

FY2026 MACC SOURCES SOUGHT NOTICE

This is a Sources Sought notice issued for market research purposes in accordance with FAR Part 10. This is NOT a solicitation for proposals, proposal abstracts, or quotations. The information provided in this notice is subject to change and does not bind the Government to solicit for or award a contract. The Government does not intend to award a contract based on responses to this notice and will not provide debriefings on the results of this market research. Feedback regarding any decision to set aside or not set aside the procurement will be provided through a pre-solicitation synopsis or solicitation, as applicable.

All information submitted will be treated as business confidential and will be used solely for the purpose of market research. Points of contact listed in submitted capability statements may be contacted for verification of performance.

PURPOSE

The purpose of this notice is to obtain information regarding:

1. The availability and capability of qualified business sources;
2. Whether responding businesses are:
 - o SBA-certified HUBZone Small Businesses
 - o SBA-certified 8(a) Small Businesses
 - o Service-Disabled Veteran-Owned Small Businesses (SDVOSB)
 - o Woman-Owned Small Businesses (WOSB)
 - o Other Small Businesses
 - o Large Businesses; and
3. The respective business size classification relative to the applicable North American Industry Classification System (NAICS) code.

Responses will assist the Government in determining the appropriate acquisition strategy, including whether a total or partial small business set-aside is appropriate. **The Government is particularly interested in determining the availability of qualified Woman-Owned Small Businesses.**

CONTRACT OVERVIEW

The Office of Research Facilities (ORF), National Institutes of Health (NIH), seeks capability statements from all categories of businesses to support acquisition planning for a new Indefinite Delivery Indefinite Quantity (IDIQ) Multiple Award Construction Contract (MACC).

The anticipated cumulative ceiling for the MACC is approximately \$3 billion.

The applicable NAICS code is 236220 – Commercial and Industrial Building Construction. The current small business size standard is \$45 million.

NIH anticipates awarding multiple IDIQ contracts under a single solicitation using a task order ordering mechanism. Each IDIQ is anticipated to have a six (6) year ordering period.

If any portion of the requirement is set aside for small business concerns, the resulting solicitation and contract(s) will include applicable limitations on subcontracting in accordance with FAR 52.219-14 and 13 CFR 125.6.

BACKGROUND

As part of the U.S. Public Health Service under the Department of Health and Human Services (HHS), NIH is the Federal Government's primary biomedical research agency.

ORF is responsible for the planning, design, construction, acquisition, maintenance, and operation of NIH-owned facilities, including:

1. NIH Main Campus – Bethesda, Maryland
2. NIH Animal Center – Poolesville, Maryland
3. Fort Detrick Campus – Frederick, Maryland
4. Research Triangle Park – North Carolina
5. Rocky Mountain Laboratories (RML) – Hamilton, Montana
6. Epidemiology & Clinical Research Branch – Phoenix, Arizona
7. Bayview Campus – Baltimore, Maryland
8. NIH-maintained rental facilities

DESCRIPTION OF REQUIREMENT

The MACC will support future construction requirements through individually issued task orders. Task orders may utilize both Design-Bid-Build (DBB) and Design-Build (DB) methodologies.

Work may include planning, construction, alteration, rehabilitation, demolition, decommissioning, and hazardous material removal. Projects may range from routine general construction to highly complex biomedical laboratory, animal research, hospital, and infrastructure projects.

The majority of work will be performed in occupied facilities. Contractors must demonstrate the ability to:

- Control dust and debris
- Protect adjacent occupied areas
- Maintain strict adherence to NIH Fire and Safety Regulations
- Coordinate scheduled utility shutdowns

- Support field office operations at NIH campuses, as required

Work may include, but is not limited to:

- Clinical and patient care facilities (including surgical suites, MRI suites, pharmacies, and ICUs)
- Biomedical and animal research laboratories (including BSL-2, BSL-3, and BSL-4 environments)
- Animal care facilities (AAALAC compliant)
- Office and administrative spaces
- Utility infrastructure and central utility plants
- Parking structures, data centers, and elevators
- Installation of specialized medical and research equipment
- Building envelope projects
- LEED and sustainable construction projects

Contractors must demonstrate experience working in environments requiring:

- Physical security controls
- Noise and vibration limitations
- Infection control and Interim Life Safety Measures
- Historic preservation compliance
- Stormwater management and erosion control
- Implementation of the NIH Design Requirements Manual (DRM)
- Use of Building Information Modeling (BIM)

CAPABILITY STATEMENT REQUIREMENTS

Interested firms shall submit a capability statement (single combined PDF) including:

1. Company Information

- Business name and address
- SAM registration status
- Business size and socioeconomic category

2. Technical Capability

Demonstrate experience in:

- NAICS 236220 projects
- Working in occupied facilities
- Managing multiple concurrent projects
- Performing work similar in size, scope, and complexity to this requirement
- Current single-project and aggregate bonding capacity
- Experience Modification Rating (EMR) for the past three (3) years

- Demonstrated self-performance capability consistent with SBA limitations on subcontracting
- BIM capability
- LEED/sustainable construction capability

3. Relevant Project Experience

Provide projects completed within the last seven (7) years that best demonstrate experience in:

- Biomedical research laboratories
- Healthcare facilities
- Animal care facilities
- Utility infrastructure systems
- Office/public facilities

For each project, include type, complexity considerations, dollar value and size.

Contractors responding as small business joint ventures shall comply with SBA joint venture requirements (see www.sba.gov).

SUBMISSION INSTRUCTIONS

Submit capability statements electronically (PDF format only) via email to:

- Brian Baek – brian.baek@nih.gov
- Amanda Tilton – amanda.tilton@nih.gov
- Clarion Miller – clarion.miller@nih.gov

Subject Line: Sources Sought – FY2026 MACC Capability Statement

Responses must be received no later than 12:00 PM EST on Wednesday, March 11, 2026.

Electronic submissions only will be accepted.