<u>Solicitation notice: 47PB5426R0007</u>
1800Forward - Construction Manager as Constructor Services for the General Services Administration Building at 1800F Street NW, Washington, DC 20405.

The U.S. General Services Administration (GSA), Public Buildings Service (PBS), Acquisition Project Delivery – Capital Construction Division, is seeking construction services for the reanimation of the GSA Headquarters Building at 1800 F Street, NW, Washington. 1800F was listed on the National Register of Historic Places in 1986, recognizing its architectural and federal government significance.

The project seeks to transform the historic building from a series of incremental renovations into a long-term, adaptable federal asset that will provide the opportunity for two agencies, GSA and the U.S. Office of Personnel Management (OPM), to co-locate and reimagine what is possible in a shared headquarters. The primary objective is to complete the reimagination, enhance building performance, and ensure the space can adapt to future workforce and multi-tenant requirements. This project will set a new standard for a modern, adaptable federal workplace.

The project will focus on the renovation of Wings 0 and 3, which remain unrenovated and unoccupied due to their deteriorated condition, tenant improvement renovations in the modernized Wings 1, 2, & 4, building envelope repairs including masonry, windows and roofs, and reactivation of the building courtyards through the addition of raised courtyard plazas and canopy enclosures. The project aims to restore the building to full operational use and preserve the architectural integrity of this landmark historic facility.

The project will be delivered via the Construction Manager as Constructor (CMc) delivery method in which GSA contracts with a CMc during the design phase of the project to provide design input and constructability review and establishes a Final Construction Contract option to execute the construction portion of the project.

The design phase services shall be performed at a firm-fixed-price. Early construction services for core and shell are also expected to be awarded at a firm-fixed-price at time of initial contract award. The optional construction services for interiors and courtyards will be priced at a Final Construction Contract Price and may be exercised at a firm-fixed-price.

Cost Accounting Standards (CAS) are not anticipated to be required for this procurement.

This solicitation will be executed pursuant to the Revolutionary FAR Overhaul (RFO) Federal Acquisition Regulation (FAR) 15. A “Best Value” tradeoff will be conducted in accordance with RFO FAR 15.103-1 Tradeoff approach. Pursuant to FAR Clause 52.215-1 (GSA Class Deviation RFO-2025-15) Instructions to Offerors-Competitive Acquisition, the Government intends to evaluate proposals and award contracts without discussions with offerors (except clarifications as described in RFO FAR 15.202, although it reserves the right to open discussions should it be determined to be in its best interests. It is the government’s intention to award a contract to the offeror whose proposal conforms to the RFP requirements and is

considered to be the most advantageous to the government, price and technical factors considered. Competitive proposals shall be evaluated and assessed based on the factors specified in this solicitation. For this solicitation, the combined weight of the non-price factors is significantly more important than the Total Evaluated Price.

GSA anticipates using a “Paired Proposal Procedure” to satisfy the Project Labor Agreement (PLA) requirements in RFO FAR 22.5. The paired-proposal procedure requires each offeror to submit a PLA proposal, and permits each offeror to also submit a non-PLA proposal for the same scope of work.

One (1) award will be made from this two-step (2-Step) CMc solicitation.

This procurement will be solicited as full and open competition.

The North American Industry Classification System (NAICS) code for this acquisition is 236220 (Commercial and Institutional Building Construction). The small business size standard is $45 million average annual receipts.

Technical factors are listed in order of descending importance by phase. For the overall best value tradeoff evaluation, Factor 4 is significantly more important than Factors 1, 2, 3, and 5. The Project Price Proposal is not a technical factor but will be evaluated in Phase II.

Phase I – Request for Qualifications (RFQ)

Evaluation Factors:

Phase I – Request for Qualifications (RFQ)

Evaluation Factors:

- Factor 1: Key Personnel
- Factor 2: Past Performance
- Factor 3: Past Technical Experience

Phase II – Request for Proposals (RFP)

- Factor 4: Management and Technical Approach - Design Phase Services and Construction Phase Services
- Factor 5: Small Business Utilization Plan
- Factor 6: Project Price Proposal

Design phase and early core and shell construction services are anticipated to commence upon award of the contract estimated in January or February 2027. The optional construction phase work (Tenant Interiors & Courtyards) is anticipated later in 2027. The total period of performance from the early construction and design phase NTP through substantial completion is approximately 660 calendar days.

A preproposal conference is expected to be held approximately 2 weeks from the issue date of the Phase 1 solicitation. Additional details will be provided with the solicitation. Prior notification of attendance to this conference is mandatory.

To ensure that you receive all information regarding this solicitation, please register to receive updates at www.SAM.gov, follow the procedures for notification registration.

Interested Parties/How to Offer: The Solicitation will only be available electronically. The Phase 1 solicitation will be available on or about 07/17/2026. The solicitation can only be obtained by accessing SAM.gov, a secure website designed to safeguard Controlled Unclassified Information (CUI). Potential offerors will be responsible for downloading the solicitation and for monitoring the website for possible amendments and/or additional information. Potential offerors must be registered in SAM.gov. Inquiries concerning the project should be directed to the following email address: robert.n.jackson@gsa.gov and reference the solicitation number in the subject line.

One or more of the items under this acquisition is subject to the World Trade Organization Government Procurement Agreement and Free Trade Agreements.

RFI- The request for information is due on 8/18/2026 at 11AM. Please submit questions here 1800F CMc Request for Information (RFI) Intake Form (Phase I)

Pre-Proposal Conference - A in person pre-proposal conference will be held on 8/11/2026 at 1800 F St NW Washington, DC 20405. Those attending must complete 1800 Forward CMc Pre-Proposal Conference Sign Up. This form must be filled out by 5:00pm EST 08/06/2026.

Phase I proposals are due on 8/28/2026 at 11:00 EST