

GENERAL REQUIREMENTS

All terms and conditions of N4008524D0030/0031/0032/0033/0034/0035/0036/0037/0038 and N4008524D0069 Indefinite Delivery Quantity Contract apply to this solicitation. Please review your MACC award document for guidance on contract clauses and requirements that may pertain to this order. You are responsible to adhere to all applicable clauses, even if they are not stated in this RFP package or the Task Order award document. For clarification on any clause or other contractual issues, please contact the POC.

Amendments will be posted directly to <https://sam.gov/> under Contract Opportunities.

NAVFAC Solicitation No.: N4008526R0158

NAVFAC eProjects No.: 1916766 (Attachment A & B)

Title: Navy Barracks Upgrades, York 1807

Location of the Work: Naval Weapons Station Yorktown, Yorktown, VA

Description of the Work:

The contractor shall provide supervision, labor, material and equipment required to perform all work for the following project: Navy Barracks Upgrades, York 1807.

Summarization of details include a two-phase renovation of 12 quads within the York-1807 Navy Barracks to remediate severe mold and moisture damage caused by failing HVAC systems. The project requires strict microbial abatement followed by the demolition of walls, ceilings, and fixtures down to the studs in bathrooms, bedrooms, and hallways, while carefully preserving the existing flooring.

To prevent future moisture intrusion, the rebuild mandates the use of mold-resistant drywall and paint, fully waterproofed shower systems, modernized finishes, new doors, and updated electrical fixtures. Crucially, the contractor will replace two existing 8.5-ton rooftop units with new Dedicated Outdoor Air Systems (DOAS), clean and seal all existing ductwork, and properly balance the ventilation system to ensure long-term climate control and structural integrity.

Please see Attachment A & B: SOW for additional details

Estimated Price Range: In accordance with FAR 36.204, the magnitude of construction for this project is between \$1,750,000 and \$2,500,000.

Time for Completion: The Contractor shall be required to (a) commence work under this contract within 600 calendar days after the date the Contractor receives the notice to proceed, (b) prosecute the work diligently, and (c) complete the entire work ready for use not later than 600 calendar days after award. The time stated for completion shall include final cleanup of the premises.

Wage Determination: Department of Labor (DoL) General Decision Number VA20250169 01/30/2026 applies to this work (Attachment E). The wage determination version in effect at the time of award shall apply to the work performed under this contract.

Liquidated Damages: In accordance with FAR 52.211-12 Liquidated Damages, 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 **\$286.65** for each calendar day of delay until the work is completed or accepted.

Utilities: In accordance with FAR 52.236-14 Availability and Use of Utility Services - The Government shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the Government or, where the utility is produced by the Government, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.

Government Furnished Property: Not Included.

Basis for Award: This task order will be awarded on a fair opportunity basis pursuant to FAR 16.505 ordering procedures. The proposed task order will be awarded to the responsible Offeror, offering the best value to the Government. For this task order, to make a determination of best value, the Government shall evaluate each Offeror on price only and the basis for award will be low price.

Bond Requirements: In accordance with FAR 52.228-1, Bid Guarantees, each Offeror shall submit with its offer a guarantee bond (Standard Form 24) in a penal sum equal to at least 20 percent of the offer price or \$3,000,000, whichever is less.

The Offeror shall submit an electronic copy with the price proposal form. An electronic copy of your bid bond must be submitted with your proposal package in PIEE Solicitation Module OR send via email to leanne.n.gerehart.civ@us.navy.mil within three (3) days after the due date and time for receipt of proposals. Failure to submit a bid bond by the deadline will result in your proposal being removed from consideration.

Performance and Payment Bonds are required from the contract task order awardee ten (10) calendar days after date of award.

Proposal Acceptance Period: Proposal acceptance period shall be 150 days from receipt of offers.

Pre-Proposal Inquiries (PPIs): Offerors who determine that the technical and or contractual requirements of this RFP require clarification(s) in order to permit submittal of a responsive proposal shall submit all questions in writing to leanne.n.gerehart.civ@us.navy.mil and maurice.n.muse.civ@us.navy.mil. All inquiries shall be submitted via email to the POCs **no later than 1400 EST, May 27th, 2026**. Additionally, all inquiries shall be submitted using the Pre-Proposal Inquiry (PPI) form (Attachment C). Do not submit the same inquiry more than once. Please submit your PPIs on behalf of your subcontractors. A response will be published via an amendment and provided via email.

Site Visit: All MACC holders are invited to attend Site Visit for the project. Information is below:

Date and Time: Wednesday, May 12th, 2026 @ 0900 EST

Meeting Location: Please meet at Naval Weapons Station Yorktown, Yorktown, VA, in front of Gate 3.

Badging: Contractor personnel that do not have DBIDS access for Naval Weapons Station Yorktown must complete SECNAV 5512 form (Attachment F) and bring to the WPNSTA Yorktown Pass & ID office to secure a visitor pass to gain access to WPNSTA Yorktown. Please bring the SECNAV 5512 with you the day of the site visit and arrive early to allow for processing of the one day pass. The pass and ID office opens at 0800. A line quickly forms, so expect delays.

Please Note:

Site Visit POC (Primary): LeAnne Gerehart, PWD Yorktown – Contract Specialist

Email: leanne.n.gerehart.civ@us.navy.mil

Phone: (757) 847-7958

Site Visit POC: Maurice Muse, PWD Yorktown – Supervisory Contract Specialist

Email: maurice.n.muse.civ@us.navy.mil

Phone: (757) 887-4705

Proposal Due Date: Thursday, June 10th, 2026 at 1400 Eastern Standard Time. LATE PROPOSALS WILL NOT BE ACCEPTED.

Proposal Delivery Information: OFFERORS SHALL SUBMIT electronic proposals (.pdf format) in response to this solicitation using the PIEE Solicitation Module. Only the PIEE Solicitation Module is authorized for the submission of electronic proposals in response to this solicitation. Electronic proposal submissions should be no larger than 1.9 GB per file. Offerors shall ensure that the Government has received the electronic proposal prior to the date and time specified. PIEE Solicitation Vendor Access Instructions are provided via Attachment I. Emailed submissions will not be accepted. Offerors shall allow adequate time to upload files which may be slower for non-DoD users and to avoid other technical difficulties that may be encountered. Offerors are also responsible for submitting files in the format specified and consistent with requirements stated elsewhere in this solicitation. Files that cannot be opened, or are otherwise missing the required content are the responsibility of the Offeror.

PIEE system will record the date and time of package submittal. The date and time of package submittal recorded in PIEE shall govern the timeliness of any proposal submission. Again, LATE PROPOSALS WILL NOT BE ACCEPTED.

In response to this request for proposal, the complete proposal shall include the Price Proposal and the Non-Cost/Price Factors Proposal, submitted in accordance with the above Basis of Evaluation and Submittal Requirements for Each Factor.

Evaluation Factors for Award

1. The proposed task order will be awarded to the responsible Offeror, offering the best value to the Government. The lowest price source selection process is selected as appropriate for this acquisition because the best value is expected to result from selection of the proposal with the lowest evaluated price. To make a determination of best value, the Government shall evaluate each Offeror on price only.
2. Basis of Evaluation and Submittal Requirements for Each Factor.

(a) Price:

- (1) Solicitation Submittal Requirements: Offeror shall submit the following:

- Cover page that includes:
 - Solicitation Number
 - Solicitation Title
 - Prime Contractor Name
 - Prime Contractor Address
 - Phone Number
 - Fax Number
 - DUNS
 - Cage Code
 - Point of Contact
 - Point of Contact Phone Number
 - Point of Contact Email
- Price Proposal Form (Attachment D)
- Acknowledged Amendments (if applicable)
- Bid Bond

- (2) Basis of Evaluation: The Government will evaluate the total sum of Contract Line Item prices 0001.
- (3) Analysis will be performed by one or more of the following techniques to ensure a fair and reasonable price:
 - a. Comparison of proposed prices received in response to the RFP.
 - b. Comparison of proposed prices with the Independent Government Cost Estimate (IGCE).
 - c. Comparison of proposed prices with available historical information.
 - d. Comparison of proposed prices with market survey results.

Evaluation

1. The Government reserves the right to eliminate from consideration for award any or all offers at any time prior to award of the contract; to negotiate with Offerors in the competitive range; and to award the contract to the Offeror submitting the lowest price proposal.
2. The Government intends to evaluate proposals and award a contract without discussions with offerors (except clarifications as described in FAR 15.306(a)). The Government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary. In addition, if the Contracting Officer determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Contracting Officer may limit the number of proposals in the competitive range to the greatest number that will permit an efficient competition among the most highly rated proposals.

Attachments:

1. Attachment A - SOW Navy Barracks Upgrades York 1807
2. Attachment B - Site Plan Details York 1807
3. Attachment C - PPI Form
4. Attachment D - Price Proposal Form
5. Attachment E - WD VA20250169 02282025
6. Attachment F - SECNAV 5512
7. Attachment G - PIII Vendor Access Instructions

RECAP OF IMPORTANT DATES:

SOLICITATION DATE: **04 MAY 2026**

SITE VISIT DATE: **12 MAY 2026 at 0900 EST**

PPI CUT OFF DATE: **27 MAY 2026 at 1400 EST**

PROPOSAL DUE DATE: **10 JUN 2026 at 1400 EST**

ATTACHMENT E

"General Decision Number: VA20260169 01/30/2026

Superseded General Decision Number: VA20250169

State: Virginia

Construction Type: Building

County: York County in Virginia.

Includes the independent city of Poquoson*

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Modification Number	Publication Date
0	01/02/2026
1	01/30/2026

ASBE0024-006 10/01/2024

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR - MECHANICAL (Duct, Pipe & Mechanical System Insulation).....	\$ 40.77	20.17+a

a. PAID HOLIDAYS: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day provided the employee works the regular work day before and after the paid holiday.

BOIL0045-003 01/01/2025

	Rates	Fringes
BOILERMAKER.....	\$ 38.97	27.39

BRVA0008-001 05/01/2022

	Rates	Fringes
BRICKLAYER.....	\$ 22.44	10.23

ELEC1340-001 12/01/2024

	Rates	Fringes
ELECTRICIAN (Includes Low Voltage Wiring and Alarm Installation).....	\$ 34.03	3%+16.01

ELEV0052-005 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 52.06	38.435+a+b

a. PAID HOLIDAYS: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, the Friday after Thanksgiving Day and Christmas Day.

b. VACATIONS: 6% men under 5 years based on regular hourly rate and 8% men over 5 years based on regular hourly rate for all hours worked.

ENGI0147-019 06/01/2025

	Rates	Fringes
POWER EQUIPMENT OPERATOR Cranes 90 tons & over capacity; Tower & Climbing Cranes with Controls 100 ft. above ground.....	\$ 40.99	18.05
Cranes under 90 tons.....	\$ 39.99	18.05

IRON0028-006 05/01/2023

	Rates	Fringes
IRONWORKER, RIGGER.....	\$ 30.22	11%+14.24

IRON0028-007 05/01/2024

	Rates	Fringes
IRONWORKER, STRUCTURAL AND ORNAMENTAL.....	\$ 31.00	18.28

* PLUM0110-008 11/01/2025

	Rates	Fringes
PIPEFITTER (Includes HVAC Pipe, Unit and Temperature Controls Installations).....	\$ 36.92	18.25
PLUMBER.....	\$ 36.92	18.25

SUVA2013-054 01/11/2016

	Rates	Fringes
CARPENTER, Includes Acoustical Ceiling Installation, Drywall Hanging, and Form Work.....	\$ 18.56	0.00

CAULKER.....	\$ 18.49	1.33
CEMENT MASON/CONCRETE FINISHER...	\$ 17.48	0.00
GLAZIER.....	\$ 19.36	4.68
IRONWORKER, REINFORCING.....	\$ 27.18	4.13
LABORER: Mason Tender - Brick...	\$ 13.48	3.27
LABORER: Mason Tender - Cement/Concrete.....	\$ 12.96	3.12
LABORER: Pipelayer.....	\$ 12.40	1.96
LABORER: Common or General, Including Demolition.....	\$ 13.27	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 20.69	1.35
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 18.95	4.03
OPERATOR: Bulldozer.....	\$ 18.07	3.50
OPERATOR: Forklift.....	\$ 19.40	7.00
OPERATOR: Loader.....	\$ 21.28	3.17
OPERATOR: Roller.....	\$ 16.25	4.88
PAINTER (Brush and Roller).....	\$ 16.87	0.00
PAINTER: Spray.....	\$ 18.10	5.43
ROOFER.....	\$ 18.40	2.31
SHEET METAL WORKER, Includes HVAC Duct Installation.....	\$ 19.24	2.80
SPRINKLER FITTER (Fire Sprinklers).....	\$ 18.91	4.67
TILE FINISHER.....	\$ 23.40	0.00
TILE SETTER.....	\$ 27.80	10.25
TRUCK DRIVER: Dump Truck.....	\$ 15.50	0.75

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.		
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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave

for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than "SU", "UAVG", "SA?", or "SC?" denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union

whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007

01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.

Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION"