AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

1. CONTRACT ID CODE	PAGE	OF	PAGES
	1		23

2. AMENDMENT/MODIFICATION NUMBER	3. EFFECTIVE DATE	4. REQUISITION/PURCHASE REQUISITION NUMBER	5. PROJECT NUMBER *(If applicable)*
0002	06/12/2026		

6. ISSUED BY CODE WAD-NMFS-S

WAD-NMFS-Seattle
7600 SAND POINT WAY NE BLDG 1
SEATTLE WA 98115

7. ADMINISTERED BY *(If other than Item 6)* CODE

8. NAME AND ADDRESS OF CONTRACTOR *(Number, street, county, State and ZIP Code)*

CODE | FACILITY CODE

(X) 9A. AMENDMENT OF SOLICITATION NUMBER
1305M326Q0244

☒ 9B. DATED *(SEE ITEM 11)*
06/05/2026

☐ 10A. MODIFICATION OF CONTRACT/ORDER NUMBER

10B. DATED *(SEE ITEM 13)*

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☒ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☒ is extended. ☐ is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing items 8 and 15, and returning 1 copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or electronic communication which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by letter or electronic communication, provided each letter or electronic communication makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA *(If required)*

13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NUMBER AS DESCRIBED IN ITEM 14.

CHECK ONE	
☐	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: *(Specify authority)* THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NUMBER IN ITEM 10A.
☐	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES *(such as changes in paying office, appropriation data, etc.)* SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
☐	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
☐	D. OTHER *(Specify type of modification and authority)*

E. IMPORTANT: Contractor ☐ is not ☐ is required to sign this document and return _____ copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (*Organized by UCF section headings, including solicitation/contract subject matter where feasible.)*

See continuation page

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER *(Type or print)*		16A. NAME AND TITLE OF CONTRACTING OFFICER *(Type or print)*	
		RACHEL STONE	
15B. CONTRACTOR/OFFEROR	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA	16C. DATE SIGNED
(Signature of person authorized to sign)		*(Signature of Contracting Officer)*	

NAME OF OFFEROR OR CONTRACTOR

ITEM NO. (A)	SUPPLIES/SERVICES (B)	QUANTITY (C)	UNIT (D)	UNIT PRICE (E)	AMOUNT (F)
	Period of Performance: 07/01/2026 to 09/30/2026				

The purpose of Amendment 02 to solicitation 1305M326Q0244 is to:

A. To update the Statement of Work (SOW) Sections 2.2- Task 2, 2.3 – Task 3, and 9 – Deliverables. All changes are in Red.

B. To incorporate the following Attachments
   a. Attachment 3 Building Plans and Site Drawings
   b. Attachment 4 Asbestos Information
   c. Attachment 5 Sign in Sheet

C. To extend the closing date of this solicitation to **06/22/2026 at 6am Pacific Time**. RFO 52.212-1 Addendum to Instructions to Offerors – Commercial Products and Commercial Services (SEP 2023) (Deviation JAN 2026)(c), is also updated with the change in Red.

D. To Change the POP of CLIN 0001 to 07/01/2026 – 09/30/2026 and change the POP of CLIN 0002 to 07/19/2026 – 07/18/2027.

E. To answer questions from Offerors as show below. All answers are shown in Blue.

F. All other terms and conditions remain unchanged.

Questions from Offerors:
Question 1. Can you extend the RFI deadline to tomorrow, given the site visit just occurred?
Answer 1. The Questions and answers period in the solicitation will remain unchanged.

Question 2 Please provide all as-built drawings for the main roof, as well as the optional aquarium roof.
Answer 2. As-built drawings are not available. Blue Prints do not have roof details. Lab built 1957 Aquarium 1958. See Attachment 3 for building plans and site drawings.

Question 3. With respect to the as-builts, please show locations mechanical, plumbing, and electrical components on both roofs.
Answer 3. Design drawings not available. Original blueprints attached. See Attachment 3 for building plans and site drawings.

Question 4. Please provide any hazardous materials testing on the aquarium roof.
Answer 4. 1998 survey does not indicate presence of ACM in the aquarium roof. "The majority of ACM in this building is thermal systems insulation (TSI). The existing TSI is in fair condition, but has a high potential for disturbance not only by maintenance personnel, but also personnel in the Aquarium work area. Removal of all TSI, can be accomplished using glove bag methods. Relocation of all personnel in the aquarium work area will be required as well as isolation of the marine life in that area. Areas of immediate concern are. boiler room, basement area of aquarium and the public restrooms in the aquarium in which friable ACM was found. Floor tile on the second floor of the maintenance building is ASSUMED ACM. If the floor tile and mastic are not removed or encapsulated, recommend repair of areas in the restrooms and along the hall way."

Question 5. Will there be a location designated for the contractor to install a temporary lift system? Or will everything need to be installed via crane?

Answer 5. The Parking sites on the South side of the Main lab will be designated as staging area, all construction staging including contractors dumpster and parking may be in this area. Contractors are free to use some of that area for a lift, emergency egress shall not be blocked on the south west door of the first floor. See Attachment 3 for building plans and site drawings

Question 6. Please provide the sign-in sheet from the site visit today.
Answer 6. See Attachment 5.

Question 7. Please provide a copy of the roofing/waterproofing specifications.
Answer 7. Refer to SOW and local building codes for commercial flat roof installations.

Question 8. Is there a logistics plan that shows:
Crane location
Dumpster location
Materials laydown area
Stairtower location
Answer 8. Refer to question 5

Question 9. Is interior protection required? If yes, we will need a design / specification.
Answer 9. Yes, at penetration sites per requirements of asbestos abatement.

Question 10. Are there structural drawings available?
Answer 10. See Attachment 3 for building plans and site drawings.

Question 11. Are there drawings showing the current makeup of the roof?
Answer 11. No.

Question 12. MA DEP does not allow for drilling into transite asbestos cement board. Does the design account for not impacting this material?
Answer 12. Per SOW, targeted remediation/abatement is required for roof penetrations.

Question 13. Are there any additional reports, workplans or specifications addressing the asbestos?
Answer 13. Recent asbestos testing results are attached to solicitation in Attachment 1. Please see Attachment 4 for additional asbestos information and historic findings, date unknown.

Question 14. Can you define “Targeted Asbestos Remediation”?
Answer 14. Per SOW, all roof penetrations will require targeted asbestos remediation/abatement.

Question 15. Due to unforeseen manufacturing incapabilities, 60 mill White Reinforced EPDM is not being produced now. Would White 60 Mil PVC be acceptable for this project? The wind rates and warranties would be covered or exceeded as specified.
Answer 15. No. 60 mil (or greater) white reinforced EPDM is required.

Question16. The asbestos survey identifies asbestos-containing roofing materials. Can NOAA confirm whether all required asbestos abatement is to be included within the contractor's scope of work under this solicitation?
Answer 16. Asbestos abatement should be included in the contractor's scope because they will be

conducting targeted abatement where they will make penetrations.

Question 17. Has asbestos testing been performed on the existing roof assembly? If so, can the asbestos survey and laboratory reports be provided? If asbestos-containing materials are present, are they to remain in place and be covered, or are they required to be removed and disposed of as part of this project?
Answer 17: Refer to the SOW for recent asbestos reports and instructions for targeted abatement at penetration locations.

Question 18. Has the existing roof deck been evaluated? If so, are there any reports, assessments, or findings regarding its condition, deterioration, or anticipated replacement requirements that can be shared?
Answer 18. No. Refer to the SOW.

Question 19. Has fastener pull-out testing (boot test) been completed? If so, can the results be provided? If not, please clarify who is responsible for obtaining the testing and incorporating the results into the roofing system design.
Answer 19. No pull test has been completed; it will be the responsibility of the contractor to conduct testing required for installation per manufacturers specifications.

Question 20. If pull-out testing indicates that the existing deck is unsuitable for the specified roofing system, what corrective action does the Government anticipate, and how should contractors account for such conditions in their proposals?
Answer 20. Statement of work and project limitations only allow for installation of EPDM on existing roof deck.

Question 21. Can documentation be provided identifying the existing roof assembly, including roofing layers, insulation types, insulation thicknesses, and any available roof core sample information?
Answer 21. Not available.

Question 22. Has moisture testing, moisture mapping, infrared scanning, or any other evaluation been performed to identify wet insulation or moisture intrusion within the existing roof system? If so, can the reports be provided?
Answer 22. Not available.

Question 23. Has a structural engineering review been performed? If so, can the report be provided? Are there any known structural deficiencies, load limitations, or restrictions that may affect the roofing project?
Answer 23. Not available.

Question 24. If roof deck replacement becomes necessary due to deterioration, asbestos-related conditions, or failed pull-out testing, how should offerors account for this work in their proposals? Should it be included in the base bid, priced as a contingency, or proposed as a separate line item for future negotiation?
Answer 24. Refer to question 20.

Question 25. Will the building remain occupied during construction? If so, please identify any work-hour

limitations, access restrictions, noise restrictions, staging limitations, parking requirements, security procedures, or operational constraints that contractors must consider when preparing their proposals and performing the work.
Answer 25. Yes, refer to question 5 and SOW. Refer to local ordinances for noise restrictions. DOC and NOAA sites require guests to provide a REAL ID Act compliant state ID.
Other acceptable government photo IDs include:

- ¿ Passports
- ¿ EDLs (Enhanced Driver's Licenses)
- ¿ Federal, military, or veteran ID cards

Question 26. Please clarify if a superintendent can be a dual hat to cover the requirements of SSHO? If no to the question above, will the SSHO need to be full-time for this project?
Answer 26. Refer to the statement of work for Safety / OSHA requirements.

Question 27. Please clarify if a superintendent can be a dual hat to cover the requirements of QA/QC? If no to the question above, will the QA/QC need to be full time for this project?
Answer 27. Yes.

Question 28. Can a superintendent be a triple hat to cover the requirements of SSHO and QA/QC?
Answer 28. Refer to questions 26 & 27.

Question 29. Please confirm if tax should be included in our proposal?
Answer 29. Please refer to solicitation provisions, clauses and applicable state laws.

Question 30. Are there any environmental concerns, such as the laboratory fume hoods or high freq. antennas, that we should be aware of? (Besides the Asbestos)
Answer 30. Fume hood will be tagged out during the project. No antennas or other known hazards.

Question 31. Please advise on a possible laydown area and approximate available size.
Answer 31. Refer to question 5.

Question 32. Are there any restrictions on cranes or hoisting equipment?
Answer 32. None.

Question 33. Has the government taken any roof cores to show the thickness and composition of the existing roof? If not, can this be done and the information provided?
Answer 33. Not available.

Question 34. Does the Government want 1/4" : 12,", or 1/8" x 12" tapered insulation? (The height of the parapet could be a factor here)
Answer 34. Taper must meet local, state, and federal requirements and IBC guidelines. Roofing system will be installed for single slope drainage on the south side, per SOW.

Question 35. Refer to SOW Section 2.3 bullet point #4 which states “Pitch Pockets down the south side of the roof for drainage”. Pitch pockets are used for sealing roof penetrations. Scuppers are used for drainage. Please confirm intent is to replace scuppers.
Answer 35. No, these pitch pockets will be installed to assist in water flow to the scupper locations, the

Scuppers will remain at the locations that they are, the Pitch pockets will run perpendicular to the south side of the building. Essentially a tapered v-channel to focus water into the scuppers.

Question 36. Does the government want downspouts to be provided at scupper locations?
Answer 36. No. Connect to existing downspouts.

Question 37. Please confirm the existing structural roof deck material. (concrete, metal, wood)
Answer 37. Design specifications of existing roof systems are unavailable.

Question 38. Is the existing newer roof layer mechanically fastened through the transite layer down to the roof decking?
Answer 38. Refer to question 37.

Question 39. Confirm if the entire roof and both existing roof system types is to be removed/abated down to the deck. SOW states "provide a Certified Asbestos Abatement Worker for Targeted Asbestos Remediation required for any new penetrations" and also "Remove interim shrink-wrap, failed EPDM, and all saturated fiberglass underlayment/insulation down to the structural deck. Full Tear-Off to include: membrane system, cover board, insulation, flashing and other materials to expose the built-up roofing system.
Answer 39. See Attachments 1 and 4 Asbestos Information, ACM was only found in structural decking.

Question 40. Please advise on the laboratory schedule for access to the roof hatch.
Answer 40. Refer to SOW for working hours.

Question 41. Confirm if water and power is available for use from the building.
Answer 41. Refer to SOW Section 6.0.

Question 42. Can the government provide an estimated quantity of hazardous materials including transite layers and any sealant on the roof.
Answer 42. Not available.

Question 43. To allow sufficient time to review responses and prepare our bid we kindly request that you please extend the bid date.
Answer 43. The solicitation has been extended to 06/22/2026 at 9am EST.

Question 44. Please verify if the Aquarium / Popular Dynamics building has a sloped deck or is a Tapered Insulation system needed?
Answer 44. Aquarium / Population Dynamics roof is a flat roof with central drainage. No scuppers installed.

Question 45. What is the bid bond guarantee, and was 50% or $100,000
Answer 45. See RFO Clauses 52.228-2, 52.228-5, 52.228-11, 52.228-14, 52.228-15 and RFO Provision 52.228-1 for additional information.

Section 3 - Line Items and Attachments

STATEMENT OF WORK (SOW)
Roof Replacement for the Main Building located at the Woods Hole Laboratory of the Northeast Fisheries Science Center's (NEFSC) located at 166 Water Street, Woods Hole, MA 02543.

See Appendix 1 and 2 at the end of this SOW for a list of acronyms.

1.0 GENERAL
1.1 BACKGROUND
The NEFSC operates as a part of the National Oceanic and Atmospheric Administration (NOAA) Fisheries. The agency's core mission is the stewardship of living marine resources. On 03/16/2026, a significant weather event caused a catastrophic failure of the existing Ethylene Propylene Diene Monomer (EPDM) rubber roof membrane at the NEFSC's main building in Woods Hole, Massachusetts (MA). During the event, mechanical mini-split units became airborne, causing multiple structural penetrations through the membrane and into the fiberglass underlayment. A forensic patch installed on 03/18/2026 revealed that the original installation was non-compliant. The roof system lacked the required mechanical fastening patterns and was secured using insufficient adhesives.

1.2 SCOPE
The scope of this project is the complete removal and proper disposal of the existing EPDM roofing system and the installation of a new, compliant EPDM roofing system. The Contractor shall furnish all labor, materials, equipment, transportation, and supervision required to remove the failed system and replace the Main building roof, measuring approximately 8,400 square feet (170' x 45'). The new compliant roofing system must be a permanent, engineered replacement, specifically designed to prevent future blow-off events. A certified Asbestos Inspector completed a limited asbestos survey of the roof. ACM positive Results were found in (2) of the transite board samples areas (see Attachment 1). The contractor shall provide a Certified Asbestos Abatement Worker for Targeted Asbestos Remediation required for any new penetrations during the install of the new roof system. This work statement also includes an OPTIONAL Task for the EPDM roof system removal and replacement of 144'x53' (7,632 square feet) Woods Hole Laboratory Aquarium / Population Dynamics Building (see **2.4 OPTION ITEM 1**), which will be separately exercised after award.

1.3 OBJECTIVE
To safely remove and properly dispose of the existing roof system and replace it with a new compliant EPDM roof system that provides a structurally safe and functioning roof system for the Main Building at the Woods Hole Laboratory.

2.0 SPECIFIC REQUIREMENTS/TASKS
2.1 TASK 1: Main Building Roof Pre-Construction & Engineering Requirements

- The contractor shall provide Wind Uplift Engineering: The system shall be engineered to ASCE 7-22 standards for high-wind coastal zones, achieving a minimum FM Global 1-90 rating. Design must withstand 75+ MPH gusts.
- The contractor shall submit a Safety & Staging Site-Specific Safety Plan (SSSP) and Hoisting/Crane Plan to the designated Contracting Officer Representative (COR) for pre-approval after the Notice to Proceed, prior to start of work.
- The contractor shall be responsible for traffic control on Water Street and must ensure the Woods Hole Aquarium entrance remains safe and unobstructed.

- The contractor shall email the COR all project supplies, materials, and equipment for approval prior to purchasing.
- The contractor shall coordinate with the Aquarium to ensure no dust or debris enters life-support water intake systems or filtration units during work.

2.2 Task 2: Main Building Roof System Demolition

- The contractor shall remove and properly dispose of approximately 8400 square feet (sf) of the existing EPDM roof system. The Contractor shall provide their own waste disposal containers. Remove interim shrink-wrap, failed EPDM, and all saturated fiberglass underlayment/insulation down to tthe original asphalt roofing layer which makes direct contact with the AMC layer of the Structural deck, leaving the structural deck encapsulated.
    - Full Tear-Off to include: membrane system, cover board, insulation, flashing and other materials to expose the built-up roofing system.
    - The use of Government-owned dumpsters or refuse receptacles is strictly prohibited.

2.3 Task 3: New Main Building Roof System Installation & Targeted Asbestos Remediation

- The contractor shall provide Targeted Asbestos Remediation for any new roof penetrations in accordance with local, state and federal laws, as required during the installation of the new approximately 8400 square feet (sf) of new white 60-mil (reinforced) EPDM membrane (Carlisle or equivalent), fully adhered & mechanically fastened roofing system with a minimum solar reflect of .09 Cool Roof Rating Council (CRRC) American Society for Testing and Materials ASTM C1371). Materials shall include the following:
    - Insulation with cover board (tack board)
    - Flashing, caps, joint covers.
    - Strapping for winds over 75 mph. (The roof must be rated for winds in excess of 75 mph).
    - **Pitch pockets down the south side of the roof for drainage.**
    - Roof blocking/Pedestals for Heating, Ventilation and Air Conditioning (HVAC) equipment.
    - Eight (8) additional 6” penetrations for future HVAC or electrical needs. These Penetrations will require installing contractor furnished Roof Utility goosenecks large enough to handle six (6) sets of linesets. They will be equivalent to *"RoofGooseVent, LLC, SKU RFARRJ6-UTILITY, 6" Roof Utility Termination - RoofGooseJack".*
      ~~(6) additional penetrations for future HVAC or electrical needs.~~
    - Roof accessories (rubber boots, cants, nails, cleats, fasteners, adhesives, sealants) or other materials or products to deliver a roofing system meeting the requirements in the contract documents supporting the best practices as recommended by the manufacturer, National Roofing Contractors Association (NRCA), Cool Roof Rating Council (CRRC), and American Society for Testing and Materials (ASTM).
- The contractor shall install the new EPDM roofing system under and around all existing roof piping, chimneys, drains, extrusions, HVAC systems, conduit, antennas, lights, roof hatch and all other items located on the roof or penetrating the roof.
- The contractor shall reroute, remove and reconnect any plumbing, electrical, HVAC and all other systems that were moved for the installation of the roofing system.
- The contractor shall be responsible for moving any plumbing, electrical, HVAC systems and all other systems currently installed on the existing roof.

- Thermal Barrier: Install a Tapered Polyisocyanurate Insulation System providing positive drainage and a minimum R-30 thermal resistance (2026 MA Stretch Code compliant).
- The system shall be Fully Adhered to prevent "billowing."
- Coastal-Grade Metal: All edge metal, coping, and fascia shall be 0.040” Kynar-coated Aluminum or Stainless Steel. Galvanized steel is strictly prohibited.

2.4 OPTION ITEM 1: EPDM Roof Removal and Replacement for Woods Hole Laboratory Aquarium / Population Dynamics Building.

The optional requirement is to safely remove and properly dispose of the existing roof system and replace it with a new compliant EPDM roof system that provides a structurally safe and functioning roof system on the Aquarium / Population Dynamics Building. The new roof system shall be engineered to ASCE 7- 22 standards for high-wind coastal zones, achieving a minimum FM Global 1-90 rating. Design must withstand 75+ MPH gusts.

- Task 2.4.1: Mobilization and Site Preparation: Equipment and materials delivery, staging area setup, safety perimeters to comply with OSHA regulations and property protection (lay down tarps or plywood to protect building exterior landscape, walkways and HVAC intake valves).
- Task 2.4.2: Demolition and Removal: Existing system tear-off, phased removal (tear off only what will be replaced and made watertight in a single day), as well as safe and proper debris disposal. The use of Government-owned dumpsters or refuse receptacles is strictly prohibited.
- Task 2.4.3: Roof Deck Inspection and Preparation: Inspecting the exposed deck for signs of rot, rust, deterioration or structural compromise. Notify the COR to review findings.
- Task 2.4.4: Insulation and Cover Board Installation: Cutting out and replacing any damaged sections of roof deck to ensure the new roof has a solid, load bearing foundation. Sweeping and clearing the deck of dust, old fasteners and remaining debris to ensure a smooth, clean surface for new insulation and adhesives.
- Task 2.4.5: EPDM Membrane Installation: Unroll the large EPDM sheets and allow them to rest for a specific period, securing the EPDM to the cover board via a fully adhered & mechanically fastened roofing system with a minimum solar reflect of .09 Cool Roof Rating Council (CRRC). Seam edges of the EPDM sheets and roll seams with a steel roller to provide watertight bond.
- Task 2.4.6: Flashing and Sheet Metal Accessories: Penetration Flashing- custom-cutting and adhering EPDM flashing materials around all roof penetrations, including plumbing vents, HVAC units, skylights, and chimneys, Wall and Curb Flashing and Edge Metal Installation.
- Task 2.4.7: Demobilization, Clean-Up, and Warranty: Site clean-up removing all remaining construction debris, and staging materials. Conduct a final sweep of the grounds. Dismantle safety equipment, warning lines, chutes, remove heavy machinery and contractors dumpsters from the property. Provide a final inspection with the COR to ensure installation meets all factory specifications. Upon approved inspection, provide requested warranty covering all materials and labor.

3.0 CONTRACTOR PERSONNEL

- The Contractor shall provide proof that all on-site employees are legal aliens or United States of America (USA) citizens.
- The Contractor shall not employ personnel with felony convictions, or with a record of narcotics use, for work at any NEFSC property.
- Contractor shall be liable for the repair or replacement of any Government property damaged by Contractor personnel.

4.0 OTHER APPLICABLE CONDITIONS

4.1 PLACE OF PERFORMANCE

- All work, including the Optional Item under section 2.4, will be performed at the NOAA Northeast Fisheries Science Center (NEFSC) Main Building located at 166 Water Street in Woods Hole, MA, 02543.

4.2 PERIOD OF PERFORMANCE

- The actual start date shall be coordinated with the COR and the Contracting Officer.
- Upon notice to proceed, the Contractor shall be required to complete work within 45 - 60 calendar days.

4.3 HOURS OF OPERATION / ACCESS TO THE WORK SITE

- Working hours shall be 7:00 AM – 3:30 PM (M-F). The contractor shall observe all federal holidays. Nights/Weekends require prior coordination with the COR.
- All persons employed within the boundaries of the property or restricted-access areas therein, and all persons permitted to enter such property and areas shall comply with the security regulations for the NEFSC Woods Hole Laboratory.
- The Government reserves the right to close down the job site and order Contractor Personnel off the premises in the event of a national emergency or a shutdown, for as long as security problems persist.
- The Contractor may only return to the site with verbal approval from the COR.
- The Government reserves the right to exclude or remove from the site or building any employee of the Contractor or a sub-Contractor whom the Government deems incompetent, careless, insubordinate or otherwise objectionable, or whose continued employment on the work is deemed by the Government to be contrary to the public interest.

4.4 EXISTING CONDITIONS

- If discrepancies are discovered between the existing conditions and those noted on the SOW/drawings, the Contractor shall immediately notify the COR.
- The Contractor shall notify COR if documents are incomplete. Immediately notify COR upon finding discrepancies or omissions in the quote.

4.5 DELIVERY, STORAGE, HANDLING, AND PROTECTION

- Deliver materials to the job site in the manufacturer's original, unopened containers or wrappings with the manufacturer's name, brand name and installation instructions intact and legible.
- Deliver in sufficient quantity to permit work to continue without interruption.
- Comply with the manufacturer's written instructions for proper material storage.
- Any damaged materials shall be removed and replaced at the Contractors expense.
- Care shall be taken to provide protection of surrounding structures, hallways and building structures.

4.6 WARRANTY

- The Contractor shall provide a written warranty for service including labor and materials for a period of 20 years from the date of startup with no dollar limitation.
- The Contractor shall provide all manufacturer's warranties to NEFSC.

4.7 WORKMANSHIP & QUALITY ASSURANCE

- All work shall be of highest quality and in strict accordance with the manufacturer's published specifications and to the building owner's satisfaction, most recent codes and standards.
- Unless otherwise noted in the contract documents, Contractor shall comply with the manufacturer's current specifications and details.
- The Contractor shall provide an adequate number of experienced workers regularly engaged in this type of work who are skilled in the application techniques of the materials specified.
- There shall be a site superintendent on the job site at all times while work is in progress.
- The site superintendent must be an employee of the general Contractor and on the site all times during the course of any ongoing work.
- There shall be no deviations made from this specification or the approved shop drawings (if any) without the prior written approval of the COR.
- Any deviation from the manufacturer's installation procedures must be supported by a written certification on the manufacturer's letterhead and presented to the COR for consideration.
- All substitution requests for products, equipment, materials and methods described within the contract documents shall be submitted to the COR.
- Substitution requests are not permitted prior to the Notice to Proceed.
- Substitute products will be considered when the request is submitted in writing to the COR.
- The COR will have seven (7) working days to approve/disapprove the substitution request.
- Substitution requests shall not result in schedule extensions.
- The Contractor shall submit manufacture cut sheets and other specification literature for all materials to be installed for the COR approval.
- All work described in the Statement of Work shall comply with the manufacturer's installation guidelines.
- The Contractor shall furnish all labor, materials, tools, transportation, services and supplies as stated in this requirement.
- Work shall be completed in accordance with the construction industry standards and codes.
- The Contractor shall supply the COR with the onsite supervisor contact information and any other key personnel.
- Quality Control is the responsibility of the Contractor . The Contractor is responsible for all incidental repairs.

4.8 FACILITIES AND CONTROLS

- The Contractor shall remove and dispose of all debris and trash from the job site in a timely and legally acceptable manner to not detract from the aesthetics or the functions of the building.
- The contractor shall comply with all applicable Federal, State, and local laws and regulations concerning environmental pollution prevention control and waste disposal.
- The contractor shall immediately inform the COR of any environmentally hazardous situations that may arise as well as contact required regulatory agencies.
- Perform daily clean up to collect all wrappings, empty containers, paper, and other debris from the project site.
- Upon completion, all debris must be disposed of in a legally acceptable manner.
- The Contractor shall ensure that the project area and areas adjacent to the project area are maintained in a clean and safe condition.
- Before beginning work, the Contractor shall secure approval from the COR for the following:
    - Contact the COR for parking information and facility access.

  - Access to the site.
  - Areas permitted for storage of materials and debris.
  - Use of Government facilities
- Security: Obey the government's requirements for personnel identification, inspection and other security measures.
- The NEFSC is a smoke free campus. The Contractor and its employees shall adhere to all applicable rules and regulations regarding maintenance of a smoke free environment on the job site.

4.9 SAFETY & JOB CONDITIONS

- Five days prior to start of work, the Contractor shall submit a safety plan.
- The Safety Plan shall include: open flames, welding, debris, cleanup, workplace safety methods, and emergency procedures.
- The Safety Plan must be available on site at all times and must be reviewed with all sub-Contractors working under this contract for the duration of the contract project. The Contractor shall be responsible for all means and methods as they relate to safety and shall comply with all applicable OSHA, NEC, NFPA, and EPA, local, state and federal requirements.
- The Contractor shall instruct all related personnel daily to be mindful of the full-time requirement to maintain a safe environment for the facility's occupants including staff, visitors, customers and the occurrence of the public on or near the site.
- The Contractor shall comply with the requirements of 29 CFR, Part 1910: Occupational Safety and Health Administration (OSHA) General Industry and Health Standards, and Health Administration (OSHA) General Industry and Health Standards and 29 CFR, part 1926 Construction Standards.
- The Contractor shall promptly correct any non-complying work or conditions.
- The contractor shall be responsible to ensure its work does not affect the safety of the public or employees of the Government.
- Neither the Government nor its representatives shall bear any responsibility for safety precautions at the project work site.
- If, however, in the opinion of the COR a life-threatening condition exists, the COR will orally (to be confirmed in writing) require the Contractor to immediately suspend work in the affected area until the condition is corrected.
- Whenever Contractor's operations may create a hazardous condition, it shall at its sole expense, furnish, install and maintain such guards, fences, barricades, railing, light, signs, or other devices necessary to prevent accident, injury or damage to people or equipment.
- It is the Contractor's responsibility to ensure all employees; sub-Contractors, vendors, and other company representatives adhere to all safety rules, regulations, policies and practices.
- Daily quality control (QC) Reports: Submit to the Technical Point of Contact (TPOC), Domenick Capomolla, summarizing progress, weather, and site discrepancies.
- Contractor shall observe lock/out tag/out regulations and as required by OSHA.
- The Contractor shall keep the project site in a neat and orderly condition at all times.
- Safety Data Sheets (SDS) must be on location at all times during the transportation, storage and application of materials. A separate set shall be given to the COR five (5) days prior to starting of the work. Contractor shall provide Safety Data Sheets to the COR for any hazardous materials used in the performance of this contract.

- The Contractor shall not cause or permit any hazardous material to be brought upon, kept or used in or about the premises by its agents, employees, or sub-Contractors without the prior consent of the COR.
- Hazardous materials that are necessary to the performance of this contract shall be used, kept and stored in a manner that complies with all laws regulating any such hazardous material brought upon or used or kept at this site.
- As used herein, the term "Hazardous Material" means any hazardous or toxic substance, material, or waste, including but not limited to, those substances, materials, and wastes listed in the Department of Transportation Hazardous Material Table (49 CFR 172.101) or by the Environmental Protection Agency as hazardous substances (40CFR Part 68.130) and amendments thereto, petroleum products, or such other substances, material, and wastes that are or become regulated under any applicable local, state, or Federal Law.

4.10 TECHNICAL CONSTRAINTS

- Laboratory Continuity: Work involving vibration (drilling/cranes) must be coordinated 72 hours in advance to protect sensitive experiments.
- Fume Hood Integrity: Ensure laboratory fume hood exhausts are never blocked or compromised.
- Labor Compliance with Davis-Bacon Wage Determination MA20260001 is mandatory.

5.0 GOVERNMENT TERMS & DEFINITIONS

See Appendix 1 & 2 at the end of this SOW.

6.0 GOVERNMENT FURNISHED RESOURCES

Reasonable amounts of water and electricity for construction purposes, will be made available at the work site

The premises will be occupied during the performance of the work.

7.0 CONTRACTOR FURNISHED PROPERTY

- All equipment, equipment rentals, material, manpower, permits, testing, and fees shall be the responsibility of the contractor.
- Provide all necessary labor, materials, tools, and equipment to complete the project.
- The Contractor shall provide toilet facilities. Location of temporary facilities shall be coordinated with the COR.
- The contractor shall provide storage for tools and materials. The Government is not responsible for providing storage or security of materials, tools, or equipment.

8.0 GOVERNMENT ACCEPTANCE PERIOD

- Inspection of work to be performed by the NEFSC Facilities Operations Manager and/ or the COR.
- Any corrective action required because of the inspection will be accomplished prior to final billing.
- The Contractor may be notified of deficiencies in performance in writing by the COR.
- Oral deficiency notifications will be confirmed in writing. The Contractor shall take prompt corrective action upon notice of deficiency.
- The Contractor shall advise the Government when all work is completed.

- The Government will not accept the work until it determines that all work has been satisfactorily completed within the terms of the contract.

9.0 DELIVERABLES

- A new functioning EPDM roofing system that is wind resistant for winds over 75 mph. The roof system shall be designed and installed to meet or exceed the wind uplift requirements of the 2024 International Building Code (IBC) based on the location, height and exposure category of the building
- Maintain open communication with the COR throughout the duration of the project, addressing any issues or concerns promptly.
- Contractor to coordinate work with the COR to accommodate the work schedule, continuing access and completion date.
- All work must be performed in accordance with industry best practices and comply with local, state, and federal regulations.
- The Contractor shall be fully knowledgeable of all requirements of the contract documents and shall make themselves aware of all job site conditions that will affect their work.

ITEM	SOW REFERENCE	DELIVERABLE / EVENT	DUE BY	DISTRIBUTION
1	2.1 & 2.3	Installation plan and Schedule. Confirm location of penetrations with COR.	Five (5) Days after Notice to Proceed and prior to the start of work.	COR, CO
2	4.7 & 4.8	All material and supplies documents/specifications sheets	Five (5) Days after Notice to Proceed and prior to the start of work.	COR, CO
3	4.9	Safety plan	Five (5) Days after Notice to Proceed and prior to the start of work.	COR, CO
4	4.9	Safety Data Sheets.	Five (5) Days after Notice to Proceed and prior to the start of work.	COR, CO
5	4.7	Substitution requests	COR will have seven (7) working days to approve/disapprove the substitution request.	COR, CO
6	2.1	Site-Specific Safety Plan (SSSP) and Hoisting/Crane Plan	After Notice to Proceed, submitted to COR prior to start of work	COR
7	4.7	QC Reports	Submit to COR Daily	COR
8	8.0	Final Inspection	Walk through with COR	COR

9	4.6	20 year warranty	Prior to acceptance	COR, CO
10	IAW CAR 1342.503 Postaward conferences	Post Award Conference	Prior to Period of Performance End Date	All

APPENDIX 1

PROFESSIONAL AGENCIES, ASSOCIATIONS, CODES, COUNCILS, INSTITUTES, AND STANDARDS

Air-Condition and Refrigeration Institute ARI
Air Movement and Control Association International, Inc. AMCA
American Bearing Manufactures Association ABMA
American Concrete Institute ACI
American Ladder Institute ALI
American Institute of Steel Construction AISC
American National Standards Institute ANSI
American Plywood Association APA
American Society of Civil Engineers ASCE
American Society for Testing and Materials ASTM
American Society of Mechanical Engineers ASME
American Welding Society AWS
American Wood Preserve Bureau AWPB
American Wood Protection Association AWPA
Building Officials and Code Administrators BOCA
California Roof Rating Council CRRC
Clean Air Act CAA
Clean Water Act CWA
Chain Link Fence Manufacturing Institute CLFMI
Code of Federal Regulation CFR
Concrete Reinforcing Steel Institute CRSI Construction Specification Institute CSI
Department of Environmental Protection DEP
Electronic Industries Alliance EIA
Environmental Protection Agency EPA
Gypsum Association GA
International Organization for Standardization ISO
International Building Code IBC
Institute of Electrical and Electronic Engineers IEEE
Leadership in Energy and Environmental DesignLEED
Metal Lath/Steel Framing Association ML/SFA
National Asphalt Pavement Association NAPA
National Association of Corrosion Engineers NACE

National Electric Code NEC
National Fire Protection Association NFPA
National Institute of Standards and Technology NIST
National Roofing Contractors Association NRCA
National Sanitation Foundation NSF
National Society of Professional Engineers NSPE
Occupational Safety and Health Act OSHA
National Electric Manufactures Association NEMA
Plastic Pipe Institute PPI
Portland Cement Association PCA
Precast/Restressed Concrete Institute PCI
Resource Conservation and Recovery Act RCRA
Steel Door Institute SDI
Telecommunication Industry Association TIA
Uniform Construction CodeUCC
Underwriters Laboratories UL
United States Army Corps of Engineers USACE
United States Coast Guard USCG
United States Green Building Council USGBC
Western Wood Products Association WWPA
Western Wood Preservation Institute WWPI

APPENDIX 2
ACRONYMS
Air-Condition and Refrigeration Institute ARI
Air Movement and Control Association International, Inc. AMCA
American Bearing Manufactures Association ABMA
American Concrete Institute ACI
Asbestos Containing Material ACM
American Institute of Steel Construction AISC
American National Standards Institute ANSI
American Plywood Association APA
American Society of Civil Engineers ASCE
American Wood Preserve Bureau AWPB
American Wood Protection Association AWPA
Above ground Storage Tank AST
American Society for Testing and Materials ASTM
American Society of Mechanical Engineers ASME
American Welding Society AWS
Best Management Practices BMP
Building Officials and Code Administrators BOCA
California Roof Rating Council CRRC
Clean Air Act CAA
Clean Water Act CWA
Chain Link Fence Manufacturing Institute CLFMI
Chromatid Copper Arsenate CCA

Cubic Feet per Minute CFM
Code of Federal Regulation CFR
Concrete Masonry Unit CMU
Concrete Conc
Contracting Officer CO
Contracting Officers Representative COR Contracting Officers Technical Representative COTR
Demarcation point DEMARC
Demolition Demo
Department of Environmental Protection DEP
Drawing Dwg
Ethylene Propylene Diene Monomer EPDM
Electronic Industries Alliance EIA
Encased Burial EB
Environmental Protection Agency EPA
Feet Ft
Factory Mutual FM
Finish Floor FF
Fire Rated FR
Fiberglass Reinforced Product FRP
Gauge Ga
General Contractor GC
Gallons per Minute GPM
Gypsum GYP
Gypsum Association GA
International Organization for Standardization ISO
Inch In
Information Technology IT
Institute of Electrical and Electronic Engineers IEEE
Leadership in Energy and Environmental DesignLEED
Linear Feet LF
Maximum MAX
Metal Lath/Steel Framing Association ML/SFA
Mean High Water MHW
Mean Low Water MLW
Mile Per Hour MPH
Material Safety Data Sheets MSDS
National Electric Code NEC
National Fire Protection Association NFPA National
Institute of Standards and Technology NIST National
Sanitation Foundation NSF
Notice To Proceed NTP
Not To Scale NTS
On Center OC
Ounce OZ
Outside Diameter OD
Occupational Safety and Health Act OSHA No
Added Urea Formaldehyde NAUF

National Electric Manufactures Association NEMA Not
To Scale NTS
Parts Per Billion PPB
Parts Per Million PPM
Pounds lbs
Pounds per Square Inch PSI
Polyvinyl Chloride PVC
Professional Engineer PE
Programmable Logic Controllers PLC
Resource Conservation and Recovery Act
RCRA Schedule Sch
Steel Door Institute SDI
Square Feet SF
Statement Of Work SOW
Solar Reflectance Index SRI
Sound Transmission Class STC
Square Sq
Telecommunication Industry Association TIA
Thick Thk
Typical Typ
Uniform Construction CodeUCC
Underwriters Laboratories UL
United States Army Corps of Engineers USACE
United States Coast Guard USCG
United States Green Building Council USGBC
Veneered Faced Panel Products HPVA
Underground Storage TankUST
Vinyl Asbestos Floor Tile VAT
Volatile Organic Carbon VOC
Welded Wire Fabric WWF
Western Wood Products Association WWPA

List of Attachments

Attachment Number	Title
3	Attachment 3 Building Plans and Site Drawings
4	Attachment 4 Asbestos Information
5	Attachment 5 Sign in Sheet

Section 6 - Instructions to Offerors

Summary of Clause Changes:

Clause titled **Addendum to 52.212-1** is incorporated as follows:

Standard Language Addendum to 52.212-1

RFO FAR 52.212-1 Addendum to Instructions to Offerors – Commercial Products and Commercial Services (SEP 2023) (Deviation JAN 2026)

The following provisions are incorporated into 52.212-1 as an addendum to this solicitation:

General Instructions. Quotations are expected to conform to solicitation provisions and be prepared in accordance with this section. To aid in evaluation, the quotation shall be clearly and concisely written, neatly presented, indexed (cross-indexed as appropriate), and logically assembled. All pages of each part shall be appropriately numbered and identified with the name of the quoter, the date of the quote, and the solicitation number.

This Request for Quote (RFQ) is 100% set-aside for Service-Disabled Vetran Owned (SDVOSB) small business concerns.

(a) Per CAR 1352.270-71, a site visit will be held on June 11, 2026 at 10:30 am EST. Please reach out to the Rachel Stone, Contracting Officer (CO), by June 10, 2026 at 12:00 PM Pacific Time via email at rachel.stone@noaa.gov to be placed on an attendance list to access. No access will be allowed before or after this scheduled site visit.

(b) Questions regarding the solicitation shall be submitted by email to Rachel Stone, Contracting Officer (CO), via email at rachel.stone@noaa.gov no later than, June 11, 2026 at 12:00 PM Pacific Time.

(c) Technical and Price Quotation shall be submitted by email to the CO as reference above, by June 22, 2026 at 06:00 AM Pacific Time. There shall be two (2) volumes to be submitted as an electronic PDF-copy. Each volume shall be clearly marked with the appropriate title.

(d) All written correspondence regarding the solicitation shall be sent to the CO by email with the Subject: 1305M326Q0244 Woods Hole Roof Repair Project. Email quotes are required. However, the Government will not be responsible for any failure attributable to the transmission or receipt of the electronic information, including the missing of any deadlines that may be established by the process. It is the quoter's responsibility to confirm receipt of any transmitted information. The Government is not responsible for quotations received late through this process.

VOLUME I – Technical Quote

(a) *General.* Technical Quote, consists of the quoter's capabilities and how it intends to perform contract requirements. The Technical Quote will be evaluated in accordance with the criteria contained in RFO FAR 52.212-2, Evaluation – Commercial Products and Commercial Services (NOV 2021) (Deviation JAN 2026).

(1) In order for the Technical Quote to be evaluated strictly on merit of the material submitted, no

contractual price information is to be included in Volume I. However, the type and quantity of labor and materials is to be included in the Technical Quote, without any associated cost information.

(2) The Technical Quote must be typed, double-spaced, with one-inch margins, using Times New Roman font, 12-point font (or equivalent) and printed, unreduced in size, on 8 ½" by 11" paper, not exceeding 30-PDF pages, single-sided, exclusive of resumes and past performance rating. Tables, figures, and graphics may be presented in 10-point font and single-spaced. Failure of the quoter to comply with the page limitations, resulting in the excess pages will not be evaluated, and shall not constitute grounds for a protest. Any pages in excess of 30 may be disregarded, and may not be included in the technical quote evaluation.

(b) *Format and Content. Volume I, Technical Quote, at a minimum the quoter shall provide the following information, if applicable:*

(1) Table of Contents

(2) List of Tables and Figures

(3) Summary of Technical Quote

(4) Technical Quote

(i) The quoter shall clearly address each of the technical evaluation criteria.

(5) Quotation Form:

(i) Use of the Form – The Quotation Form (Standard Form 1442), is to be executed fully.

(ii) Acceptance Period – The acceptance period entered on the Quotation Form by the quoter shall not be less than that prescribed in the solicitation, which shall apply if no other period is offered.

(iii) Signature Authority – The person signing the Quotation Form must have the authority to commit the quoter to all of the provisions of the quotation, fully recognizing that the Government has the right, by terms of the Solicitation, to make an award without discussion if it so elects.

(6) Acknowledgement of Registration in the System for Award Management Database

(7) Certification that Representations and Certifications have been executed by an individual authorized to legally bind the quoter;

(8) Acknowledgement of Solicitation Amendments, if applicable.

(9) Appendix Section: Past Performance(s) and resume(s). (Not included in page count.)

(c) *Specific areas to be addressed:*

<u>Factor 1 – Technical Approach and Capability</u>

(a) The quoter shall submit information which clearly demonstrates the quality of the work to be performed and the ability of the quoter to accomplish what is required in the Statement of Work (SOW). In particular, the quoter shall provide demonstrated ability to provide design-build services that meet the requirements outlined in the SOW.

Factor 2 – Past Experience

a) Quoter must have a minimum of 1 "Qualifying Past Project," and may submit up to three (3) including "Relevant Past Projects". Additional consideration will be given for projects involving removal and proper disposal of EPDM roofing and demonstrated targeted abatement capability.

(1) **Qualifying Past Projects** must have a minimum contract value above $400,000, have substantial completion within the last 7 years, and involve the removal and proper disposal of EPDM roofing and demonstrated targeted abatement capability.

(2) **Relevant Past Projects** include any nvolve the removal and proper disposal of EPDM roofing and demonstrated targeted abatement capability.

Factor 3 – Qualifications

(a) Quoter shall provide resumes with qualification and experience for the following individuals. An individual may occupy multiple positions assuming they have the minimum qualifications for each position. Resumes shall include all education and work history, with dates for each employer, certifications and licenses (with license numbers).

(1) Project Manager: The Project Manager (PM) shall have a minimum of seven (7) years managing maritime or federal construction projects. The PM shall have a minimum of 3 projects with contract values over $400,000 and have been completed at an active federal or maritime location. The PM shall have an active construction or project management certification (CCM, CPC, PMI-CP, PMP). Additional consideration may be given for any experience managing a Qualifying or Relevant Past Projects.

(2) Superintendent: The Project Superintendent shall have a minimum of seven (7) years managing maritime construction projects. The Super shall have a minimum of one(1) Qualifying Past Project, and may provide up to 5 Qualifying and Relevant Past Projects. The Superintendent shall have an active construction project management certification (CCM, CPC, PMI-CP, PMP). Additional consideration may be given for any experience managing projects at active relevant federal or maritime locations, projects.

Factor 4 – Past Performance

(a) The quoter's past performance on related contracts will be evaluated to determine, as appropriate, successful performance of contract requirements, cost management, communications between contracting parties, proactive management and customer satisfaction.

(b) Quoter shall provide contact information for the owners or owners' representative for all Qualifying and Relevant Past Projects, as well as any CPARS or owner provided reviews. The Government may review other past performance information not provided by the Contractor including but not limited to

other CPARS reports not provided by the Contractor.

(c) Quoters that are newly formed entities or otherwise lack relevant prior contracts will be given a neutral rating for past performance. The requested past performance shall not be older than three (3) years from the issue date of the solicitation. The Government reserves the right to contact other sources to obtain information on the quoter's past performance.

(d) References can include both Government and commercial contracts and subcontracts.

VOLUME II – Price Quote

Factor 5 – Price

(a) Price Quote must adhere to the pricing structure established in the Solicitation. The quote must include a price for all Contract Line Item Number(s) (CLINs).

(b) The quoter's Price Quote must be based on the quoter's own Technical Quote, the Government's specifications, and other contractual requirements. If the prices to be used are based on a published price list or catalog, the quoter shall so state.

In order to determine if the price quotes are fair and reasonable, the Government reserves the right to request that the quoter provide cost breakdowns to support the prices quoted. Information to support unit prices should include, but not be limited to, the following:

(1) All labor hours, labor rates, and costs associated with the subscription with associated payroll expenses, for personnel to be used in performance of the contact;

(2) Overhead costs;

(3) General administrative expenses; and

(4) Profit

(c) Any acceptance period entered on the quotation form by the quoter shall not be less than sixty (60) days, which shall apply if no other period is offered.

(d) The person signing the quote must have the authority to commit the quoter to all of the provisions of the quotation, fully recognizing that the Government has the right, by terms of the Solicitation, to make an award without discussion if it so elects.

(End of provision)