General Services Administration (GSA)
Public Buildings Service (PBS)

Combined Synopsis/Solicitation:	**47PE5426Q0022**
Requirement and Location:	**Roof Replacement** **11 West Quincy Court Federal Building** **11 West Quincy Court** **Chicago, Illinois 60604**
Issued Date and By:	**May 1, 2026** **Office of Acquisition Management** **Project Delivery Contracting Division - Central Branch D** **230 South Dearborn Street** **Chicago, Illinois 60604**
Closing Date and Time:	**May 29, 2026, 4:00pm (Central Time)**

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REQUEST FOR QUOTE (RFQ) INFORMATION AND INSTRUCTIONS FOR PREPARATION OF QUOTE

RFQ Information

This is a combined synopsis/solicitation for commercial products or commercial services prepared in accordance with Federal Acquisition Regulation (FAR) Part 12 and with additional information included in this notice. Quotes are being requested and a separate written solicitation will not be issued.

For the purpose of this RFQ, the terms 'Offer' and ‘Contract’ are considered synonymous with 'Quote’ and ‘Purchase Order’, respectively. Any reference to 'Offeror' or 'Offer' within this document, including any attached clauses or provisions, should be interpreted as referring to the entity submitting a 'Quote' and the 'Quote' itself in response to this RFQ.

Contracting Office	Office of Acquisition Management, Project Delivery Contracting Division - Central, Branch D, 230 South Dearborn Street, Chicago, Illinois 60604
Contracting Officer (CO)	Johanna Nieves (johanna.nieves@gsa.gov)
Contract Specialist	Not Applicable
Submission Method	Quotes must be submitted to the Contracting Officer, Johanna Nieves, at johanna.nieves@gsa.gov. Electronic Quote Only.
Request for Information (RFI)/Questions Due	The Government will attempt to answer all requests for clarifications or interpretations of the Solicitation Documents prior to the date set for receipt of quotes, but do not warrant that all such requests will be answered within **15** calendar days. Prospective Quoters should make such requests not less than **15** calendar days prior to the date set for receipt of quotes. Proprietary or confidential information should be excluded from Quoters' questions and subsequent responses, as this information may be made public in a formal amendment.
Quotes Due	May 29, 2026 at 4:00pm (Central Time)
Notice Type	Combined Synopsis/Solicitation
Title	Roof Replacement
Solicitation Number	47PE5426Q0022
Solicitation Type	Request for Quote
Description	The project involves removal of existing roof drains, vegetated roof system, and associated construction down to the existing concrete roof deck, perform concrete deck repair, and install a new conventional roof system including but not limited to vapor retarder, roof drains, insulation, roof membrane, and copings.
Contract Type	Firm Fixed Price

Ordering Vehicle	Not Applicable
Service Type	Construction
Set-Aside	Total Small Business Set Aside
NAICS	238160
PSC	Z2AA
Government Furnished Property/Information (GFP/GFI)	PIV cards will be issued and are considered Government Furnished Property. Government PIV cards will be monitored and collected. Reference FAR 52.245-1.
Place of Performance	11 West Quincy Court Federal Building, 11 West Quincy Court, Chicago, Illinois 60604
DPAS Rating	Not Applicable
Attachments	• Attachment A - Standard Form 1442, Solicitation, Offer, and Award • Attachment B - Past Performance Questionnaire • Attachment C - Standard Form 24, Bid Bond • Attachment D - Technical Specifications dated 2/16/2024 • Attachment E - Drawings dated 2/9/2024 • Attachment F - Wage Determination IL20260009 dated 1/9/2026

It is the responsibility of all interested vendors to check sam.gov for any Amendments or Questions and Answers.

NOTICE: This solicitation does not guarantee that an award will be made. Any resulting award is subject to the availability of funds and at the discretion of the awarding entity.

Additional Project Information/Requirements

Site Visit	May 11, 2026, 10:00am, Central Standard Time Location: 11 West Quincy Court, Chicago, Illinois 60604 Pre-registration is required for all attendees to the Site Visit. The Site Visit will be limited to not more than four (4) representatives from each Quoter. Quoters must send an email to the Contracting Officer, johanna.nieves@gsa.gov identifying all attendees from their respective team.
Estimated Price Range	The estimated value of the project is between $1,000,000 and $3,000,000.
Insurance Requirements	The Contractor must obtain and maintain for the entire life of the Purchase Order, in addition to any insurance required by law, the following minimum kinds and amounts of insurance required pursuant to FAR 52.228-5, Insurance – Work on a Government Installation, and GSAR 552.228-5, Government as Additional Insured. Workers' compensation insurance in the amount required by the jurisdiction in which the Purchase Order is performed. The Contractor must obtain Employers' liability coverage of at least $1,000,000. If occupational diseases are not

	covered by workers' compensation insurance, Employers' liability coverage must include occupational diseases. Broad form comprehensive commercial general liability insurance in the amount of at least $500,000 per occurrence. Such insurance must include, but not be limited to, contractual liability, bodily injury and property damage. Comprehensive automobile liability covering the operation of all automobiles used in connection with performing the Contract in the amount of at least $200,000 per person and $500,000 per occurrence for bodily injury and $20,000 per occurrence for property damage. The Contractor must require that the licensed design professionals it retains for the Project acquire and maintain professional liability insurance in the amount of $1,000,000 per claim and must provide proof to the Contracting Officer. The Contractor must promptly provide to the Contracting Officer proof that it has obtained insurance required by the Purchase Order in the form of certificates of insurance. The Contractor must submit to the Contracting Officer all renewal certificates issued during the life of this Contract immediately upon issuance.
Bonding Required (Yes/No)	Yes. Reference FAR 52.228-1, Bid Guarantee and 52.228-15, Performance and Payment Bonds - Construction.

Instructions for Preparation of Quotes

It is the Quoter's sole responsibility for ensuring quotes and related email correspondence reach the specified Contracting Officer by the due date. Quoters should contact the Contracting Officer before the due date to confirm receipt of quotes. Late quotes may be ineligible for consideration/evaluation. Quoters must disclose any potential, actual, or apparent Organizational Conflicts of Interest.

Quote Submission: Submit quote via email to the Contracting Officer listed on page 3 of this solicitation, no later than the due date and time specified on page 3 of this solicitation. Emails must not exceed 25MB; multiple emails are permitted. If multiple emails are required, they must be identified in sequence (1 of 3, 2 of 3, etc.). Submissions/Documents must not contain security restrictions, such as password protection, that would prevent the Government from distributing and printing them. Additionally, marketing materials or letters of support/recommendation are prohibited. Quotes not submitted by the closing time may not be considered.

Communication: All communication must be via email to the identified Contracting Officer and Contract Specialist listed on page 3 of this solicitation. Contacting any other Government personnel regarding this solicitation is prohibited and may result in an Organizational Conflict Of Interest (OCI), leading to exclusion from competition and award.

Quote Package Organization

Email Subject Line: " RFQ 47PE5426Q0022, Roof Replacement, Firm Name, 1 of 5".

The Quoters must submit the volumes listed below. Each volume must be clearly labeled and must comply with the page limits and formatting instructions in this solicitation. Submission of quote must include the following:

Volume
Volume I, SF1442, Solicitation, Offer, and Award
Volume II, Project Management Plan/Approach and Past Performance of Quoter
Volume III: SF24 Bid Bond; Quoter's Unique Entity Identifier (UEI) to confirm SAM registration and obtain Quoter's representation and certification; any agency-specific requirements; and Acknowledgement of all solicitation amendments (if applicable). Any applicable justifications for noncompetitive proposed subcontracts; identification of technical data to be withheld; and any other required administrative information.

All proprietary information must be clearly and properly marked. Annexes, documentation, or attachments not specifically required count toward page limitations (if applicable), unless otherwise indicated in the specific volume instructions.

All information must be confined to the appropriate volume/file. Submissions should be limited to essential matters that define the quote and allow for adequate evaluation. Quoters must include sufficient, concise details for a complete and accurate evaluation.

NOTE: Failure to furnish all information required above may result in your quote being considered non-responsive and eliminated from further consideration.

The timeliness of a quote is determined by the date and time of receipt. It is the Quoter's responsibility to ensure that the quote submission email is received by the designated cut-off date and time. Early submission is encouraged.

This is an electronic procurement. Hard copies will not be accepted. Please reference the RFQ number in the subject line of any e-mails related to this procurement.

FAR 52.212-1 - Instructions to Offerors—Commercial Products and Commercial Services (GSA Class Deviation RFO-2025-12)

(a) *Submission of offers*. Submit signed and dated offers to the office specified in this solicitation at or before the exact time specified in this solicitation. As a minimum, offers shall include—

(1) The solicitation number;

(2) The name, address, telephone number of the Offeror;

(3) The Offeror's Unique Entity Identifier (UEI) and, if applicable, Electronic Funds Transfer (EFT) indicator;

(4) Information necessary to evaluate the factors contained in the provision at 52.212-2 or as described in the solicitation;

(5) Responses to provisions that require Offeror completion of information, representations, and certifications (other than those collected via the System for Award Management (SAM)); and

(6) A statement specifying the extent of agreement with all terms, conditions, and provisions included in the solicitation and any solicitation amendments.

(b) *Period for acceptance of offers*. The Offeror agrees to hold the prices in its offer firm for **120** calendar days from the date specified for receipt of offers, unless another time period is specified in an addendum to the solicitation.

(c) *Late submissions, modifications, revisions, and withdrawals of offers*.

(1) Offerors are responsible for submitting offers and any modifications or revisions to the Government office designated in the solicitation by the time specified in the solicitation.

(2) Any offer, modification, or revision received after the time specified for receipt of offers is “late” and will not be considered unless it is received before award is made and the Contracting Officer determines that accepting the late offer would not unduly delay the acquisition. However, a late modification of an otherwise successful offer that makes its terms more favorable to the Government will be considered at any time it is received and may be accepted.

(3) If an emergency or unanticipated event interrupts normal Government processes so that offers cannot be received at the Government office designated for receipt of offers by the exact time specified in the solicitation, and urgent Government requirements preclude amendment of the solicitation or other notice of an extension of the closing date, the time specified for receipt of offers will be deemed to be extended to the same time of day specified in the solicitation on the first work day on which normal Government processes resume.

(4) Offerors may withdraw their offers by written notice to the Government received at any time before award.

(d) *Contract award (not applicable to Invitation for Bids)*. The Government intends to evaluate offers and award a contract without discussions with Offerors. Therefore, the Offeror’s initial offer should contain the Offeror’s best terms. However, the Government reserves the right to conduct discussions, if necessary. The Government may reject any or all offers if such action is in the public interest, accept other than the lowest offer, and waive informalities and minor irregularities in offers received.

(e) *Debriefings*. If a postaward debriefing is given to requesting Offerors, the Government will disclose the following information, if applicable:

(1) The agency’s evaluation of the significant weak or deficient factors in the debriefed Offeror’s offer.

(2) The overall evaluated cost or price and technical rating of the successful Offeror and the debriefed Offeror and past performance information on the debriefed Offeror.

(3) The overall ranking of all Offerors when any ranking was developed by the agency during source selection.

(4) A summary of the rationale for award.

(5) For acquisitions of commercial products, the make and model of the product to be delivered by the successful Offeror.

(6) Reasonable responses to relevant questions posed by the debriefed Offeror as to whether the agency followed source-selection procedures set forth in the solicitation, applicable regulations, and other applicable authorities.

(End of provision)

Quote Content

Project Management Plan/Approach

Provide a narrative that includes the planned approach to construction phase services for this project. The Quoter's project management approach which indicates the methods and means they will employ to ensure management of the project in a manner which will maximize the opportunity for successful completion that is on time, on-budget and within quality expectations. This written response must not exceed two double-sided pages.

Past Performance of Quoter

The Quoter must submit a minimum of three (3), no more than five (5), relevant past performance references (a person or persons who may be contacted regarding the quality of the Quoter's past performance) for similar projects, as defined below, substantially completed within the last five (5) years.The Quoter must provide a Past Performance Questionnaire (PPQ) for each reference. The Quoter must complete section 1 of the questionnaire form and the reference point of contact must complete section 2. See Attachment B, Past Performance Questionnaire.

A past performance project will be considered relevant if it meets the following criteria:

- The project is or was for roof replacement similar in scope, magnitude, and complexity.
- The project is or was performed in a functioning and occupied building.
- If current, the project must be 90% complete from the closing date of this solicitation.

The PPQs must be completed by the reference point of contact and submitted directly to the GSA Contracting Officer at johanna.nieves@gsa.gov prior to closing quote. Quoters should ensure timely submission of questionnaires.

Also include performance recognition documents received (within the last 5 years) such as awards, award fee determinations, customer letters of commendation, and any other forms of performance recognition. In addition to the above, the Government may review any other sources of information for evaluating past performance. Other sources may include, but are not limited to, past performance information retrieved through the Contractor Performance Assessment Reporting System (CPARS), using all CAGE/DUNS numbers of team

members (partnership, joint venture, teaming arrangement, or parent company/subsidiary/affiliate) identified in the Quoter's quote, inquiries of owner representative(s), Federal Awardee Performance and Integrity Information System (FAPIIS), Electronic Subcontract Reporting System (eSRS), previously submitted PPQ information, and any other known sources not provided by the Quoter. While the Government may elect to consider data from a variety of sources, the burden of providing detailed, current, accurate and complete past performance information rests with the Quoter. GSA will not maintain a database of PPQs submitted by Quoters.

Price

The Price will consist of the SF1442 with prices and/or rates indicated for each price element shown on the pricing form. Indicate the Base Price, or if no such distinction is made, the Base Price, in Block 17 of the SF1442, which must be fully executed by the Quoter. See Attachment A, Standard Form 1442.

Other Information to Submit with Quote

Representations and Certifications

Quoters are reminded their SAM registration status must be “Active”, at the time their quote is submitted, to be considered for award (see FAR 52.204-7, System for Award Management—Registration (GSA Class Deviation RFO-2025-04)).

By submitting a quote, the Quoter verified that, as of the date of its quote, its representations and certifications posted electronically in SAM for the provisions listed in paragraph (c)(1) of this provision are current, accurate, and complete. The Quoter’s representations and certifications in SAM are hereby incorporated by reference into its quote.

Qualifications and Financial Information of Prospective Contractor

The prospective Contractor may be required to provide evidence of their financial responsibility and capacity to perform the Purchase Order using the GSA Form 527, Contractor's Qualifications and Financial Information.

General Provisions

Availability of Funds

Issuance of this Solicitation does not warrant that funds are presently available for award of a Purchase Order. Award of the purchase order will be subject to the availability of appropriated funds, and the Government will incur no obligation under this Solicitation in advance of such time as funds are made available to the Contracting Officer for the purpose of purchase order award.

Notice to Small Business Firms

A program for the purpose of assisting qualified small business concerns in obtaining certain bid, payment, or performance bonds that are otherwise not obtainable is available through the Small Business Administration (SBA) (Small Business Administration). For information concerning SBA's surety bond guarantee assistance, contact your SBA District Office.

Contractor Performance Information

Evaluating Contractor Performance: The General Services Administration is using the Contractor Performance Assessment Reporting System (CPARS) module as the secure, confidential, information management tool to facilitate the performance evaluation process. CPARS enables a comprehensive evaluation by capturing comments from both GSA and the contractor. The website for CPARS is Contractor Performance Assessment

Completed CPARS evaluations may then be used by the Federal acquisition community for use in making source selection decisions. CPARS assists acquisition officials by serving as the single source for contractor past performance data.

CPARS Registration: Each award requiring an evaluation must be registered in CPARS. The contractor will receive several automated emails. Within thirty days of award, the contractor will receive an email that contains user account information, as well as the applicable contract and order number(s) assigned. Contractors will be granted one user account to access all evaluations.

Contractor CPARS Training: Contractors may sign up for CPARS training. A schedule of classes will be posted to the CPARS training site (CPARS Training) and updated as needed.

Contractor Representative (CR) Role: All evaluations will be sent to the Contractor Representative (CR) named on your award. The CR will be able to access CPARS to review and comment on the evaluation. If your CR is not already in the CPARS system, the contracting officer will request the name and email address of the person that will be responsible for the CR role on your award.

Once an evaluation is ready to be released the CR will receive an email alerting them the evaluation is ready for their review and comment. The email will indicate the time frame the CR has to respond to the evaluation; however, the CR may return the evaluation earlier than this date.

Copies of the evaluations, contractor responses, and review comments, if any, will be retained as part of the contract file.

Safeguarding and Dissemination of Controlled Unclassified Information (CUI) Building Information

Certain information contained in the Solicitation Documents may have been designated as Controlled Unclassified Information (CUI) building information. Quoters shall agree to the terms for receipt of such information, as set forth in this section, as a condition of receipt of such information.

Marking CUI. Contractors must submit any contractor-generated documents that contain building information to GSA for review and identification of any CUI building information that may be included. In addition, any documents GSA identifies as containing CUI building information must be marked in accordance with the Order and the Marking Controlled Unclassified Information Handbook (the current version may be found at https://www.archives.gov/files/cui/20161206-cui-marking-handbook-v1-1.pdf) before the original or any copies are disseminated to any other parties. If CUI content is identified, the CO may direct the contractor, as specified elsewhere in this purchase order, to imprint or affix CUI document markings (CUI) to the original documents and all copies, before any dissemination, or authorized GSA employees may mark the documents.

1. Authorized recipients.

Building information designated as CUI must be protected with access strictly controlled and limited to those individuals having a Lawful Government Purpose to access such information, as defined in 32 C.F.R. § 2002.4(bb). Those with such a Lawful Government Purpose may include Federal, state and local government entities, and non-governmental entities engaged in the conduct of business on behalf of or with GSA. Non-governmental entities may include architects, engineers, consultants, contractors, subcontractors, suppliers, utilities, and others submitting an offer or bid to GSA, or performing work under a GSA contract or subcontract. Recipient contractors must be registered as “active” in the System for Award Management (SAM) database at www.sam.gov, and have a Lawful Government Purpose to access such information. If a subcontractor is not registered in the SAM database and has a Lawful Government Purpose to possess CUI building information in furtherance of the contract, the subcontractor must provide to the contractor its DUNS number or its tax ID number and a copy of its business license. The contractor must keep this information related to the subcontractor for the duration of the purchase order and subcontract.

b. All GSA personnel and contractors must be provided CUI building information when needed for the performance of official Federal, state, and local government functions, such as for code compliance reviews and the issuance of building permits. Public safety entities such as fire and utility departments may have a Lawful Government Purpose to access CUI building information on a case-by-case basis. This must not prevent or encumber the necessary dissemination of CUI building information to public safety entities.

2. Dissemination of CUI building information:

a. By electronic transmission. Electronic transmission of CUI information outside of the GSA network must use session encryption (or alternatively, file encryption) consistent with National Institute of Standards and Technology (NIST) SP 800- 171. Encryption must be through an approved NIST algorithm with a valid certification, such as Advanced Encryption Standard or Triple Data Encryption Standard, in accordance with Federal Information Processing Standards Publication 140-2, Security Requirements for Cryptographic Modules, as required by GSA policy.

b. By nonelectronic form or on portable electronic data storage devices. Portable electronic data storage devices include CDs, DVDs, and USB drives. Nonelectronic forms of CUI building information include paper documents, photographs, and film, among other formats.

i. By mail. Contractors must only use methods of shipping that provide services for monitoring receipt such as track and confirm, proof of delivery, signature confirmation, or return receipt. CUI markings must not appear on the exterior of packages.

ii. In person. Contractors must provide CUI building information only to authorized recipients with a Lawful Government Purpose to access such information.

3. Record keeping. Contractors must maintain a list of all entities to which CUI is disseminated, in accordance with sections 2 and 3 of this section. This list must include, at a minimum: (1) the name of the state, Federal, or local government entity, utility, or firm to which CUI has been disseminated; (2) the name of the individual at the entity or firm who is responsible for protecting the CUI building information, with access strictly controlled and limited to those individuals having a Lawful Government Purpose to access such information; (3) contact information for the named individual; and (4) a description of the CUI building information provided. Once “as built” drawings are submitted, the contractor must collect all lists maintained in accordance with this section, including those maintained by any subcontractors and suppliers, and submit them to the CO. For Federal buildings, final payment may be withheld until the lists are received.

4. Safeguarding CUI documents. CUI building information (both electronic and paper formats) must be stored within controlled environments that prevent unauthorized access. GSA contractors and subcontractors must not take CUI building information outside of GSA or their own facilities or network, except as necessary for the performance of that contract. Access to the information must be limited to those with a Lawful Government Purpose for access.

5. Destroying CUI building information. When no longer needed, CUI building information must either be returned to the CO or destroyed in accordance with guidelines in NIST Special Publication 800-88, Guidelines for Media Sanitization.

6. Notice of disposal. The contractor must notify the CO that all CUI building information has been returned or destroyed by the contractor and its subcontractors or suppliers in accordance with paragraphs 4 and 5 of this section, with the exception of the contractor's record copy. This notice must be submitted to the CO at the

completion of the contract to receive final payment. For leases, this notice must be submitted to the CO at the completion of the lease term.

7. CUI security incidents. All improper disclosures or receipt of CUI building information must be immediately reported to the CO and the GSA Incident Response Team Center at gsa-ir@gsa.gov. If the contract provides for progress payments, the CO may withhold approval of progress payments until the contractor provides a corrective action plan explaining how the contractor will prevent future improper disclosures of CUI building information. Progress payments may also be withheld for failure to comply with any provision in this section until the contractor provides a corrective action plan explaining how the contractor will rectify any noncompliance and comply with the section in the future.

8. Subcontracts. The contractor and subcontractors must insert this section in all subcontracts.

Award and Evaluation Information

The Government intends to award a Purchase Order resulting from this solicitation to the responsible firm whose quote conforms to the solicitation, meets all mandatory requirements, and will be most advantageous to the Government.

FAR 52.212-2 Evaluation—Commercial Products and Commercial Services (GSA Class Deviation RFO-2025-12)

(a) Evaluation factors. The Government will award a contract resulting from this solicitation to the responsible Offeror whose offer conforming to the solicitation will be most advantageous to the Government, price and other factors considered. The following factors will be used to evaluate quotes:

- Factor 1: Project Approach/Management Plan
- Factor 2: Past Performance of Quoter
- Factor 3: Price

1. Project Approach/Management Plan: The Government will evaluate the quoter's Project Management Plan/Approach to determine the level of confidence it provides in the quoter's ability to successfully manage all aspects of the project as required by the solicitation, including a thorough understanding of the project's scope.

2. Past Performance: The Government will evaluate the quoter's recent past performance to determine the level of confidence it provides in the quoter's ability to successfully perform the requirement. The evaluation will consider the relevance of the prior work to this requirement, including similarity in size, scope, and complexity, as well as the quality of performance, such as timeliness, workmanship, and overall success. The Government may consider information submitted by the quoter and information obtained from other sources.

   A Quoter without relevant past performance will not be evaluated favorably or unfavorably for that factor.

3. Price: Quotes will be evaluated in accordance with FAR 12.204 (GSA Class Deviation RFO-2025-12), to determine if it is fair and reasonable. Reasonableness will be determined by performing side-by-side comparisons with other quoted prices and the Independent Government Cost Estimate.

The Government will perform a comparative evaluation to select the best-suited vendor that provides the best value. Quotes will be evaluated against each other, comparing strengths and weaknesses, rather than being assigned individual adjectival ratings. The Government reserves the right to make an award to a vendor that provides a superior quote, even if it is higher priced, if the benefits warrant the higher cost, or to a lower-priced vendor with fewer or lower-impact strengths.

The Government reserves the right to:

- Conduct clarifications to address minor administrative or clerical issues;
- Waive minor informalities or irregularities;
- Conduct communications/discussions at the Government's discretion; and
- Reject any or all submissions when it is in the Government's interest.

Once the Government determines that a quote represents the most advantageous approach based on all evaluation criteria identified in Quote Content section, the Government reserves the right to engage with only that Quoter to address remaining issues, either orally or in writing if necessary, and finalize an award with that Quoter. If the parties cannot successfully address any remaining issues, as determined pertinent at the sole discretion of the Government, the Government reserves the right to engage the Quoter with the next best quote based on the original quote evaluation and to address any remaining issues with that Quoter. Once the Government has engaged the Quoter with the next best quote, no further engagements with the previous Quoter will be entertained until after the award has been finalized. The process will continue until an award is finalized.

The Government's evaluation will consider only:

- Information provided in the submission (including attachments required by this solicitation), and
- Past performance information available to the Government from Government sources (e.g., CPARS or successor systems), as applicable.

Government may remove from further consideration any submission that fails to meet material solicitation requirements or omits required information.

The Government may make an award without discussions. Accordingly, Quoters are encouraged to submit their best quotes (technical and price) with their initial submission.

(b) Notice of award. A written notice of award or acceptance of an offer furnished to the successful Offeror within the time for acceptance specified in the offer, shall result in a binding contract without further action by either party. Before the offer's specified expiration time, the Government may accept an offer (or part of an offer), whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award.

(End of provision)

PURCHASE ORDER

The Contractor must provide and pay for all labor, materials, equipment, tools, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution of the work described in the Purchase Order documents.

Authorized Representatives

This Purchase Order is between the United States of America, acting by and through the Administrator of General Services (GSA), and the Contractor (the Parties). References in this Purchase Order to "the Owner" or "the Government" will be understood to refer to GSA. The following individual is designated as the only authorized GSA representative under this Purchase Order, unless other warranted contracting officers are designated in writing:

Authorized Representative Information:
Contracting Officer's Information
Name: Johanna Nieves
Address: 230 South Dearborn Street, Chicago, Illinois 60604
Telephone: 312-758-2467
Email: johanna.nieves@gsa.gov

For the applicable authorities and limitations see GSAR 552.236-70.

Schedule of Services and Supplies

Please see Attachment A, Standard Form 1442, Solicitation, Offer, Award.

Performance Work Statement/Work Conditions/Site Requirements

Please see Attachment D, Technical Specifications and Attachment E, Drawings.

Period of Performance

Commencement. The Contractor must commence performance of the Work within **1** days after the Contractor receives the Notice to Proceed (NTP).

Substantial Completion. The Contractor must achieve Substantial Completion of the Work no later than **225** calendar days from issuance of NTP.

Contract Completion. The Contractor must achieve Contract Completion within **20** calendar days of Substantial Completion.

Contract completion signifies the fulfillment of the following requirements: the finalization of all physical labor mandated by the contract, including punch list items; the formal acceptance of the work by the Government; the submission of all required deliverables, such as as-built drawings, operation manuals, and warranties; and

the successful execution of all requisite administrative actions, such as the submittal of final invoice and releases of claims.

Liquidated Damages

In accordance with GSAR 552.211-12, Liquidated Damages – Construction, liquidated damages will be calculated at the rate of **$1,469.73** per calendar day.

Government's Right to Stop Work for Non-Compliance

If the Contractor, after receiving written notice from the Contracting Officer of non-compliance with any requirement of this Purchase Order, fails to promptly initiate action to achieve compliance within a reasonable time, the Contracting Officer will have the right to order the Contractor to stop work under the Purchase Order until the Contractor has complied. The Contractor will not be entitled to any extension of Purchase Order time or payment for any costs incurred as a result of being ordered to stop work for such cause. Possession of this right by the Contracting Officer will not relieve the Contractor of its obligation to comply with the Purchase Order, regardless of whether this right is exercised.

Other Contracts/Purchase Orders

The Government may enter into other contracts to be performed at the Project site including, but not limited to, construction management services. The Contractor must not impede site access for these other contractors and must notify GSA immediately if the activities of other contractors interfere with performance of the Purchase Order.

PROVISIONS AND CLAUSES

A responsible quoter is one whose quote conforms to the solicitation and will be most advantageous to the Government. It is the Quoter's responsibility to be familiar with applicable clauses and provisions. It is the Quoter's responsibility to be familiar with applicable clauses and provisions. FAR Provisions and Clauses may be viewed and/or downloaded from https://www.acquisition.gov/far-overhaul/far-part-deviation-guide.

FAR 52.252-1 Solicitation Provisions Incorporated by Reference applies to this solicitation. This solicitation incorporates one or more solicitation provisions by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. The quoter is cautioned that the listed provisions may include blocks that must be completed by the quoter and submitted with its quote or offer. In lieu of submitting the full text of those provisions, the quoter may identify the provision by paragraph identifier and provide the appropriate information with its quote or offer.

52.203-11	Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions
52.203-18	Prohibition on Contracting with Entities that Require Certain Internal Confidentiality Agreements or Statements—Representation
52.204-7 (GSA Class Deviation RFO-2025-04)	System for Award Management—Registration
52.209-2 (GSA Class Deviation RFO-2025-09)	Prohibition on Contracting with Inverted Domestic Corporations—Representation

52.209-9 (GSA Class Deviation RFO-2025-09)	Updates of Publicly Available Information Regarding Responsibility Matters
52.209-11 (GSA Class Deviation RFO-2025-09)	Representation by Corporations Regarding Delinquent Tax Liability or a Felony Conviction under any Federal Law
52.216-1 (GSA Class Deviation RFO-2025-16)	Type of Contract
52.219-1 (GSA Class Deviation RFO-2025-19)	Small Business Program Representations
52.222-5 (GSA Class Deviation RFO-2025-22)	Construction Wage Rate Requirements—Secondary Site of the Work,
52.223-4	Recovered Material Certification
52.225-2	Buy American Certificate
52.225-10	Notice of Buy American Requirement—Construction Materials
52.225-10 with Alt I	Notice of Buy American Requirement—Construction Materials (Alternate I)
52.232-31	Invitation to Propose Financing Terms
52.240-90 (GSA Class Deviation RFO-2025-40)	Security Prohibitions and Exclusions Representations and Certifications

(End of provision)

FAR 52.252-2 Clauses Incorporated by Reference apply to this solicitation. This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text.

52.203-12	Limitation On Payments to Influence Certain Federal Transactions
52.203-17	Contractor Employee Whistleblower Rights
52.203-19	Prohibition on Requiring Certain Internal Confidentiality Agreements or Statements
52.204-9	Personal Identity Verification of Contractor Personnel
52.204-13 (GSA Class Deviation RFO-2025-04)	System for Award Management—Maintenance
52.204-19	Incorporation by Reference of Representations and Certifications
52.208-90 (GSA Class Deviation RFO-2025-08)	Government Supply Sources
52.209-6 (GSA Class Deviation RFO-2025-09)	Protecting the Government’s Interest When Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment
52.209-7 (GSA Class Deviation RFO-2025-09)	Information Regarding Responsibility Matters

52.209-9 (GSA Class Deviation RFO-2025-09)	Updates of Publicly Available Information Regarding Responsibility Matters
52.209-10 (GSA Class Deviation RFO-2025-09)	Prohibition on Contracting with Inverted Domestic Corporations
52.211-12	Liquidated Damages-Construction
52.211-13	Time Extensions
52.216-21 (GSA Class Deviation RFO-2025-16)	Requirements
52.219-6 (GSA Class Deviation RFO-2025-19)	Notice of Total Small Business Set-Aside
52.222-3 (GSA Class Deviation RFO-2025-22)	Convict Labor
52.222-6 (GSA Class Deviation RFO-2025-22)	Construction Wage Rate Requirements
52.222-7 (GSA Class Deviation RFO-2025-22)	Withholding of Funds
52.222-8 (GSA Class Deviation RFO-2025-22)	Payrolls and Basic Records
52.222-9 (GSA Class Deviation RFO-2025-22)	Apprentices and Trainees
52.222-10 (GSA Class Deviation RFO-2025-22)	Compliance with Copeland Act Requirements
52.222-11 (GSA Class Deviation RFO-2025-22)	Subcontracts (Labor Standards)
52.222-12	Contract Termination—Debarment
52.222-13	Compliance with Construction Wage Rate Requirements and Related Regulations
52.222-14 (GSA Class Deviation RFO-2025-22)	Disputes Concerning Labor Standards
52.222-15	Certification of Eligibility
52.222-35 (GSA Class Deviation RFO-2025-22)	Equal Opportunity for Veterans
52.222-36 (GSA Class Deviation RFO-2025-22)	Equal Opportunity for Workers with Disabilities
52.222-37 (GSA Class Deviation RFO-2025-22)	Employment Reports on Veterans
52.222-50 (GSA Class Deviation RFO-2025-22)	Combating Trafficking in Persons
52.222-54 (GSA Class Deviation	Employment Eligibility Verification

RFO-2025-22)	
52.222-55 (GSA Class Deviation RFO-2025-22)	Minimum Wages for Contractor Workers Under Executive Order 14026
52.222-62 (GSA Class Deviation RFO-2025-22)	Paid Sick Leave Under Executive Order 13706
52.222-90 (GSA Class Deviation RFO-2025-22)	Addressing DEI Discrimination by Federal Contractors
52.223-3 (GSA Class Deviation RFO-2025-23)	Hazardous Material Identification and Safety Data
52.223-5	Pollution Prevention and Right-to-Know Information
52.223-9	Estimate of Percentage of Recovered Material Content for EPA-Designated Items
52.223-11 (GSA Class Deviation RFO-2025-23)	Ozone-Depleting Substances
52.223-23 (GSA Class Deviation RFO-2025-23)	Sustainable Products
52.224-3	Privacy Training
52.225-9	Buy American—Construction Materials
52.226-8	Encouraging Contractor Policies to Ban Text Messaging While Driving
52.227-4	Patent Indemnity—Construction Contracts
52.228-5	Insurance—Work on a Government Installation
52.228-14	Irrevocable Letter of Credit
52.228-15	Performance and Payment Bonds—Construction
52.229-3 (GSA Class Deviation RFO-2025-29)	Federal, State, and Local Taxes
52.232-5	Payments under Fixed-Price Construction Contracts
52.232-16 (GSA Class Deviation RFO-2025-32)	Progress Payments
52.232-17	Interest
52.232-18	Availability of Funds
52.232-23	Assignment of Claims
52.232-24	Prohibition of Assignment of Claims
52.232-27	Prompt Payment for Construction Contracts
52.232-40	Providing Accelerated Payments to Small Business Subcontractors
52.233-1 (GSA Class Deviation RFO-2025-33)	Disputes
52.233-3 (GSA Class Deviation	Protest After Award

RFO-2025-33)	
52.233-4 (GSA Class Deviation RFO-2025-33)	Applicable Law for Breach of Contract Claim
52.236-2 (GSA Class Deviation RFO-2025-36)	Differing Site Conditions
52.236-3 (GSA Class Deviation RFO-2025-36)	Site Investigation and Conditions Affecting the Work
52.236-5 (GSA Class Deviation RFO-2025-36)	Material and Workmanship
52.236-6 (GSA Class Deviation RFO-2025-36)	Superintendence by the Contractor
52.236-7 (GSA Class Deviation RFO-2025-36)	Permits and Responsibilities
52.236-8 (GSA Class Deviation RFO-2025-36)	Other Contracts
52.236-9 (GSA Class Deviation RFO-2025-36)	Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements
52.236-10 (GSA Class Deviation RFO-2025-36)	Operations and Storage Areas
52.236-11 (GSA Class Deviation RFO-2025-36)	Use and Possession Prior to Completion
52.236-12 (GSA Class Deviation RFO-2025-36)	Cleaning Up
52.236-13 (GSA Class Deviation RFO-2025-36)	Accident Prevention
52.236-14 (GSA Class Deviation RFO-2025-36)	Availability and Use of Utility Services
52.236-15 (GSA Class Deviation RFO-2025-36)	Schedules for Construction Contracts
52.236-17 (GSA Class Deviation RFO-2025-36)	Layout of Work
52.236-21 (GSA Class Deviation RFO-2025-36)	Specifications and Drawings for Construction
52.240-91 (GSA Class Deviation RFO-2025-40)	Security Prohibitions and Exclusions
52.240-92 (GSA Class Deviation RFO-2025-40)	Security Requirements
52.243-4 (GSA Class Deviation RFO-2025-43)	Changes

52.244-6 (GSA Class Deviation RFO-2025-44)	Subcontracts for Commercial Products and Commercial Services
52.246-12	Inspection of Construction
552.204-9	Personal Identity Verification Requirements
552.211-10	Commencement, Prosecution, and Completion of Work
552.211-12	Liquidated Damages-Construction
552.211-13	Time Extensions
552.211-70	Substantial Completion
552.211-72	Reference to Specifications in Drawings
552.212-4	Contract Terms and Conditions—Commercial Products and Commercial Services (DEVIATION FAR 52.212-4)
552.212-72	Contract Terms and Conditions Required To Implement Statutes or Executive Orders Applicable to GSA Acquisition of Commercial Products and Commercial Services
552.219-74	Limitations on Subcontracting
552.228-5	Government as Additional Insured
552.229-70	Federal, State, and Local Taxes
552.232-5	Payments under Fixed-Price Construction
552.236-6	Superintendence by the Contractor
552.236-11	Use and Possession Prior to Completion
552.236-21	Specifications and Drawings for Construction
552.236-70	Authorities and Limitations
552.236-71	Contractor Responsibilities
552.236-72	Submittals
552.236-73	Subcontracts
552.243-71	Equitable Adjustments
552.246-72	Final Inspection and Tests

(End of clause)

FAR 52.212-4 Terms and Conditions—Commercial Products and Commercial Services (GSA Class Deviation RFO-2025-12).

Note: this clause has been tailored/modified for use in commercial construction contracts.

(a) *Definitions*. The clause at Federal Acquisition Regulation (FAR) 52.202-1, Definitions, is incorporated by reference.

(b) *Inspection/Acceptance*. See FAR 52.246-12, *Inspection of Construction* (GSA Class Deviation RFO-2025-46) and GSAR 552.246-72, *Final Inspection and Tests*.

(c) *Assignment*. The Contractor or its assignee may assign its rights to receive payment due as a result of performance of this contract to a bank, trust company, or other financing institution, including any Federal lending agency in accordance with the Assignment of Claims Act (31 U.S.C. 3727). However, when a third party makes payment (*e.g.,* use of the Governmentwide commercial purchase card), the Contractor may not assign its rights to receive payment under this contract.

(d) *Changes*. See FAR 52.243-4, *Changes* (GSA Class Deviation RFO-2025-43) , and GSAR 552.243-71, *Equitable Adjustments*.

(e) *Disputes*. This contract is subject to 41 U.S.C. chapter 71, Contract Disputes. Failure of the parties to this contract to reach agreement on any request for equitable adjustment, claim, appeal, or action arising under or relating to this contract shall be a dispute to be resolved in accordance with the clause FAR 52.233-1, Disputes, which is incorporated in this contract by reference. The Contractor shall proceed diligently with performance of this contract, pending final resolution of any dispute arising under the contract.

(f) *Excusable delays*. The Contractor shall be liable for default unless nonperformance is caused by an occurrence beyond the reasonable control of the Contractor and without its fault or negligence. Examples of occurrences include acts of God or the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, and delays of common carriers. When an excusable delay occurs, the Contractor shall—

(1) Notify the Contracting Officer in writing as soon as possible;

(2) Remedy the delay as quickly as possible; and

(3) Notify the Contracting Officer when the occurrence is over.

(g) Invoice. The Government will handle invoices according to the Prompt Payment Act (31 U.S.C. 3903) and 5 CFR part 1315. The Contractor shall submit invoices to the address designated in the contract to receive invoices. An invoice must include the information required by 5 CFR part 1315.9(b).

(h) *Patent indemnity*. The Contractor shall indemnify the Government and its officers, employees, and agents against liability, including costs, for actual or alleged direct or contributory infringement of, or inducement to infringe, any United States or foreign patent, trademark, or copyright, arising out of the performance of this contract, provided the Contractor is reasonably notified of such claims and proceedings.

(i) *Payment*—

(1) *Items accepted*. Payment shall be made for items accepted by the Government that have been delivered to the delivery destinations set forth in this contract.

(2) *Prompt payment*. The Government will make payment in accordance with the Prompt Payment Act (31 U.S.C. 3903) and prompt payment regulations at 5 CFR part 1315.

(3) *Discount*. In connection with any discount offered for early payment, time shall be computed from the date of the invoice. For the purpose of computing the discount earned, payment shall be considered to have been

made on the date that appears on the payment check or the specified payment date if an electronic funds transfer payment is made.

(4) *Overpayments*. If the Contractor becomes aware of a duplicate contract financing or invoice payment or that the Government has otherwise overpaid on a contract financing or invoice payment, the Contractor shall—

(i) Remit the overpayment amount to the payment office cited in the contract along with a description of the overpayment including the—

(A) Circumstances of the overpayment (*e.g.*, duplicate payment, erroneous payment, liquidation errors, date(s) of overpayment);

(B) Affected contract number and delivery order number, if applicable;

(C) Affected line item or subline item, if applicable;

(D) Contractor point of contact; and

(ii) Provide a copy of the remittance and supporting documentation to the Contracting Officer.

(5) *Interest.*(i) All amounts that become payable by the Contractor to the Government under this contract shall bear simple interest from the date due until paid unless paid within 30 days of becoming due. The interest rate shall be the interest rate established by the Secretary of the Treasury as provided in 41 U.S.C. 7109, which is applicable to the period in which the amount becomes due, as provided in (i)(6)(v) of this clause, and then at the rate applicable for each six-month period as fixed by the Secretary until the amount is paid.

(ii) The Government may issue a demand for payment to the Contractor upon finding a debt is due under the contract.

(iii) *Final decisions*. The Contracting Officer will issue a final decision as required by FAR part 33 if–

(A) The Contracting Officer and the Contractor are unable to reach agreement on the existence or amount of a debt within 30 days;

(B) The Contractor fails to liquidate a debt previously demanded by the Contracting Officer within the timeline specified in the demand for payment unless the amounts were not repaid because the Contractor has requested an installment payment agreement; or

(C) The Contractor requests a deferment of collection on a debt previously demanded by the Contracting Officer (see FAR part 32).

(iv) If a demand for payment was previously issued for the debt, the demand for payment included in the final decision shall identify the same due date as the original demand for payment.

(v) Amounts shall be due at the earliest of the following dates:

(A) The date fixed under this contract.

(B) The date of the first written demand for payment, including any demand for payment resulting from a termination for cause.

(vi) The interest charge shall be computed for the actual number of calendar days involved beginning on the due date and ending on-

(A) The date on which the designated office receives payment from the Contractor;

(B) The date of issuance of a Government check to the Contractor from which an amount otherwise payable has been withheld as a credit against the contract debt; or

(C) The date on which an amount withheld and applied to the contract debt would otherwise have become payable to the Contractor.

(vii) The interest charge made under this clause may be reduced under the procedures for interest credits prescribed in FAR part 32 in effect on the date of this contract.

(6) Construction Payment

(i) Progress payments, retainage, payment requests, and stored materials (including off-site stored materials when authorized) shall be administered in accordance with FAR 52.232-5 (GSA Class Deviation RFO-2025-32), *Payments under Fixed-Price Construction Contracts*, and GSAR 552.232-5, *Payments under Fixed-Price Construction*.

(ii) Prompt payment due dates and "proper payment request/proper invoice" requirements shall be administered in accordance with FAR 52.232-27 (GSA Class Deviation RFO-2025-32), *Prompt Payment for Construction Contracts*, which governs notwithstanding any other payment terms.

(iii) For the purposes of payment, in the event of any inconsistency between FAR 52.212-4 and the construction payment clauses cited in FAR 52.212-4(6)(i) and (ii), the construction payment clauses take precedence.

(j) *Risk of loss*. Unless the contract specifically provides otherwise, risk of loss or damage to the supplies provided under this contract shall remain with the Contractor until, and shall pass to the Government upon—

(1) Delivery of the supplies to a carrier, if transportation is f.o.b. origin; or

(2) Delivery of the supplies to the Government at the destination specified in the contract, if transportation is f.o.b. destination.

(k) *Taxes*. The contract price includes all applicable Federal, State, and local taxes and duties.

(l) *Termination for the Government's convenience*. The Government reserves the right to terminate this contract, or any part hereof, for its sole convenience. In the event of such termination, the Contractor shall immediately stop all work and shall immediately cause any and all of its suppliers and subcontractors to cease work. Subject to the terms of this contract, the Contractor shall be paid a percentage of the contract price reflecting the percentage of the work performed prior to the notice of termination, plus reasonable charges the Contractor can demonstrate to the satisfaction of the Government using its standard record keeping system, have resulted from the termination. The Contractor shall not be required to comply with the cost accounting standards or contract cost principles for this purpose. This paragraph does not give the Government any right to audit the Contractor's records. The Contractor shall not be paid for any work performed or costs incurred which reasonably could have been avoided.

(m) *Termination for cause*. The Government may terminate this contract, or any part hereof, for cause in the event of any default by the Contractor, or if the Contractor fails to comply with any contract terms and conditions, or fails to provide the Government, upon request, with adequate assurances of future performance. The Government will send a cure notice to the Contractor, unless the reason for the termination is late delivery. In the event of termination for cause, the Government shall not be liable to the Contractor for any amount for supplies or services not accepted, and the Contractor shall be liable to the Government for any and all rights and remedies provided by law. If it is determined that the Government improperly terminated this contract for default, such termination shall be deemed a termination for convenience.

(n) *Title*. Unless specified elsewhere in this contract, title to items furnished under this contract shall pass to the Government upon acceptance, regardless of when or where the Government takes physical possession.

(o) *Warranty*. See FAR 52.246-21 (GSA Class Deviation RFO-2025-46), Warranty of Construction.

(p) *Limitation of liability*. Except as otherwise provided by an express warranty, the Contractor will not be liable to the Government for consequential damages resulting from any defect or deficiencies in accepted items.

(q) *Compliance with laws unique to Government contracts*. The Contractor agrees to comply with 31 U.S.C. 1352 relating to limitations on the use of appropriated funds to influence certain Federal contracts; 40 U.S.C. chapter 37, Contract Work Hours and Safety Standards; 41 U.S.C. chapter 87, Kickbacks; 49 U.S.C. 40118, Government-financed air transportation; and 41 U.S.C. chapter 21 relating to procurement integrity.

(r) *Order of precedence*. Any inconsistencies in this solicitation or contract shall be resolved by giving precedence in the following order:

(1) The schedule of supplies/services;

(2) The Disputes, Payments, Invoice, Compliance with Laws Unique to Government Contracts, and Unauthorized Obligations paragraphs of this clause;

(3) Other contract clauses incorporated in the solicitation or contract;

(4) Addenda to this solicitation or contract;

(5) Solicitation provisions incorporated in the solicitation;

(6) Other paragraphs of this clause;

(7) Other documents, exhibits, and attachments; and

(8) The specification.

(s) *Unauthorized obligations*.

(1) Except as stated in paragraph (s)(2) of this clause, when any supply or service acquired under this contract is subject to any End User License Agreement (EULA), Terms of Service (TOS), or similar legal instrument or agreement, that includes any clause requiring the Government to indemnify the Contractor or any person or entity for damages, costs, fees, or any other loss or liability that would create an Anti-Deficiency Act violation (31 U.S.C. 1341), the following shall govern:

(i) Any such clause is unenforceable against the Government.

(ii) Neither the Government nor any Government-authorized end user shall be deemed to have agreed to such clause by virtue of it appearing in the EULA, TOS, or similar legal instrument or agreement. If the EULA, TOS, or similar legal instrument or agreement is invoked through an “I agree” click box or other comparable mechanism (e.g., “click-wrap” or “browse-wrap” agreements), execution does not bind the Government or any Government authorized end user to such clause.

(iii) Any such clause is deemed to be stricken from the EULA, TOS, or similar legal instrument or agreement.

(2) Paragraph (s)(1) of this clause does not apply to indemnification by the Government that is expressly authorized by statute and specifically authorized under applicable agency regulations and procedures.

(t) *Comptroller General examination of record*. This paragraph applies if this contract was awarded using other than sealed bid procedures and is in excess of the simplified acquisition threshold on the date of award of this contract.

(1) The Comptroller General of the United States, or an authorized representative of the Comptroller General, shall have access to and right to examine any of the Contractor’s directly pertinent records involving transactions related to this contract.

(2) The Contractor shall make available at its offices, at all reasonable times, the records, materials, and other evidence for examination, audit, or reproduction, until 3 years after final payment under this contract or for any shorter period specified in FAR part 4, longer period required by statute, or periods specified in other clauses of this contract. If this contract is completely or partially terminated, the records relating to the work terminated shall be made available for 3 years after any resulting final termination settlement. Records relating to appeals under the disputes clause or to litigation or the settlement of claims arising under or relating to this contract shall be made available until such appeals, litigation, or claims are finally resolved.

(3) As used in this clause, records include books, documents, accounting procedures and practices, and other data, regardless of type and regardless of form. This clause does not require the Contractor to create or maintain any record that the Contractor does not maintain in the ordinary course of business or pursuant to a provision of law.

(u) *Incorporation by reference*. The Contractor’s representations and certifications, including those completed electronically via the System for Award Management (SAM), are incorporated by reference into the contract.

(End of clause)