SOLICITATION, OFFER, AND AWARD *(Construction, Alteration, or Repair)*	1. SOLICITATION NUMBER	2. TYPE OF SOLICITATION	3. DATE ISSUED	PAGE OF PAGES
	ISO220-26	☐ SEALED BID (IFB) INVITATION FOR BID ☒ NEGOTIATED (RFP) REQUEST FOR PROPOSAL	04/14/2026	1 29

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

4. CONTRACT NUMBER	5. REQUISITION/PURCHASE REQUEST NUMBER	6. PROJECT NUMBER

7. ISSUED BY CODE

UNICOR, FPI CENTRAL OFFICE
400 1ST ST NW
WASHINGTON DC 20534-0004

8. ADDRESS OFFER TO

9. FOR INFORMATION CALL:	a. NAME	b. TELEPHONE NUMBER *(Include area code) (NO COLLECT CALLS)*
	Deatrice Luck, Contracting Officer	202-305-3724

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)*

See Scope of Work (SOW) Section C.

11. The contractor shall begin performance within 10 calendar days and complete it within 370 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 Days

13. ADDITIONAL SOLICITATION REQUIREMENTS:

a. Sealed offers in original and _____ copies to perform the work required are due at the place specified in Item 8 by _____ ***(hour)*** local time _____ (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 60 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 NUMBER *(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:

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) (5)

26. ADMINISTERED BY

Deatrice Luck, Contracting Officer
UNICOR, Federal Prison Industries
Deatrice.Luck@usdoj.gov
202-305-3724

27. PAYMENT WILL BE MADE BY

UNICOR FPI CENTRAL ACCOUNTS PAYABLE
PO BOX 11849
LEXINGTON, KY 40578-1849

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)*

Deatrice Luck

30b. SIGNATURE

30c. DATE

31b. UNITED STATES OF AMERICA

BY

31c. DATE

04/14/2026

SECTION A: OPTIONAL FORM 308 OR SF33

1. The following information pertains to SF1442, Solicitation, Offer, and Award:

OMB Clearance Number 1103-0018

Block 8: Emailed, Hand carried or Overnight Express to:
Federal Prison Industries (FPI), UNICOR
ATTN: DEATRICE LUCK, CONTRACTING OFFICER
400 First Street NW
Washington, DC 20534
202-305-3724

Block 17: LUMP SUM (ENTER THE AMOUNT IN SECTION B.
Block 24, and 27, See Section H.

GENERAL INTENTION:

It is the intent of this solicitation to result in a Firm Fixed Price, Construction Type Contract for a project at the Department of Justice (DOJ), Federal Prison (FPI), UNICOR as outlined in the attached Statement of Work (SOW). The solicitation is 100% set aside for 8(a) Small Business. The solicitation document and incorporated provisions and clauses are those in effect through Federal Acquisition Circular 2024-05. The North American Industrial Classification System (NAICS) Code applicable to this project is 236220, COMMERCIAL & INSTITUTIONAL BUILDING CONSTRUCTION.

Contract Line Item: Offerors shall enter unit price and amount for contract line item.

THE NAICS CODE FOR THIS PROJECT IS: 236220 COMMERCIAL & INSTITUTIONAL BUILDING CONSTRUCTION.

BUILDING DRAWINGS WILL BE RELEASED PER REQUEST ON SAM.GOV AFTER THE SITE VISIT.

QUESTIONS WILL ONLY be accepted in writing and **WILL NOT** BE ACCEPTED AFTER **FRIDAY, JULY 31, 2026**, at **2:00 PM EST**. Responses to questions and site visit sign in sheet will be posted via www.SAM.gov

NO PHONE CALLS PLEASE.

QUESTIONS PERTAINING TO THIS SOLICITATION WILL ONLY BE ADDRESSED IN WRITING VIA EMAIL TO: DEATRICE.LUCK@USDOJ.GOV

SITE VISIT IS MANDATORY.

Mandatory Site visit has been scheduled for **FRIDAY, JULY 24, 2026**, at **10AM EST**. Participants will meet at UNICOR CENTRAL OFFICE – DEATRICE LUCK / DAVID SMITH – 400 FIRST ST. NW, WASHINGTON, DC 20534.

The Contractor shall inspect the site where services are to be performed. This site review shall satisfy the Contractor's need to identify all general and local conditions that may affect the cost of the contract. Failure to inspect the site will not constitute grounds for claims after contract award. Up to two (2) people per company may attend.

Mandatory attendance is required for award. Company Name, Name of attendees, phone number and email for attendees must be submitted to Deatrice.Luck@usdoj.gov and Joshua.Hassler2@usdoj.gov by **TUESDAY, JULY 21, 2026, 2:00 PM EST**.

UNICOR CENRAL ACCESS REQUIREMENTS: A valid government issued form of ID is required (e.g. driver's license, passport, etc.).

PROJECT MUST BE COMPLETED WITHIN ONE (370) BUSINESS DAYS OF AWARD.

Proposal due date is **FRIDAY, AUGUST 28, 2026, at 2:00PM EST**. Late offers **WILL NOT** be accepted. Offer must indicate **Solicitation No. ISO220-26**, name, address and telephone number of offeror, technical description of the items being offered in sufficient detail to evaluate compliance with the requirements in the solicitation, terms of any expressed warranty, price and any discount terms. Offeror must ensure all SAM documentation is completed and current, Representations and Certifications FAR 52.212-3, and include acknowledgment of all amendments, if issued. Offerors must hold prices firm for 90 calendar days from the date specified for receipt of offers. Offers or modifications to offers received at the address specified for the receipt of offers after the exact time specified may not be considered.

Vendors shall submit signed and dated offers by email @ Deatrice.Luck@usdoj.gov

THE FOLLOWING INFORMATION IS REQUIRED TO BE COMPLETED BY THE OFFEROR:

VENDOR'S UNIQUE ENTITY IDENTIFIER NUMBER: _____

VENDOR'S POINT OF CONTACT: _____

VENDOR'S TELEPHONE NUMBER: _____

VENDOR'S EMAIL ADDRESS: _____

VENDOR'S BUSINESS SIZE (i.e. SMALL, LARGE,ETC.): _____

By submission of an offer, the offeror acknowledges the requirement that a prospective awardee shall be registered in the SAM database (System Award Management) prior to award, during performance and through final payment of any contract resulting from this solicitation.

_____ Signature

SECTION B
SUPPLIES OR SERVICES AND PRICES/COSTS

Item No.	SUPPLIES OR SERVICE	Quantity	U/M	UNIT PRICE	AMOUNT IN US$	Delivery Date
00001	Elevator Replacement	1	EA			08/28/2026

SECTION C: DESCRIPTION, SPECS & SOW

The Contractor shall furnish all supervision, labor, supplies/materials, licenses, permits, testing, inspections, machinery, tools, equipment, and services, including utility and transportation services required to perform and complete all work in accordance with the attached Drawings and Technical Specifications titled "UNICOR ELEVATOR MODERNIZATION".

The scope of work (provide contractor's license w/proposal) involves, but is not limited to:

a) The modernization of three passenger traction elevator systems, including replacement of existing components and equipment with new as specified. New components include but are not limited to: overhead gearless AC machines, VVVF drives, controllers, isolation transformers, governors, safeties, oil buffers, roller guides, car and hoistway doors, car door sills, door operators, cab interiors, car operating panels, emergency communication systems, car and hall fixtures, car interiors, and flooring.

b) The modernization of one service traction elevator system, including replacement of existing components and equipment with new as specified. New components include but are not limited to: basement geared AC machine, VVVF drive, controller, isolation transformer, governor, safeties, roller guides, car doors and sills, door operators, cab shell, cab interior, car operating panel, emergency communication systems, car and hall fixtures, car interior, and flooring.

c) Removal and disposal of asbestos-containing materials and equipment.
d) Removal and disposal of lead-based paint materials.
e) Repair of cracks and spalls in concrete and masonry and miscellaneous concrete work.
f) Providing a new exterior door opening in an exterior masonry wall.
g) Providing a new exterior metal stair and landing on the existing roof and patching roof.
h) Providing new Metal fabrications and pit ladders.
i) Patching of fireproofing.
j) Provide Firestopping of penetrations.
k) Providing new metal doors and frames.
l) Interior finishes and signage.
m) Fire sprinkler system alterations.
n) Providing new elevator sump pumps.
o) Providing new VRF HVAC systems for equipment rooms.
p) Electrical and lighting alterations.
q) Fire alarm and communications systems alterations.
r) Replacement of a chain-link partition and gate with new.

The Contractor shall be responsible for field verification for all quantities and field measurements. Any quantities, measurements, illustrations, drawings, or documents provided in the contract documents are for illustrative guidance only and are required to be verified by the Contractor prior to beginning work.

The Contractor shall be responsible for safety. All work shall be conducted in strict compliance with safety regulations and guidelines including OSHA requirements, and any applicable laws, codes and regulations.

The work shall comply with all referenced codes and standards including ASME A17.1 and the International Building codes.

SECTION D - PACKAGING AND MARKING

PRESERVATION, PACKING AND MARKING

Preservation, packaging, and packing for all items delivered hereunder shall be in accordance with commercial practice and shall be paid by the contractor. All packaging, postage fees and payment related to submitting information, forms and reports, etc. to the Government (i.e. Contracting Officer, Contracting Officer's Representative) shall be paid by the Contractor.

MARKING

All information submitted to the Contracting Officer or the Contracting Officer's Representative shall clearly indicate the contract number and task order number, if applicable, for which the information is submitted.

SECTION E: INSPECTION AND ACCEPTANCE

52.246-12 Inspection of Construction. (Aug 1996)

52.236-5 Material and Workmanship (Deviation Date)

CONTRACTING OFFICER'S REPRESENTATIVE (COR)

The COR is responsible, as applicable, for: receiving all deliverables, inspecting and accepting the supplies or services provided hereunder in accordance with the terms and conditions of this contract; providing direction to the contractor which clarifies the contract effort, fills in details or otherwise serves to accomplish the contractual Scope of Work; evaluating performance; and certifying all invoices/vouchers for acceptance of the supplies or services furnished for payments. Also, see Section H.3 of the solicitation.

SECTION F: DELIVERY & PERFORMANCE

52.211-10 Commencement, Prosecution, and Completion of Work (Apr 1984)
For each building, the Contractor shall be required to (a) commence work under the awarded contract within 10 calendar days of receipt of task order, and (b) prosecute the work diligently. The time stated for completion shall include final cleanup of the premises.

(End of clause)

Alternate I (Apr1984)

52.236-15 Schedules for Construction Contracts. (Deviation Date)

PERFORMANCE SITE

FPI, UNICOR Central Office
400 First St. NW
Washington, DC 20534

CONTRACT PERIOD OF PERFORMANCE

The period of performance of this contract shall be Three Hundred Seventy (370) Business days and commence from the contract award date and continue thru final completion.

SECTION G CONTRACT ADMINISTRATION DATA:

FEDERAL GOVERNMENT HOLIDAYS

The following is a list of Federal Holidays observed by the Government:

New Year's Day (JAN 1)
Martin Luther King's Birthday (3rd Monday in January)
Washington's Birthday (3rd Monday in February)
Memorial Day (last Monday in May)
Juneteenth (JUN 19th)
Independence Day (JUL 4)
Labor Day (1st Monday in September)
Columbus Day (2nd Monday in OCT)
Veteran's Day (November 11th)
Thanksgiving (4th Thursday in November)
Christmas (DEC 25)

ADMINISTRATIVE INFORMATION

A. ROLE OF GOVERNMENT PERSONNEL AND RESPONSIBILITY FOR CONTRACT AWARD AND ADMINISTRATION

1. Administration of this contract shall be performed by:

DEATRICE LUCK, Contract Specialist
Phone: 202-305-3724
E-mail: Deatrice.Luck@usdoj.gov

Address:
Federal Prison Industries (FPI), UNICOR
Attn: DEATRICE LUCK, Contract Specialist
400 First Street NW
8th Floor
Washington, DC 20534

Written communications shall make reference to the contract number and shall be mailed to the above address, or sent via Email to Deatrice.Luck@usdoj.gov

Administrative Contracting Officer is DEATRICE LUCK at Deatrice.Luck@usdoj.gov

The Contracting Officer (CO) has the overall and primary responsibility for the administration of this Contract. The CO alone, without delegation, is authorized to take actions on behalf of the Government to: modify or deviate from the contract terms, conditions, requirements, specifications, details and/or delivery schedules; make final decisions involving deductions from contract payments or other consideration due to the Government, for nonperformance or unsatisfactory performance, whether or not in dispute; terminate the contract for convenience or default; issue final decisions regarding contract questions or matters under dispute. The CO may delegate certain other responsibilities to an authorized representative.

JAR 2852.201-70, CONTRACTING OFFICER'S REPRESENTATIVE

a) The following are hereby designated to act as Contracting Officer's Representative (COR) under this contract:

David Smith
Contracting Officer’s Representative (COR)
Federal Prison Industries (FPI), UNICOR
400 First St. NW
Washington, DC 20534
Phone: 202-305-3948
Email: david.smith18@usdoj.gov

(b) The COR is responsible, as directed by the CO, for:

1. receiving all deliverables, inspecting and accepting the supplies or services provided hereunder in accordance with the terms and conditions of this contract;

2. providing direction to the contractor which clarifies the contract effort;

3. fills in details or otherwise serves to accomplish the contractual Scope of Work;

4. evaluating performance; and certifying all invoices/vouchers for acceptance of the supplies or services furnished for payments.

(c) The COR does not have the authority to alter the contractor's obligations under the contract, and/or modify any of the expressed terms, conditions, specifications, or cost of the agreement. If as a result of technical discussions, it is desirable to alter/change contractual obligations or the Scope of Work, the Contracting Officer shall issue such changes in writing and signed.

CONTRACTOR'S PROJECT SITE MANAGER

The Contractor shall provide a full time Project Site Manager for all construction and/or installation activities associated with each facility. The Project Site Manager shall be present in the work area whenever work is being performed.

Contractor's Project Site Manager shall provide signed and dated resume to include a copy of certifications for credentialed professionals.

In the event of replacement of Project Site Manager, the Contractor is required to replace the individuals listed below with individuals of comparable qualifications.

CONTRACTOR'S PROJECT SUPERINTENDENT

The Contractor shall appoint a Project Superintendent who will be the Contractor's authorized representative for technical and administrative performance of all services required hereunder. The supervisor shall provide the single point of contact through which all Contractor and Government communications, work, and technical direction shall flow. The supervisor shall receive and execute, on behalf of the Contractor, such technical direction as the COR may issue within the terms and conditions of the Contract. All administrative support of the Contractor's technical personnel required to fulfill the tasks assigned under this Contract shall be the responsibility of the Contractor.

Contractor's Project Superintendent shall provide signed and dated resume to include a copy of certifications for credentialed professionals, proximity to jobsite io6and all current projects assigned to them.

In the event of replacement of Project Superintendent, the Contractor is required to replace the individuals listed below with individuals of comparable qualifications.

REQUIREMENTS FOR CORRECTION OF SUB-STANDARD PERFORMANCE

When any member of the Contract Administration Team (CO & COR) becomes aware of substandard performance in any area of the Contract, the Contractor will be given verbal and/or written notification, depending on the circumstances of the issue. The Contractor shall resolve

the performance issues consistent with the requirements specified in the SOW and/or task order. For other types of deficiencies where the corrective actions are not specifically stated, the Contractor shall submit a Plan of Action to correct the performance issue within ten (10) working days. If it is not corrected to the satisfaction of the Contract Administration Team member, the Contract Administration Team member shall annotate the performance files and include the observations in the Contractor Performance Report as appropriate.

SECTION H SPECIAL CONTRACT REQUIREMENTS:

CONTRACT AWARD

The Government intends to award a Firm Fixed-Price Construction type contract as a result of this solicitation. Award will be made to the offeror, pursuant to an affirmative determination of responsibility, whose offer conforms to the terms of the solicitation, and is determined to be in the best interest of the Government, based upon evaluation of the factors included in this solicitation.

WAGE DETERMINATION APPLICABLE TO THIS CONTRACT

The rates referred to in the Davis-Bacon Act for Bricklayers, Laborers, Carpenters, Electricians, etc., are included in the General Wage Determination issued by U.S. Department of Labor Employment Standards Administration Wage and Hour Division, General Decision Number DC20260002, Dated 05/18/2026

Payment will be made to individuals used in the performance of this contract, the rates of wages contained therein. The complete wage rate decision is incorporated as a part of this solicitation.

SUBMISSION AND PAYMENT OF INVOICES

Reference Standard Contract Clause entitled "Prompt Payment for Construction Contracts (FAR 52.232-27) of this solicitation. All invoices shall include the complete contract number and line item(s) billed. To avoid delays in payment, invoices shall be submitted in an original and one copy (if prepared by a copying process, one copy shall be marked "Original").

Pay Applications and Certified Payrolls shall be submitted to:

DAVID SMITH,
david.smith18@usdoj.gov;

DEATRICE LUCK,
deatrice.luck@usdoj.gov

Delay in contractor payment due to invoice submission to any address other than the physical or email address listed above shall be the fault of the contractor, and payment will be processed only upon receipt at the physical or email address noted above, and after approval by project COR.

ALL INVOICES SHALL REFERENCE THE CONTRACT NUMBER & TASK ORDER NUMBER.

All invoices must match the contract dollar amount, and payments will only be processed upon approval by project COR.

PREFERED METHOD: Submission of "Invoices by E-mail":

Payment Applications must be submitted using AIA Document G702/G703.

Please submit 1 invoice to the following individuals at their business e-mail addresses listed below:

DAVID SMITH,
david.smith18@usdoj.gov;

DEATRICE LUCK,
deatrice.luck@usdoj.gov

LIABILITY COVERAGE / INSURANCE

52.228-5 Insurance-Work on a Government Installation

Insurance Work on Government Installation (Jan 1997)

(a) The Contractor shall, at its own expense, provide and maintain during the entire performance of this contract, at least the kinds and minimum amounts of insurance required in the Schedule or elsewhere in the contract.

(b) Before commencing work under this contract, the Contractor shall notify the Contracting Officer in writing that the required insurance has been obtained. The policies evidencing required insurance shall contain an endorsement to the effect that any cancellation or any material change adversely affecting the Government's interest shall not be effective-

(1) For such period as the laws of the State in which this contract is to be performed prescribe; or

(2) Until 30 days after the insurer or the Contractor gives written notice to the Contracting Officer, whichever period is longer.

(c) The Contractor shall insert the substance of this clause, including this paragraph (c), in subcontracts under this contract that require work on a Government installation and shall require subcontractors to provide and maintain the insurance required in the Schedule or elsewhere in the contract. The Contractor shall maintain a copy of all subcontractors' proofs of required insurance and shall make copies available to the Contracting Officer upon request.

(End of clause)

(a) (In accordance with Standard FAR Contract Clause 52.228-5 entitled "Insurance - Work on a Government Installation (JAN 1997) the Contractor shall procure and maintain, during the entire period of his performance under this contract, the following minimum insurance:

(1) General Liability Insurance

Bodily injury liability insurance, in the minimum limit of $500,000 per occurrence is required on the comprehensive form policy.

(2) Automobile Liability Insurance
This insurance is required on the comprehensive form policy and shall provide bodily injury liability and property damage liability covering the operation of all automobiles sued in connection with the performance of the contract. At least, the minimum limits of $200,000 per person and $500,000 per occurrence for bodily injury and $20,000 per occurrence for property damage shall be required.

(3) Workmen's Compensation and Employer's Liability Insurance

Employer's liability coverage is required in the minimum amount of $100,000 or as required by the state where the project is performed.

(b) Prior to the commencement of work hereunder, the Contractor shall furnish to the Contracting Officer a certificate or written statement of the above required insurance. The policies evidencing required insurance shall contain an endorsement to the effect that cancellation of any material change in the policies adversely affecting the interests of the Government in such insurance shall not be effective for such period as may be prescribed by the laws of the state in which this contract is to be performed and in no event less than thirty (30) days after written notice thereof to the Contracting Officer.

(c) The Contractor agrees to insert in all subcontracts the required insurance information provided above, including this paragraph (c).

GOVERNMENT PROPERTY

The Contractor shall be responsible for all government property in its custody if applicable. Any incidents of damage or loss shall be reported to the COR in writing within one (1) working day.

CONTRACTOR'S RESPONSIBILITY

It is the responsibility of the Contractor to follow any Special Security Requirements of the facility where the work is performed in the performance of the contract and to consider the effects of those security requirements in the pricing of the proposal.

Personnel access and identity verification:

Access to the installation of UNICOR Central Office Building will require brief onsite background investigations. The work site UNICOR Central Office is open for access during core hours -07:30AM-3:30PM. The Contractor, in the event of heightened National Security Levels, may be subject to additional control measures. All construction vehicles and Contractor's private vehicles will be parked in an orderly manner at all times and will not block normal traffic in the area. The contractor will have the opportunity to park in

Contractors will at all times, while on Government property, be able to produce the photo identification required by item C below for any Government personnel requesting it for verification against the list described above. The Contractor project site manager shall be responsible for identifying employees, subcontractors, vendors and delivery personnel. The list shall be on company letterhead and contain the following information:

A. Full Name of Employee
B. Date of birth
C. Photo ID type, e.g. driver's license, employee ID card
D. Identification Number correlating to the person's photo identification (e.g., driver's license number, employee number, etc.)

The Contractor is required to furnish all services, materials, labor, tools, and equipment necessary to fulfill the work as set out in the SOW.

The Contractor is required to keep an open dialogue with CO and COR.

The Contractor is to notify the COR and/or Contracting Officer when problems arise and offer possible solutions. The Contractor must promptly report to the COR and/or Contracting Officer any ambiguities, discrepancies and/or apparent wage violations when discovered in the performance of this SOW.

The Contractor must be aware of standards, codes, requirements and guidelines governing the construction of Government buildings.

The Contractor shall comply with all local, state, and federal building codes and life safety codes.

The Contractor shall be responsible for all office supplies, included but limited to, pencils, pens, calculators, binders, paper, printers, fax machines, markers, whiteboards, hole punches, staples, etc. The office supplies are not provided as part of this SOW.
It shall be the sole responsibility of the Contractor to obtain all information required to successfully carry out each contract task, other than the information provided by the COR.

Construction Progress Telecoms: Biweekly telecoms with CO/COR to discuss design issues and project progress as necessary. The Contractor shall provide meeting agenda, call-in number, lead the discussion and provide minutes to all participants (electronic submission only); to include

action items, items for clarification and information requests within three (3) business days of the biweekly status calls.

The Contractor shall submit a total of up to (or as directed by CO) 5 construction in-progress photos to the COR/CO on a weekly basis. Photos shall be a minimum of 1,504 x 1000-pixel size. Coordinate location of photos with the COR. Photos, Daily Field Reports and a two-week look ahead shall be submitted to the COR/CO by close of business each Friday for the duration of the contract.

PROJECT MAGNITUDE

Pursuant to paragraph 36.204 of the Federal Acquisition Regulation, the estimated cost of this acquisition is between $1,000,000.00 and $5,000,000.00

BONDS

BID BOND

For offers in excess of $100,000, contractor shall submit with his offer a Bid Bond (Standard Form 24) with good and sufficient surety or sureties acceptable to the Government, or other security as provided in paragraph entitled Bid Guarantee in the form of twenty percent (20%) of the offer price, whichever is less. The bid bond penalty may be expressed in terms of percentages of the offer price or may be expressed in dollars and cents.

PERFORMANCE AND PAYMENT BONDS

If required, the bidder to whom award is made must furnish performance (Standard Form 25), and payment (Standard Form 25A) bonds within 10 calendar days of award. The bonds will be good and sufficient surety or sureties acceptable to the Government.

(a) PERFORMANCE BOND
When the contract price is in excess of $100,000, the penal sum of the performance bond shall be equal to one hundred percent (100%) of the contract price. The performance bond shall specifically provide coverage for taxes imposed by the United States which are collected, deducted, or withheld from wages paid by the contractor in carrying out the contract with respect to which such bond is furnished.

(b) PAYMENT BOND
(1) Payment bonds are required for contracts in excess of $100,000.
(2) The penal amount of payment bonds shall equal one hundred percent of the contract price.

SECTION I CLAUSES:

52.202-1 Definitions (JUN 2020)

52.203-3 Gratuities (APR 1984)

52.203-5 Covenant Against Contingent Fees (MAY 2014)

52.203-7 Anti-Kickback Procedures (JUN 2020)

52.203-8 Cancellation, Rescission, and Recovery of Funds for illegal or Improper Activity (MAY 2014)

52.203-10 Price or Fee Adjustment for Illegal or Improper Activity (MAY 2014)

52.203-12 Limitation on Payments to Influence Certain Federal Transactions (JUN 2020)

52.203-17 Contractor Employee Whistleblower Rights (NOV 2023)

52.203-19 Prohibition on Requiring Certain Internal Confidentiality Agreements or Statements (JAN 2017)

52.204-9 Personal Identity Verification of Contractor Personnel (JAN 2011)

52.204-10 Reporting Executive Compensation and First Tier Subcontract Awards (DEVIATION NOV 2025)

52.204-13 System for Award Management Maintenance (DEVIATION NOV 2025)

52.204-14 Service Contract Reporting Requirements (DEVIATION NOV 2025)

52.204-19 Incorporation by Reference of Representations and Certifications (DEC 2014)

52.209-6 Protecting the Government's Interest When Subcontracting with Contractors Debarred, Suspended, Proposed for Debarment, or Voluntary Excluded (DEVIATION NOV 2025)

52.209-9 Updates of Publicly Available Information Regarding Responsibility Matters (DEVIATION NOV 2025)

52.209-10 Prohibition on Contracting with Inverted Domestic Corporations (DEVIATION NOV 2025)

52.211-12 Liquidated Damages-Construction (SEPT 2000)

(a) 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 $226.98 for each calendar day of delay until the work is completed or accepted.

(b) If the Government terminates the Contractor's right to proceed, liquidated damages will continue to accrue until the work is completed. These liquidated damages are in addition to excess costs of repurchase under the Termination clause.

(End of clause)

52.213-4 Terms and Conditions—Simplified Acquisitions (Other Than Commercial Products and Commercial Services) (OCT 2025)

52.215-2 Audit and Records-Negotiation (DEVIATION DEC 2025)

52.219-6 Notice of Total Small Business Set-Aside (DEVIATION DATE)

52.219-8 Utilization of Small Business Concerns (DEVIATION DATE)

52.219-9 Small Business Subcontracting Plan (DEVIATION DATE)

Alternate II (Nov 2016)

52.219-14 Limitations on Subcontracting (DEVIATION DATE)

52.219-28 Post-Award Small Business Program Representation (DEVIATION DATE)

52.222-1 Notice to the Government of Labor Disputes (DEVIATION DATE)

52.222-3 Convict Labor (DEVIATION DATE)

52.222-6 Construction Wage Rate Requirements (DEVIATION DATE)

52.222-7 Withholding of Funds (DEVIATION DATE)

52.222-8 Payrolls and Basic Records (DEVIATION DATE)

52.222-9 Apprentices and Trainees (DEVIATION DATE)

52.222-10 Compliance with Copeland Act Requirements (DEVIATION DATE)

52.222-11 Subcontracts (Labor Standards) (MAY 2014)

52.222-12 Contract Termination—Debarment (DEVIATION DATE)

52.222-13 Compliance with Construction Wage Rate Requirements and Related Regulations (MAY 2014)

52.222-14 Disputes Concerning Labor Standards (DEVIATION DATE)

52.222-15 Certification of Eligibility (MAY 2014)

52.222-20 Contracts for Materials, Supplies, Articles, and Equipment (DEVIATION DATE)

52.222-35 Equal Opportunity for Veterans (DEVIATION DATE)

Alternate I (Jul 2014). As prescribed in 22.1310(a)(2), add the following as a preamble to the clause:

Notice: The following term(s) of this clause are waived for this contract: _____ [List term(s)].

52.222-36 Equal Opportunity for Workers with Disabilities (DEVIATION DATE)

52.222-37 Employment Reports on Veterans (DEVIATION DATE)

52.222-40 Notification of Employee Rights Under the National Labor Relations Act (DEVIATION DATE)

52.222-50 Combating Trafficking in Persons (DEVIATION DATE)

Alternate I (MAR 2015)

(i)(A) The United States Government's policy prohibiting trafficking in persons described in paragraph (b) of this clause; and

(B) The following directive(s) or notice(s) applicable to employees performing work at the contract place(s) of performance as indicated below:

Document Title	Document may be obtained from:	Applies to performance in/at:
_____	_____	_____
_____	_____	_____

52.222-54 Employment Eligibility Verification (DEVIATION DATE)

52.222-55 Minimum Wages Under for Contractor Workers under Executive Order 14026 (DEVIATION DATE)

52.222-62 Paid Sick Leave Under Executive Order 13706 (DEVIATION DATE)

52.222-90 Addressing DEI Discrimination by Federal Contractors (DEVIATION DATE)

52.223-3 Hazardous Material Identification and Material Safety Data (DEVIATION DATE)

Alternate I (JULY 1995)

52.223-5 Pollution Prevention and Right-to-Know Information (MAY 2024)

52.224-1 Privacy Act Notification (APR 1984)

52.224-2 Privacy Act (APR 1984)

52.225-9 Buy American—Construction Materials (DEVIATION 2025)

52.226-4 Notice of Disaster or Emergency Area Set-Aside (NOV 2007)

52.226-5 Restrictions on Subcontracting Outside Disaster or Emergency Area (DEVIATION DATE)

52.227-1 Authorization and Consent (JUN 2020)

Alternate II (APR 1984)

52.227-2 Notice and Assistance Regarding Patent and Copyright Infringement (JUN 2020)

52.227-4 Patent Indemnity-Construction Contracts (DEC 2007)

52.227-23 Rights to Proposal Data (Technical) (JUNE 1987)

52.228-2 Additional Bond Security (OCT 1997)

52.228-5 Insurance—Work on a Government Installation. (JAN 1997)

52.228-11 Individual Surety - Pledge of Assets (FEB 2021)

52.228-12 Prospective Subcontractor Requests for Bonds (DEC 2022)

52.228-14 Irrevocable Letter of Credit (NOV 2014)

52.228-15 Performance and Payment Bonds—Construction (JUN 2020)

52.229-3 Federal, State, and Local Taxes (FEB 2013)

52.229-4 Federal, State, and Local Taxes (State and Local Adjustments) (FEB 2013)

52.232 –5 Payments under Fixed Price Construction Contracts (MAY 2014)

52.323-12 Advance Payments (MAY 2001)

52.232-16 Progress Payments (NOV 2021)

52.232-16 Alternate I (DEVIATION DATE)

52.232-17 Interest (MAY 2014)

52.232-23 Assignment of Claims (MAY 2014)

52.232-27 Prompt Payment for Construction Contracts (JAN 2017)

52.232-33 Payment by Electronic Funds Transfer-System for Award Management (OCT 2018)

52.232-39 Unenforceability of Unauthorized Obligations (JUN 2013)

52.232-40 Providing Accelerated Payments to Small Business Subcontractors (MAR 2023)

52.233-1 Disputes. (DEVIATION DATE)

Alternate I (DEC 1991)

52.233-3 Protest after Award (DEVIATION DATE)

52.233-4 Applicable Law for Breach of Contract Claim (DEVIATION DATE)

52.236-2 Differing Site Conditions (DEVIATION DATE)

52.236-3 Site Investigation and Conditions Affecting the Work (DEVIATION DATE)

52.236-5 Material and Workmanship (DEVIATION DATE)

52.236-6 Superintendence by the Contractor (DEVIATION DATE)

52.236-7 Permits and Responsibilities (DEVIATION DATE)

52.236-8 Other Contracts (DEVIATION DATE)

52.236-9 Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements (DEVIATION DATE)

52.236-11 Use and Possession Prior to Completion (DEVIATION DATE)

52.236-12 Cleaning Up (DEVIATION DATE)

52.236-13 Accident Prevention (DEVIATION DATE)

52.236-14 Availability and Use of Utility Services (DEVIATION DATE)

52.236-17 Layout of Work (DEVIATION DATE)

52.236-21 Specifications and Drawings for Construction (DEVIATION DATE)

Alternate I (APR 1984)

Alternate II (APR 1984)

When record shop drawings are required and reproducible shop drawings are not needed, the following sentences shall be added to paragraph (g) of the basic clause:
Upon completing the work under this contract, the Contractor shall furnish __2___ sets of prints of all shop drawings as finally approved. These drawings shall show changes and revisions made up to the time the equipment is completed and accepted.

52.242-5 Payments to Small Business Subcontractors (JAN 2017)

52.242-13 Bankruptcy (JULY 1995)

52.242-14 Suspension of Work (APR 1984)

52.243-4 Changes (DEVIATION DATE)

52.245-9 Use and Charges (APR 2012)

52.246-12 Inspection of Construction (AUG 1996)

52.246-21 Warranty of Construction (MAR 1994

52.248-3 Value Engineering—Construction (OCT 2025)

Alternate I (APR 1984)

52.249-2 Termination for Convenience of the Government (Fixed-Price) (APR 2012)

Alternate I (SEPT 1996)

52.249-10 Default (Fixed-Price Construction) (APR 1984)

52.250-5 SAFETY Act—Equitable Adjustment (FEB 2009)

52.252-2 Clauses Incorporated by Reference (DEVIATION DATE)

This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. Also, the full text of a clause may be accessed electronically at this/these address(es):

_____

_____

(End of clause)

52.252-6 Authorized Deviations In Clauses (NOV 202)

52.253-1 Computer Generated Forms (DEVIATION DATE)

JAR 2852.201-70 Contracting Officer's Representative (COR) (NOV 2020)

APN 2021-07A(DOJ-02) Contractor Privacy Requirements (JAN 2022)

APN 2022-01 (DOJ-03) Personnel Security Requirements for Contractor Employees (NOV 2021)

DOJ-05 Security of Department of Information and Systems (OCT 2023)

PART III: List of Documents, Exhibits, and Other Attachments

Section J List of Attachments
ACH FORM
FORM SF-25A PAYMENT BOND
FORM SF-25 PERFORMANCE BOND
FORM SF-24 BID BOND
BUSINESS MANAGEMENT QUESTIONAIRE

PART IV: Representations & Instructions

Section K Representations, certifications, and other statements of offerors or respondents

52.203-11 Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (SEPT 2024)

52.203-18 Prohibition on Contracting with Entities that Require Certain Internal Confidentiality Agreements or Statements-Representation (JAN 2017)

52.209-2 Prohibition on Contracting with Inverted Domestic Corporations – Representation. (DEVIATION DATE)

Section L Instructions

52.204-7 System for Award Management (DEVIATION DATE)

Alternate I (OCT 2018)

52.214-34 Submission of Offers in the English Language (APR 1991)

52.215-1 Instructions to Offerors—Competitive Acquisition. (NOV 2021)

Alternate I (OCT 1997)

52.215-16 Facilities Capital Cost of Money (JUNE 2003)

52.219-31 Notice of Small Business Reserve (MAR 2020)

52.222-5 Construction Wage Rate Requirements—Secondary Site of the Work (DEVIATION DATE)

(a)(1) The offeror shall notify the Government if the offeror intends to perform work at any secondary site of the work, as defined in paragraph (a)(1)(ii) of the FAR clause at 52.222-6, Construction Wage Rate Requirements, of this solicitation.

(2) If the offeror is unsure if a planned work site satisfies the criteria for a secondary site of the work, the offeror shall request a determination from the Contracting Officer.

(b)(1) If the wage determination provided by the Government for work at the primary site of the work is not applicable to the secondary site of the work, the offeror shall request a wage determination from the Contracting Officer.

(2) The due date for receipt of offers will not be extended as a result of an offeror's request for a wage determination for a secondary site of the work.

(End of provision)

52.225-12 Notice of Buy American Requirement-Construction Materials Under Trade Agreements (MAY 2014)

52.225-12 ALTERNATE I (MAY 2014**)**

52.232-13 Notice of Progress Payments (APR 1984)

52.228-17 Individual Surety—Pledge of Assets (Bid Guarantee) (FEB 2021)

52.232-14 Notice of Availability of Progress Payments Exclusively for Small Business Concerns (APR 1984)

52.233-2 Service of Protest (DEVIATION DATE)

Section M Evaluations Factors for Award:

The Government will award a contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to the Government. The following factors shall be used to evaluate offers: Technical Factors, Key Resume, Schedule, Past Performance, and Price. Technical Factors, Key Resume, Schedule, and Past performance are significantly more important than Price. Quality, delivery, and customer service will be evaluated under past performance.

The Government may make award without discussion; therefore, the offeror's initial offer should contain their best pricing. Award will be based on the best value to the Government considering the evaluation factors listed above. Best value may be determined using tradeoffs among the evaluation factors, so that award may be made to other than the lowest-priced or highest technically rated proposal.

Please note that all offers which fail to furnish required representations and certifications or past performance information or reject the terms and conditions of the solicitation may be excluded from consideration for award.

TECHNICAL FACTORS:

- Contractor/subcontractors shall have an active license to perform work in Washington, DC. Contractor/subcontractors shall have at least seven (7) years of professional experience in all the Scope of Work submitted.

- Electrical contractor/subcontractor shall have an active license to perform work in Washington, DC. Electrical contractor/subcontractor shall have least five (5) years of professional experience in electrical matters/testing/measuring associated w/the lightning protection and/or electrical system's function.

KEY RESUME:

Offerors shall submit a Key Resume adequately describing Qualification, and Abilities that demonstrates compliance with the Scope of Work; In addition, contractors shall have licensure in respective trades/disciplines in Washington, DC; certification in OSHA-30 Hour's training. Key Resume must address every requirement listed in the Key Resume section. Qualifications need to be clearly stated within the employment work history of the candidate's Key Resume that includes start and end dates (including the month and year).

PROJECT SUPERINTENDENT:

Have at least five years (5) of experience overseeing federal construction contracts that are similar in size, scope, and complexity to current requirement. Resume must show:

1. Start Dates and End (including the month and year)
2. Customer Name,
3. Brief Description,
4. Dollar Value,
5. Period of Performance,
6. Point of Contact/Reference (email/phone)
7. Attach applicable certifications

PROJECT SITE MANAGER:

Have at least three years (3) of experience overseeing federal construction contracts that are similar in size, scope, and complexity to current requirement. Resume must show:

1. Start Dates and End (including the month and year)
2. Customer Name,
3. Brief Description,
4. Dollar Value,
5. Period of Performance,
6. Point of Contact/Reference (email/phone)
7. Attach applicable certifications

The Government may use data from the Past Performance Information Retrieval System and through interviews with personnel familiar with the contractor and their current and past performance. The Key Resume will be evaluated to determine an adjectival rating.

SCHEDULE:

Should include all milestones referred to in the SOW. Contractor must provide a comprehensive master schedule that demonstrates the complete understanding of the scope and requirements, identifies the critical path, and provides aggressive but achievable timelines. Contractor must submit Safety and Accident Plan, Emergency Plan in accordance with the SOW.

PAST PERFORMANCE:

Contractors shall submit at least three (3) no more than five (5) previous contracts (federal, state, and/or local) that are similar in size, value and scope of work to be evaluated. Contractors must submit valid and current points of contact information (e.g. email and phone number). Projects must be self-performed and within the last three (3) years for evaluation. Past Performance will receive an adjective rating.

Rating factors are Excellent, Good, Acceptable, Marginal and Unacceptable.

PRICE:

Contractor shall submit their proposed price to the complete scope of work for this effort. Proposals will also be evaluated to determine if they are fair and reasonable.

Rating factors are Excellent, Good, Acceptable, Marginal and Unacceptable.

RATING SCALE:

Excellent - The proposal meets requirements in all stated areas and exceeds requirements in many areas. The proposal contains several strengths most of which are significant, may contain minimal minor weaknesses which do not require discussions, and contains no deficiencies. Based on information provided, there is little doubt that the contractor demonstrates an exceptional understanding of the services required to exceed most contract requirements. The highest quality of contract performance is anticipated with little or no risk of unsuccessful contract performance.

Good- The proposal meets all stated requirements. The proposal contains strengths, some of which may be significant, may contain minimal weaknesses which do not require discussions, and contains no deficiencies. Based on the information provided, the contractor demonstrates a good understanding of the services required to exceed some contract requirements. There is a high probability of success with little risk of unsuccessful contract performance.

Acceptable - The proposal meets all stated requirements. The proposal may or may not contain strengths, whether significant or not and may contain some weaknesses that will not prevent successful completion of the contract and contains no deficiencies. Based on the information provided, the contractor demonstrates the minimum level of understanding of the services required to meet contract requirements. There is a fair probability of success with a moderate degree of acceptable risk.

Marginal - The proposal does not make clear that it meets all stated requirements. The proposal contains deficiencies that could be addressed with changes to the proposal, and/or contains a number of significant weaknesses that may prevent successful completion of the contract but could contain strengths. Based on information provided, there is doubt that the contractor understands the services required to meet the contract requirements. Requirement/services can be met only with major changes to the proposal. There is a low probability of success with multiple minor risks or one or more major risks that, if not mitigated, will likely impede successful performance.

Unacceptable - The proposal fails to meet the stated requirements. The proposal has one or more deficiencies, gross omissions, and/or significant weaknesses. The proposal demonstrates the contractor's failure to understand much of the scope of work necessary to perform the required tasks, failure to provide a reasonable, logical approach to fulfilling much of the government's requirements or failure to meet many requirements in the solicitation. One or more areas would have to be completely revised in order to attempt to make it other than unacceptable. Proposal presents an unacceptably high degree of risk to successful contract performance.

PART IV: SUBMISSION REQUIREMENTS
Responsive offers must include the following:

PROPOSAL PACKAGES ARE TO BE SEPARATED INTO TWO SECTIONS, A TECHNICAL PROPOSAL AND A PRICING PROPOSAL. TWO (2) TECHNICAL PACKAGES SHALL BE SUBMITTED ONE WITH COMPANY INFORMATION AND ONE REDACTED VERSION WITH NO COMPANY INFORMATION.

Each proposal package shall consist of the following completed and signed documents: SF1442, all amendments issued, three- five past performance records of recent and relevant contracts for the same or similar items in accordance with FAR 52.212-1(b)(10) for past performance evaluation, key resumes, schedule, and narrative.

Proposal due date is **FRIDAY, AUGUST 28, 2026, at 2:00 PM EST**. Late offers **WILL NOT** be accepted. Offer must indicate **Solicitation No. ISO220-26**, name, address and telephone number of offeror, technical description of the items being offered in sufficient detail to evaluate compliance with the requirements in the solicitation, terms of any expressed warranty, price and any discount terms. Offeror must ensure all SAM documentation is completed and current, Representations and Certifications FAR 52.212-3, and include acknowledgment of all amendments, if issued.

Offerors must hold prices firm for 90 calendar days from the date specified for receipt of offers. Offers or modifications to offers received at the address specified for the receipt of offers after the exact time specified may not be considered.

Vendors shall submit signed and dated offers by email to Deatrice.Luck@usdoj.gov.