DEPARTMENT OF VETERANS AFFAIRS

Network Contracting Office 7 (NCO 7)
Ralph H. Johnson VA Medical Center
109 Bee Street, Charleston, SC 29401-5799

COMBINED SYNOPSIS/SOLICITATION

Commercial Construction Services | FAR Parts 12 and 36

TOTAL SDVOSB SET-ASIDE | LPTA BASIS FOR AWARD

Solicitation Number:	**36C24726Q0729**
Project Number:	534-24-102
Project Title:	Renovate SPS Spaces
Issuing Office:	NCO 7, Ralph H. Johnson VAMC, Charleston, SC
Set-Aside:	Total Service-Disabled Veteran-Owned Small Business (SDVOSB) -- 38 U.S.C. 8127
NAICS Code:	236220 -- Commercial and Institutional Building Construction ($45.0M Size Standard)
Contract Type:	Firm-Fixed-Price (FFP) -- FAR 36.207
Acquisition Method:	FAR Part 12 (Commercial Services) + FAR Part 36 (Construction)
Disclosure of Magnitude:	Between $5,000,000 and $10,000,000 (FAR 36.204(g))
Period of Performance:	360 Calendar Days from Notice to Proceed (NTP)
Basis for Award:	Lowest Price Technically Acceptable (LPTA)
Response Deadline:	August 3, 2026 at 1300 EST -- Submit via email to the Contract Specialist. Late quotes will not be accepted.
Site Visit:	Strongly Encouraged – July 23, 2026 at 0900 EST - Location: Charleston VA Medical Center Lobby, 109 Bee Street, Charleston, SC 29401. If unable to locate, contact Christian Militzer at (843) 739-7831.
Questions Due:	July 27, 2026 at 1300 EST -- Submit via email to the Contract Specialist. No telephone inquiries will be accepted.
Contracting Officer:	**Zaire Naylor – Zaire.Naylor@va.gov**

This is a combined synopsis and solicitation for commercial construction services prepared in accordance with FAR Subpart 12.202 and FAR Part 5. This announcement constitutes the only solicitation; quotes are being requested and a written solicitation will not be issued separately. This solicitation is set aside 100% for Service-Disabled Veteran-Owned Small Businesses (SDVOSB) pursuant to 38 U.S.C. 8127.

PART 1 -- COMBINED SYNOPSIS (SAM.GOV POSTING LANGUAGE)

1.1 Project Description and Disclosure of Magnitude

The Department of Veterans Affairs (VA), Network Contracting Office 7 (NCO 7), Ralph H. Johnson VA Medical Center (RHJVAMC), 109 Bee Street, Charleston, South Carolina 29401-5799, is soliciting quotes for construction services to renovate Sterile Processing Service (SPS) spaces at RHJVAMC under Project Number 534-24-102.

Disclosure of Magnitude (FAR 36.204(g)): The estimated magnitude of this construction project is **BETWEEN $5,000,000 AND $10,000,000.** This disclosure is provided in accordance with FAR 36.204. The Government's estimate is not disclosed, and the estimated price range does not constitute a limitation on any price the Government will accept.

The work includes demolition and renovation of approximately 3,859 gross square feet of SPS spaces (Rooms AA304, AA305, AA305A, BB320, BB321, and adjacent corridors COR3AA-3 and COR3AA-2), upgrades to support three sterilizers, washers, and a cart washer, SPS-dedicated AHU-31 upgrade, installation of a new reverse osmosis (RO) tank on the roof, and associated increases in steam and chilled water distribution lines in the basement and mechanical rooms. Temporary HVAC will be required to keep the functional SPS operational throughout construction.

1.2 Set-Aside Status and Eligibility

This acquisition is a TOTAL SDVOSB SET-ASIDE pursuant to 38 U.S.C. 8127-8128 (Veterans First Contracting Program). The VA Rule of Two has been satisfied. Quotes from firms that are not verified SDVOSBs through the SBA VetCert program at the time of quote submission will not be evaluated and will be rejected as ineligible.

- Verified SDVOSB status required through SBA VetCert at: https://veterans.certify.sba.gov
- NAICS Code: 236220 -- Commercial and Institutional Building Construction
- Small Business Size Standard: $45.0 million average annual receipts
- Limitations on Subcontracting (FAR 52.219-14): Prime must perform at least 15% of the contract cost (excluding materials) with its own employees

1.3 Basis for Use of FAR Part 12

A commercial item determination has been made pursuant to FAR 12.101 and FAR 2.101. Construction of the type required here is a commercial service customarily available in the commercial marketplace. This solicitation uses FAR Part 12 streamlined procedures in conjunction with FAR Part 36 construction requirements. All FAR Part 36, Davis-Bacon Act (FAR 22.4), and VA-specific requirements remain mandatory.

1.4 Contract Type

Firm-Fixed-Price (FFP) per FAR 36.207. Award of a single contract is intended.

1.5 Quote Submission

Quotes must be submitted via email to the Contract Specialist April.Brooks1@va.gov by August 3, 2026 at 1300 EST. Late quotes will not be accepted. Quotes submitted by any other method will not be considered.

PART 2 -- CONTRACT LINE ITEMS (CLINs)

CLIN	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
0001	Renovate SPS Spaces -- Base Work Project 534-24-102, Ralph H. Johnson VAMC 109 Bee Street, Charleston, SC 29401 Firm-Fixed-Price, 360 Calendar Days from NTP	1	Job (Lump Sum)	N/A	$_____
	TOTAL PRICE (CLIN 0001)				**$_____**

NOTE: The price for CLIN 0001 is the total all-inclusive lump sum price to complete all work described in the Statement of Work, construction drawings, and specifications. The price must include all labor (at Davis-Bacon prevailing wage rates per applicable Wage Determination), materials, equipment, overhead, profit, bid bond, performance bond, payment bond, insurance, and all other direct and indirect costs required to complete the project within the 360-day period of performance.

PART 3 -- STATEMENT OF WORK

The contractor shall provide all supervision, labor, equipment, and materials required to complete Project 534-24-102, Renovate SPS Spaces, at the Ralph H. Johnson VA Medical Center (RHJVAMC), 109 Bee Street, Charleston, SC 29401. Work includes demolition and renovation of approximately 3,859 gross square feet of SPS spaces, HVAC and utility system upgrades, AHU-31 replacement, installation of a new RO tank, and associated steam and chilled water distribution upgrades. The functional SPS must remain operational throughout construction. For complete scope, phasing, safety, security, submittal, and records management requirements, see Attachment 3 (Statement of Work).

PART 4 -- INSPECTION AND ACCEPTANCE

Inspection and acceptance will be performed by the designated COR per FAR 52.246-12 (Inspection of Construction). The COR may inspect the work and direct correction of deficiencies but does NOT have authority to modify the contract, approve scope changes, or direct work beyond the contract scope.
Upon substantial completion, the CO will issue a Substantial Completion certificate. Final acceptance will follow after all punch list items are corrected and the final inspection is approved.

PART 5 -- DELIVERABLES AND PERIOD OF PERFORMANCE

5.1 Period of Performance

360 calendar days from Notice to Proceed (NTP). NTP will be issued by the CO after bonds are received and verified, and after the preconstruction conference is scheduled.

5.2 Place of Performance

Ralph H. Johnson VA Medical Center, 109 Bee Street, Charleston, South Carolina 29401.

5.3 Required Deliverables

For a complete list of required deliverables, due dates, and submission instructions, see Attachment 2 (Specifications) and Attachment 3 (Statement of Work). Key deliverables include the project schedule, Accident Prevention Plan, Contractor Quality Control Plan, ICRA/ILSM plan, shop drawings, weekly progress reports, certified payrolls, as-built/record drawings, and equipment O&M manuals.

PART 6 -- CONTRACT ADMINISTRATION

Role	Name / Contact	Authority
Contracting Officer (CO)	Zaire Naylor Zaire.Naylor@va.gov 803-599-0248	Full contractual authority. Only the CO may modify the contract, authorize changes, or approve deviations from scope.
Contracting Specialist (CS)	April Brooks April.Brooks1@va.gov	Administrative support to CO. No independent contracting authority.
Contracting Officer's Representative (COR)	Christian Militzer Christian.Militzer@va.gov Desk: 843-789-7622 x207622	Technical oversight and surveillance only. May inspect, accept, and direct correction of deficiencies. May NOT modify contracts, approve changes, or authorize work beyond scope.

Invoice submission: Invoices shall be submitted through the VA's invoice portal (OB10/Tungsten) or as directed in the contract award. Payment will be made per FAR 52.232-5 (Payments Under Fixed-Price Construction Contracts). Progress payments are authorized in accordance with the Schedule of Values to be submitted within 15 calendar days of NTP. Final payment will not be made until all punch list items are closed and final acceptance is granted by the CO.

PART 7 -- SPECIAL CONTRACT REQUIREMENTS

7.1 Davis-Bacon Act -- Prevailing Wage Rates

This contract is subject to the Davis-Bacon Act (40 U.S.C. 3141-3148) and FAR 22.4. All laborers and mechanics employed in construction under this contract shall be paid not less than the prevailing wage rates and fringe benefits set forth in the applicable Department of Labor Wage Determination for Charleston County, South Carolina, Building Construction. The applicable Wage Determination is incorporated by reference in the contract. The contractor shall obtain the current Wage Determination from SAM.gov (https://sam.gov/content/wage-determinations) and verify currency prior to quote submission.

- Applicable clause: FAR 52.222-6 (Construction Wage Rate Requirements)
- Certified Payrolls: Submitted weekly on DOL Form WH-347
- Posting: Contractor shall post the Wage Determination at the job site

7.2 Bonds (Miller Act -- 40 U.S.C. 3131)

Because the estimated value of this contract exceeds $150,000, the following bonds are required:

Bond Type	Amount	Form	Due
Bid Bond / Bid Guarantee	20% of quoted price, NTE $3,000,000	SF 24	Submitted WITH Quote -- missing bid bond = NON-RESPONSIVE
Performance Bond	100% of contract value	SF 25	10 Days after Notice of Award
Payment Bond	100% of contract value	SF 25-A (same surety as Performance Bond)	10 Days after Notice of Award

The awardee shall submit the Performance Bond (SF 25) and Payment Bond (SF 25-A) no later than 10 calendar days after Notice of Award. The Contracting Officer will not issue the Notice to Proceed until both bonds are received, reviewed, and the surety is verified against Department of Treasury Circular 570 (FAR 28.102)

7.3 Site Visit

A pre-bid site visit is strongly encouraged but not mandatory. Interested quoters should meet at the Charleston VA Medical Center Lobby, 109 Bee Street, Charleston, SC 29401. If unable to locate the meeting point, contact Christian Militzer at (843) 739-7831. No questions will be answered during the site visit. All questions must be submitted via email to the Contract Specialist April.Brooks1@va.gov. The contractor is responsible for independently assessing site conditions and including all related costs in the price. (FAR 52.236-3)

7.4 Preconstruction Conference

The awardee will be required to attend a preconstruction conference with the CO and COR prior to NTP. The conference will address the ICRA and ILSM plans, schedule requirements, submittals, utility shutdown procedures, and all other pre-performance requirements.

7.5 VA-Specific Requirements

- The contractor shall comply with VA Directive 0710 (Personnel Suitability and Security Program) for all personnel requiring access to VA facilities or information systems.
- The contractor shall comply with all applicable Joint Commission standards related to infection control in occupied healthcare construction environments.
- All work is subject to VA Facilities Management review and approval per VAHCS facility standards.
- CPARS: A Contractor Performance Assessment Report will be completed in the Federal Awardee Performance and Integrity Information System (FAPIIS/CPARS) upon contract completion per FAR 42.1503.

PART 8 -- CONTRACT CLAUSES

The clauses and provisions applicable to this contract are set forth below and in Attachment 7 (Contract Clauses and Provisions). Clauses incorporated by full text are set forth in Attachment 7. Clauses incorporated by reference have the same force and effect as if set forth in full text. Full text of FAR clauses is available at https://acquisition.gov; VAAR clauses at https://www.acquisition.gov/vaar.

8.1 52.212-4 -- Terms and Conditions -- Commercial Products and Commercial Services (Construction Version) -- FULL TEXT

FAR 52.212-4, Terms and Conditions -- Commercial Products and Commercial Services (Construction Version) (Deviation), is incorporated herein in full text. This is the construction-tailored version per FAR 12.205(b)(3) and the August 2025 RFO Class Deviation. See Attachment 7, Section 1.

8.2 Additional Required Clauses

The following clauses are applicable to this contract:

Clause	Title	Status/Deviation
52.203-17	Contractor Employee Whistleblower Rights (NOV 2023)	Applicable
52.203-19	Prohibition on Requiring Certain Internal Confidentiality Agreements or Statements (JAN 2017)	Applicable
52.204-10	Reporting Executive Compensation and First-Tier Subcontract Awards (JUN 2020) (DEVIATION NOV 2025)	Applicable
52.209-6	Protecting the Government's Interest When Subcontracting with Contractors Debarred, Suspended, Proposed for Debarment, or Voluntarily Excluded (JAN 2025) (DEVIATION NOV 2025)	Applicable
52.209-10	Prohibition on Contracting with Inverted Domestic Corporations (NOV 2015) (DEVIATION NOV 2025)	Applicable
52.219-8	Utilization of Small Business Concerns (JAN 2025) (DEVIATION NOV 2025)	Applicable
52.219-14	Limitations on Subcontracting (OCT 2022) (DEVIATION NOV 2025)	Applicable -- 15% labor with own employees
52.222-3	Convict Labor (JUN 2003) (DEVIATION NOV 2025)	Applicable
52.222-19	Child Labor -- Cooperation with Authorities and Remedies (MAR 2026) (DEVIATION NOV 2025)	Applicable
52.222-35	Equal Opportunity for Veterans (JUN 2020) (DEVIATION NOV 2025)	Applicable
52.222-36	Equal Opportunity for Workers with Disabilities (JUN 2020) (DEVIATION NOV 2025)	Applicable
52.222-37	Employment Reports on Veterans (JUN 2020) (DEVIATION NOV 2025)	Applicable
52.222-40	Notification of Employee Rights Under the National Labor Relations Act (DEC 2010) (DEVIATION NOV 2025)	Applicable
52.222-50	Combating Trafficking in Persons (NOV 2021) (DEVIATION NOV 2025)	Applicable
52.222-54	Employment Eligibility Verification (JAN 2025) (DEVIATION NOV 2025)	Applicable -- contract >$150K
52.222-55	Minimum Wages for Contractor Workers Under Executive Order 14026 (JAN 2022) (DEVIATION NOV 2025)	Applicable -- 52.222-6 included
52.222-62	Paid Sick Leave Under Executive Order 13706 (JAN 2022) (DEVIATION NOV 2025)	Applicable -- 52.222-6 included

52.222-90	Addressing DEI Discrimination by Federal Contractors (APR 2026)	Applicable -- ALL contracts (performance in US)
52.226-8	Encouraging Contractor Policies to Ban Text Messaging While Driving (MAY 2024)	Applicable

8.3 FAR Part 36 Construction Clauses

Clause	Title	Notes
52.236-2	Differing Site Conditions (APR 1984) (DEVIATION AUG 2025)	Full text in Attachment 7
52.236-3	Site Investigation and Conditions Affecting the Work (APR 1984) (DEVIATION AUG 2025)	Full text in Attachment 7
52.236-5	Material and Workmanship (APR 1984) (DEVIATION AUG 2025)	By reference
52.236-6	Superintendence by the Contractor (APR 1984) (DEVIATION AUG 2025)	By reference
52.236-7	Permits and Responsibilities (NOV 1991) (DEVIATION AUG 2025)	By reference
52.236-8	Other Contracts (APR 1984) (DEVIATION AUG 2025)	By reference
52.236-9	Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements (APR 1984) (DEVIATION AUG 2025)	By reference
52.236-10	Operations and Storage Areas (APR 1984) (DEVIATION AUG 2025)	By reference
52.236-11	Use and Possession Prior to Completion (APR 1984) (DEVIATION AUG 2025)	By reference
52.236-12	Cleaning Up (APR 1984) (DEVIATION AUG 2025)	By reference
52.236-13	Accident Prevention (NOV 1991) (DEVIATION AUG 2025) -- Alternate I	By reference -- Healthcare/hazardous operations
52.236-14	Availability and Use of Utility Services (APR 1984) (DEVIATION AUG 2025)	By reference
52.236-15	Schedules for Construction Contracts (APR 1984) (DEVIATION AUG 2025)	By reference
52.236-17	Layout of Work (APR 1984) (DEVIATION AUG 2025)	By reference
52.236-21	Specifications and Drawings for Construction (FEB 1997) (DEVIATION AUG 2025)	By reference

8.4 Labor and Safety Clauses

Clause	Title	Notes
52.222-4	Contract Work Hours and Safety Standards -- Overtime Compensation (MAY 2018) (DEVIATION NOV 2025)	By reference -- contract >$200K
52.222-6	Construction Wage Rate Requirements (AUG 2018) (DEVIATION NOV 2025)	Full text in Attachment 7
52.222-7	Withholding of Funds (MAY 2014) (DEVIATION NOV 2025)	By reference
52.222-8	Payrolls and Basic Records (JUL 2021) (DEVIATION NOV 2025)	By reference
52.222-10	Compliance with Copeland Act Requirements (FEB 1988) (DEVIATION NOV 2025)	By reference

52.222-11	Subcontracts (Labor Standards) (MAY 2014) (DEVIATION NOV 2025)	By reference
52.222-12	Contract Termination -- Debarment (MAY 2014) (DEVIATION FEB 2025)	By reference
52.222-13	Compliance with Construction Wage Rate Requirements and Related Regulations (MAY 2014)	By reference
52.222-14	Disputes Concerning Labor Standards (FEB 1988) (DEVIATION NOV 2025)	By reference
52.222-15	Certification of Eligibility (MAY 2014)	By reference

8.5 Bond, Payment, and Financial Clauses

Clause	Title	Notes
52.228-1	Bid Guarantee (SEPT 1996)	Full text in Attachment 7 -- SF 24, 20% NTE $3M
52.228-2	Additional Bond Security (OCT 1997)	By reference
52.228-5	Insurance -- Work on a Government Installation (JAN 1997)	By reference -- fixed price, Govt. installation
52.228-11	Individual Surety -- Pledge of Assets (FEB 2021)	By reference
52.228-12	Prospective Subcontractor Requests for Bonds (DEC 2022)	By reference
52.228-15	Performance and Payment Bonds -- Construction (JUN 2020)	Full text in Attachment 7 -- 100% each
52.229-3	Federal, State and Local Taxes (FEB 2013) (DEVIATION SEP 2025)	By reference -- fixed price, in US
52.232-5	Payments Under Fixed-Price Construction Contracts (MAY 2014)	Full text in Attachment 7
52.232-27	Prompt Payment for Construction Contracts (JAN 2017)	By reference
52.232-33	Payment by Electronic Funds Transfer -- System for Award Management (OCT 2018)	By reference
52.232-40	Providing Accelerated Payments to Small Business Subcontractors (MAR 2023)	By reference
52.233-3	Protest After Award (AUG 1996) (DEVIATION NOV 2025)	By reference
52.233-4	Applicable Law for Breach of Contract Claim (OCT 2004) (DEVIATION NOV 2025)	By reference
52.242-13	Bankruptcy (JUL 1995)	By reference
52.242-14	Suspension of Work (APR 1984)	By reference -- all fixed price
52.243-4	Changes (JUN 2007) (DEVIATION JUL 2025)	By reference
52.244-6	Subcontracts for Commercial Products and Commercial Services (JAN 2025) (DEVIATION APR 2026)	By reference
52.246-12	Inspection of Construction (AUG 1996)	By reference
52.246-21	Warranty of Construction (MAR 1994)	By reference
52.248-3	Value Engineering -- Construction (OCT 2025)	By reference
52.249-2	Termination for Convenience of the Government (Fixed-Price) (APR 2012) -- Alternate I (SEPT 1996)	By reference
52.249-10	Default (Fixed-Price Construction) (APR 1984)	By reference

8.6 General Compliance and Security Clauses

Clause	Title	Notes

52.203-3	Gratuities (APR 1984)	By reference
52.203-5	Covenant Against Contingent Fees (MAY 2014)	By reference
52.203-6	Restrictions on Subcontractor Sales to the Government (JUN 2020)	By reference
52.203-8	Cancellation, Rescission and Recovery of Funds for Illegal or Improper Activity (MAY 2014)	By reference
52.203-10	Price or Fee Adjustment for Illegal or Improper Activity (MAY 2014)	By reference
52.203-12	Limitation on Payments to Influence Certain Federal Transactions (JUN 2020)	By reference -- contract >$200K
52.204-9	Personal Identity Verification of Contractor Personnel (JAN 2011)	By reference -- VA facility access
52.204-13	System for Award Management Maintenance (OCT 2018) (DEVIATION NOV 2025)	By reference
52.223-23	Sustainable Products (MAY 2024) (DEVIATION NOV 2025)	By reference
52.225-9	Buy American -- Construction Materials (OCT 2022) (DEVIATION NOV 2025)	By reference -- construction <$6,683,000
52.226-7	Drug-Free Workplace (MAY 2024)	By reference -- contract >SAT
52.227-1	Authorization and Consent (JUN 2020)	By reference
52.227-2	Notice and Assistance Regarding Patent and Copyright Infringement (JUN 2020)	By reference
52.227-4	Patent Indemnity -- Construction Contracts (DEC 2007)	By reference
52.240-91	Security Prohibitions and Exclusions (DEVIATION NOV 2025)	By reference
52.240-93	Basic Safeguarding of Covered Contractor Information Systems (DEVIATION NOV 2025)	By reference
52.252-2	Clauses Incorporated by Reference (FEB 1998)	Full text in Attachment 7 -- FAR and VAAR
52.252-6	Authorized Deviations in Clauses (NOV 2020)	By reference -- VA Acquisition Regulation (VAAR), 48 CFR Chapter 8

8.7 VAAR / VA-Specific Clauses

Clause	Title	Notes
VAAR 852.201-70	Contracting Officers Representative (DEC 2022)	By reference
VAAR 852.203-70	Commercial Advertising (MAY 2018)	By reference
VAAR 852.204-70	Personal Identity Verification of Contractor Personnel (MAR 2026) (DEVIATION FEB 2026)	By reference
VAAR 852.204-71	Information and Information Systems Security (FEB 2023)	By reference
VAAR 852.204-72	Personnel Vetting and Credentialing (MARCH 2026)	Full text in Attachment 7
VAAR 852.211-72	Technical Industry Standards (NOV 2018)	By reference
VAAR 852.219-73	VA Notice to Total Set-Aside for Certified Service-Disabled Veteran-Owned Small Businesses (JAN 2023) (DEVIATION)	Full text in Attachment 7

VAAR 852.219-75	VA Notice of Limitations on Subcontracting -- Certificate of Compliance for Services and Construction (JAN 2023) (DEVIATION)	Full text in Attachment 7
VAAR 852.222-71	Compliance with Executive Order 13899 (DEVIATION) (APR 2025)	Full text in Attachment 8 -- contract >SAT
VAAR 852.223-71	Safety and Health (SEP 2019)	By reference -- construction with hazardous operations
VAAR 852.228-70	Bond Premium Adjustment (JAN 2008)	By reference
VAAR 852.228-72	Assisting Service-Disabled Veteran-Owned and Veteran-Owned Small Businesses in Obtaining Bonds (DEC 2009)	By reference
VAAR 852.232-70	Payments Under Fixed-Price Construction Contracts (Without NAS-CPM) (NOV 2018)	By reference
VAAR 852.232-72	Electronic Submission of Payment Requests (NOV 2018)	By reference
VAAR 852.236-71	Specifications and Drawings for Construction (APR 2019)	By reference
VAAR 852.236-72	Performance of Work by the Contractor (APR 2019)	By reference
VAAR 852.236-79	Contractor Production Report (APR 2019)	By reference
VAAR 852.236-80	Subcontracts and Work Coordination (APR 2019)	By reference
VAAR 852.239-76	Information and Communication Technology Accessibility (FEB 2023)	By reference
VAAR 852.242-70	Government Construction Contract Administration (OCT 2020)	By reference
VAAR 852.242-71	Administrative Contracting Officer (OCT 2020)	By reference
VAAR 852.243-70	Construction Contract Changes -- Supplement (SEP 2019)	By reference
VAAR 852.273-74	Award Without Exchanges (Commercial)	Full text in Attachment 7

PART 9 -- REPRESENTATIONS AND CERTIFICATIONS

By submitting an quote, the quoter represents and certifies that:

- The quoter is registered and active in SAM.gov and will remain so through contract performance.
- The quoter is a verified SDVOSB through the SBA VetCert program (https://veterans.certify.sba.gov) and will remain verified through contract performance.
- The quoter qualifies as a small business under NAICS 236220 ($45.0M size standard).
- The quoter is not listed on the System for Award Management (SAM.gov) debarment and suspension list and will remain in good standing through contract performance.
- The quoter's price includes all Davis-Bacon prevailing wage rates for Charleston County, SC and all required fringe benefits.
- The quoter has reviewed the solicitation, all attachments, the construction drawings, and the applicable specifications, and that the price submitted reflects a complete understanding of the scope of work.
- The quoter attended the pre-bid site visit OR has independently assessed site conditions and accepts responsibility for all site-related pricing risks.
- The required bid guarantee is enclosed with this quote.
- The information and representations in this quote are accurate, complete, and current as of the date of submission.

PART 10 -- BASIS FOR AWARD AND SUBMISSION REQUIREMENTS

1. This solicitation is set aside 100% for verified SDVOSBs. Quoters must be registered in SAM.gov and verified through SBA VetCert at the time of submission and at time of award.
2. Include an acknowledgment or signed copy of all amendments.
3. Address all factors completely. Incomplete submissions will be rejected.
4. Quote should consist of a Technical Submission (Volume I) and a Price Submission (Volume II), as described below.
    a. TAB A: General Information
        i. Cover page with Solicitation Number (36C24726Q0729) and Project Title (Renovate SPS Spaces)
        ii. Signed copy of all Amendments
        iii. Current SBA VetCert SDVOSB Certification
        iv. SAM UEI Number
        v. Bid Bond (SF 24) -- 20% of quoted price, NTE $3,000,000. Email electronic copy to April.Brooks1@va.gov. Missing bid bond = non-responsive.
        vi. EMR Documentation -- Official letter from workers' compensation carrier on carrier letterhead, covering 3 most recent policy years, dated within 12 months. EMR must be 1.0 or below. If above 1.0, submit: (1) carrier explanation, (2) corrective safety program, (3) safety improvement data, and (4) third-party safety certification. Self-insured firms obtain rating through NCCI (Form ERM-6).
        vii. Signed VAAR 852.219-75 -- VA Notice of Limitations on Subcontracting Certificate
        viii. VETS-4212 Filing Confirmation
    b. TAB B: Technical Submission -- Volume I (30-Page Max)
        i. Factor 1 -- Qualifications: Provide the following for each key person:
            1. Project Manager and Onsite Superintendent: Name, title, years with firm, education, and a completed PRQ (Attachment 5) for a minimum of 3 similar projects (over $2.5M; phased construction in active patient care). Minimum 5 years supervision experience each.
            2. SSHO: Qualifications per Specification Section 01 35 26.
            3. CQC System Manager: Qualifications per Specification Section 01 45 00.
        ii. Factor 2 -- Key Subcontractors: List all key subcontractors. Must identify the communications subcontractor per Spec Section 27 05 11 with company name, location, trade(s), and ability to meet spec requirements. Omitting the communications subcontractor = UNACCEPTABLE.
        iii. Factor 3 -- Project Execution: Provide all four items below. Missing any one = UNACCEPTABLE.
            1. Draft Project Schedule per Spec 01 32 16.15 covering the full 360-day period of performance
            2. Phasing Narrative addressing VAHCS operations and SPS continuity throughout construction
            3. Communications Narrative addressing weekly reports, schedule updates, and RFI procedures
            4. Safety Narrative addressing OSHA, NFPA, and VA requirements per Spec 01 35 26, including ICRA Class IV and ILSM
        iv. Factor 4 -- Safety Performance (EMR) | PASS/FAIL: EMR documentation submitted in TAB A is the basis for this factor evaluation.
    c. TAB C: Price Submission -- Volume II (30-Page Max)
        i. Completed and signed RFQ Quotation Form (Attachment 6), including vendor info, CLIN 0001 price, and all certifications. This is your binding quote.
        ii. Completed Itemized Cost Breakdown Worksheet (Attachment 9) by CSI Division. All division totals must sum to the CLIN 0001 lump sum price.

iii. All prices must be Firm-Fixed-Price. CLIN 0001 must include all labor (Davis-Bacon prevailing wages -- Charleston County, SC), materials, equipment, bonds, insurance, overhead, and profit for the full 360-day period of performance.
iv. Price breakdown must show at least 15% of personnel costs performed by the prime's own employees per VAAR 852.219-75.

5. Government systems (OSHA/EPA databases, CPARS, SAM.gov) will be used for Responsibility Determination. Determination is made only for the apparent awardee.
6. Questions due July 27, 2026 at 1300 EST via email to April.Brooks1@va.gov. No phone inquiries. Answers posted as amendments on SAM.gov.
7. Site Visit: July 23, 2026 at 0900 EST -- Charleston VAMC Lobby, 109 Bee Street, Charleston, SC 29401. Strongly encouraged. Contact Christian Militzer at (843) 739-7831 if unable to locate. No questions answered on site.
8. Quotes due August 3, 2026 at 1300 EST via email to April.Brooks1@va.gov. Subject line must include 36C24726Q0729. Late quotes not accepted. No phone calls.
9. Failure to comply with **ALL** criteria and submit **ALL** required documentation will result in rejection without evaluation.

EVALUATION METHOD

This is a competitive RFQ using Lowest Price Technically Acceptable (LPTA) procedures under FAR Parts 12 and 36. The Government will award a single firm-fixed-price contract to the lowest-priced quoter rated ACCEPTABLE on all four technical factors. Quotes are evaluated in ascending price order. The Government intends to award without exchanges -- submit your best and final quote.

Before technical evaluation, the Government will verify minimum submission requirements. Quotes missing required documents will be rejected without evaluation.

Factor 1 -- Qualifications | PASS/FAIL
ACCEPTABLE: Project Manager and Superintendent each have 5+ years supervision experience with PRQs for 3+ similar completed projects (over $2.5M; phased construction in active patient care). SSHO meets Spec 01 35 26. CQC Manager meets Spec 01 45 00. Any single role failing its standard = UNACCEPTABLE.

Factor 2 -- Key Subcontractors | PASS/FAIL
ACCEPTABLE: Communications subcontractor identified per Spec 27 05 11 with required information demonstrating ability to meet spec requirements. Failure to identify = UNACCEPTABLE.

Factor 3 -- Project Execution | PASS/FAIL
ACCEPTABLE: All four items present and meeting content standards -- Draft Schedule (Spec 01 32 16.15, full 360 days), Phasing Narrative (VAHCS/SPS continuity), Communications Narrative (reporting/RFI), and Safety Narrative (Spec 01 35 26, ICRA Class IV, ILSM). Missing any one item = UNACCEPTABLE.

Factor 4 -- Safety Performance (EMR) | PASS/FAIL
ACCEPTABLE: Official EMR letter on carrier letterhead covering 3 most recent policy years, dated within 12 months, with most recent year EMR of 1.0 or below. EMR above 1.0 requires all four mitigating items described in TAB A. Missing documentation or unmitigated EMR above 1.0 = UNACCEPTABLE.

Price
The total price will be evaluated for fairness and reasonableness. Award will be made to the lowest-priced, technically acceptable quote that is determined fair and reasonable. This is a Firm-Fixed-Price acquisition, and all associated risk rests with the contractor.

PART 11 -- LIST OF ATTACHMENTS

Attachment	Title	Notes
Attachment 1	Construction Drawings -- Project 534-24-102	Posted to SAM.gov with solicitation
Attachment 2	Project Specifications -- Project 534-24-102	Posted to SAM.gov with solicitation
Attachment 3	Statement of Work (SOW) -- Renovate SPS Spaces	Incorporated in Part 3; also posted as standalone attachment
Attachment 4	Applicable Davis-Bacon Wage Determination -- Charleston County, SC	Downloaded from SAM.gov
Attachment 5	Performance Relevancy Questionnaire (PRQ)	Quoter shall complete and submit one PRQ per similar project cited in Factor 1; minimum three (3) PRQs required, submitted in Volume I
Attachment 6	RFQ Quotation Form -- Vendor Quotation, Price Schedule, and Certifications	Quoter must complete and sign all sections; included in Volume II of quote
Attachment 7	Contract Clauses and Provisions -- Full Text	Contains 52.212-4 full text and all other full-text clauses. Provided as a separate document posted with this solicitation.
Attachment 8	Compliance with Executive Order 13899 -- VAAR 852.222-71 (DEVIATION) (APR 2025) -- Full Text	Required for all contracts exceeding the simplified acquisition threshold. Posted to SAM.gov with solicitation.
Attachment 9	Itemized Cost Breakdown Worksheet -- CSI Division Format	Quoter must complete all applicable CSI divisions. Division totals must sum to CLIN 0001 total price. Submitted as part of Volume II.