

William J. Hughes Technical Center for Advanced Aerospace
Construction Qualified Vendor List (QVL) Competition
Request for Proposal

I. PROJECT SPECIFIC INFORMATION

Request for Proposal Number: QVL-26-0013

Project Title and Description: The work includes the provision of all labor, materials, and equipment to replace heating, ventilation, and air conditioning (HVAC), electrical, and architectural equipment in Building 300 at the Federal Aviation Administration (FAA) William J. Hughes Technical Center for Advanced Aerospace (WJHTCAA), including, but not limited to, air-handling units (AHU), variable air volume (VAV) boxes, diffusers, controls, hydronic piping, ceilings, lighting, and all incidental related work.

<u>Location:</u>	WJHTCAA Building 300
<u>Contracting Officer (CO):</u>	Jeffrey Young
<u>CO Phone Number:</u>	609-485-4693
<u>CO E-Mail Address:</u>	Jeffrey.Young@faa.gov

<u>Contracting Officer's Representative (COR):</u>	Coral Yip
<u>COR Phone Number:</u>	609-485-6254
<u>COR E-mail Address:</u>	Coral.Yip@faa.gov

<u>TOR / Project Representative:</u>	Laura DeWaters
<u>TOR Phone Number:</u>	609-485-5362
<u>TOR E-Mail Address:</u>	Laura.B.DeWaters@faa.gov

POP/Schedule: 700 days from NTP

Performance Must Begin: Within 10 calendar days of Notice to Proceed

Date of this Request: 18 August 2026

QVL Category: Mechanical/HVAC-R

Escort or Badge Required: Badge Required

Retainage: 10%

Estimated Value: Between \$5,000,000.00 and \$7,500,000.00

Bid Bond: Yes, 20% of proposal

Payment Bond: Yes

Performance Bond: Yes

Insurance Requirement: \$2,000,000.00

Key Personnel Requirement: Yes

Liquidated Damages: No

II. GENERAL RFP INFORMATION

1. Contract Clauses: All clauses contained in the respective Basic Ordering Agreements (BOA) are hereby incorporated into this RFP and the resultant task order. If there are any conflicts between the BOA clauses and the information outlined in the resultant task order, the task order language takes precedence over the information in the BOA.

2. Questions Due Date/Time: All questions regarding all requirements of the request for proposal must be submitted electronically in writing by **4:00 PM on 31 August 2026**. Send questions to the Contracting Officer via email at Jeffrey.Young@faa.gov. The FAA will confirm receipt of all questions.

3. Proposal Due Date/Time: Proposals must be sent electronically to the Contracting Officer via email at Jeffrey.Young@faa.gov. Any submission received after **4:00 PM on 16 September 2026** will not be considered, unless the conditions under AMS Provision 3.2.2.3-14 Late Submissions, Modifications, and Withdrawals of Submittals apply. The FAA will confirm receipt of all submissions.

4. Site Visit: A mandatory site visit is scheduled for 1:00 PM on 25 August 2026. QVL Contractors are encouraged to have (1) one representative from all or any 1st tier subcontractor(s) attend this mandatory site visit with them, since a 2nd site visit will not be permitted. Prime QVL Contractors must preregister with the CO with the name of each additional company they plan on having attend the site visit. Preregister with the CO no later than **2:00 PM on 24 August 2026.** Prime QVL Contractors must have an attendee sign in at the mandatory site visit. This representative must be an employee of the Prime in order to be included on future distributions regarding this project, following the site visit. Failure to sign in will preclude your proposal from being considered for award.

All site visit attendees must be U.S. citizens and in possession of a valid REAL ID driver's license or current passport. All non-U.S. citizens attempting to enter the William J. Hughes Technical Center must be processed via the International Visitor's Program, which generally takes 14 days to gain approval. Currently, the site visit is scheduled for 8/25/26. Unfortunately, if your firm requires access for a non-U.S. citizen, the FAA cannot accommodate a request for this effort due to time constraints.

5. Wage Rate Determination: The applicable wage rate determination is U.S. Department of Labor General Decision Number: NJ20260025, dated 5/18/2026, Atlantic County in the state of New Jersey attached hereto, and made a part thereof.

III. OFFEROR'S SUBMISSION

Offeror's submission must consist of the following:

- A. Completed Part V. Proposal Pricing
- B. Completed Part VII. Signature of Offeror
- C. Proof of vendor's ability to obtain liability insurance that, at a minimum, meets the Insurance requirement of this TO RFP
- D. Executed Bid Bond (Proposal Guarantee) if required

Proposals that are submitted after the RFP closing date and time, are incomplete, or do not comply with the terms of the SIR may not be evaluated at the CO's discretion.

IV. TASK ORDER SPECIFIC TERMS AND CONDITIONS

- **List of Attachments to this RFP:**

- Attachment J-1 – Statement of Work
- Attachment J-2 – Wage Rate Determination
- Attachment J-3A – Architectural Drawings
- Attachment J-3B – Mechanical Drawings
- Attachment J-3C – Electrical Drawings
- Attachment J-3D – Fire Alarm & Fire Protection Drawings
- Attachment J-3E – Structural Drawings
- Attachment J-4 – Reference-Only Drawing Set 1
- Attachment J-5 – Reference-Only Drawing Set 2
- Attachment J-6 – Specifications
- Attachment J-7 – Daily Report Form
- Attachment J-8 – Bid Bond
- Attachment J-9 – Payment Bond
- Attachment J-10 – Performance Bond
- Attachment J-11 – Submittal Register
- Attachment J-12 – C&D Waste Data Sheet

- **AMS Clause 3.2.2.3-41 Performing Work (JUL 2004)**

The Contractor (you) must perform, using your own organization, work equivalent to at least **51 percent** of the total amount of work under the contract on the site. The CO may modify this contract to reduce this percentage if you request a reduction and the CO determines that it would be to the Government's advantage to do so.

- **AMS Clause 3.2.2.8-5 Liquidated Damages-Construction (OCT 2019)**

N/A

V. PROPOSAL PRICING

The pricing for this project consists of the following:

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>OFFER AMOUNT</u>
0001	Building 300 AHU 9, 10, 11, 12 Replacement	
	The following breakdown of price is <u>required</u> :	
	Prime Contractor Labor =	\$ _____
	Direct Materials =	\$ _____
	Subcontractor(s)* =	\$ _____
	*Enter dollar value of services to be performed by a subcontractor	
	Prime Contractor Total Labor Hours =	_____
	Subcontractor Total Labor Hours =	_____
TOTAL OFFER		\$ _____

In addition to the above breakdown, the Government is requesting the below cost breakdown for proposal evaluation purposes:

Mechanical:	\$ _____
Controls:	\$ _____
Architectural:	\$ _____
Electrical:	\$ _____
Fire Protection:	\$ _____
Fire Alarm:	\$ _____
Civil/Structural:	\$ _____

VI. CERTIFICATION OF OFFER

1. By submission of this offer, the Offeror certifies that they will self-perform at least the specified percentage stated above in AMS Clause 3.2.2.3-41 Performing Work. The FAA reserves the right to question a Contractor if the self-performance percentage does not seem accurate and to request supporting cost/pricing data to verify compliance.

2. By submission of this offer, the Offeror certifies that they will meet the limitations on subcontracting requirement based on the QVL category per AMS Clause 3.6.1-7 Limitations on Subcontracting and per BOA Clause H.21 Limitations on Subcontracting. The FAA reserves the right to question a Contractor if the limitations on subcontracting percentage does not seem accurate and to request supporting cost/pricing data to verify compliance.

3. By submission of this offer, the Offeror certifies that their proposal complies with domestic requirements of the clause or the Offeror has provided in their proposal the information required by AMS Clause 3.6.4-3 Buy American Act - Construction Materials to request a determination of inapplicability of the Buy American Statute.

4. By submission of this offer, per AMS 3.6.4-5 FAA Buy American Preference - Steel and Manufactured Goods, the Offeror warrants that steel and manufactured goods to be used in the project are produced in the United States, and that components of unknown origin are considered to have been produced or manufactured outside the United States. Should any end product be of foreign origin, the Contractor must identify, in writing, such goods and country of origin to the Contracting Officer prior to contract award.

5. By submission of this offer, the Offeror warrants that, to the best of the Contractor's knowledge and belief, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest (OCI), as defined in the FAA Acquisition Management System, "Organizational Conflicts of Interest (T3.1.7)," or that the Contractor has disclosed all such relevant information.

VII. SIGNATURE OF OFFER

Offer Prepared by:

Contractor Name and Title

Signature

Date