A total number of calendar days from Notice To Proceed (NTP) the Contractor can begin performance as well as the total number of calendar days to complete performance was proposed. A schedule clearly stating each critical element of construction with corresponding completion in calendar days as well as the total proposed project completion in calendar days. The schedule was accompanied by a narrative identifying significant risks and realistic mitigation plan for each risk.

Alternatives. Offerors proposed alternative(s) provided the following:

i. An alternative (if used) offered separate methods or standards for completing a specified work element providing a trade-off within the proposal.

ii. Proposal identified and provided a technical narrative of each proposed alternative. Offeror explained or highlighted specifically the costs and benefits of the options.

During the evaluation of each proposal, the Government will assign the Factor a rating as shown below. The following ratings will be utilized:

Technical Approach Ratings	
Rating	**Description**
Superior	Proposal meets all requirements of the RFP and attachments, the contractor can complete the required work within the specified period of performance or before, and the proposal contains one or more beneficial aspects (above minimum attributes, performance levels, or capability).
Acceptable	Proposal meets all requirements of the RFP and attachments, and the contractor can complete the required work within the specified period of performance.
Unacceptable	Proposal does not meet all requirements of the RFP and attachment, and/or the contractor cannot complete the required work within the specified period of performance.

b. *Factor 2 – Price*: The Government will evaluate the offeror's price to ensure it is complete and determine whether the proposed prices are fair and reasonable. An Initial Total Evaluated Price (I-TEP) will result from an evaluation of the proposed prices. Should there be any interchanges, any price adjustments will be evaluated resulting in a Final Total Evaluated Price (F-TEP). If there are no price adjustments, the offeror's I-TEP will become the F-TEP. Pricing is evaluated but not assigned a rating.

Completeness. The proposal will be reviewed to determine the extent to which all the price elements of the proposal have been addressed. The offeror's price proposal will be evaluated to ensure continuity and traceability of prices to the technical proposal and between the initial proposal and any revisions thereto. The review will determine the adequacy of the offeror's proposal in addressing and fulfilling the RFP requirements.

Reasonableness. For a price to be reasonable, it must represent a price to the Government that a prudent person would pay in the conduct of competitive business. The Government will determine prices fair and reasonable through the use of one or more of the price analysis techniques at RFO 12.204(b).

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Amber Climaco
Contracting Officer