DEPARTMENT OF THE ARMY
LOUISVILLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 59
LOUISVILLE, KENTUCKY 40201-0059

REPLY TO
ATTENTION OF

Contracting Division 22 June 2026

AR6-Cram Company, Inc.
Brazos Roofing International of South Dakota
Carmen Roofing Services, LLC
Defense Roofing Solutions, LLC
Reasor Roofing, LLC
South Central Roofing, Inc.
Southwest Construction & Property Management, Inc.
Sustainable Building Solutions, LLC
Tabcon, Inc.
Tri-Coast-Pac Tech JV LLLP

Dear MATOC Contractors:

Reference is made to your Indefinite Delivery Contracts, Numbers W912QR24D0054 - W912QR24D0063, Indefinite Delivery Indefinite Quantity (IDIQ), Design-Build Multiple Award Task Order Contract (MATOC) for Building Envelope, Roof Repair and Replacement Construction in Support of the U.S. Army Reserves National Roofing Program (NRP), Army, and Air Force Reserve Sections.

We request you submit a price proposal for design and construction services required to repair roofs at Montgomery, AL; FAC ID AL036, as detailed in the scope of work, drawings, and specifications posted at the System for Award Management (www.SAM.gov). The documents are available for download at www.SAM.gov only. All vendors must be registered in the SAM database at SAM.gov. The RFP can be found by logging into the website as a vendor and searching for the solicitation number (W912QR-61215934). The cost range is between $1,000,000 and $5,000,000.

AMENDMENT 0001

SUMMARY OF CHANGES:

a. This Amendment shall be acknowledged with submitted Request for Proposal.

b. The following SPECIFICATION SECTIONS have been <u>revised:</u>

1) Revised Spec 00010 – Added AUX building to Price Breakout Schedule

2) Revised Spec 01 11 50 00 06:

- Revised field office personnel in paragraph 2.13

- Deleted paragraph 6.1

c. The proposal due date is extended from 2 p.m. 23 June 2026 to 2 p.m. 30 June 2026.

d. All other terms and conditions remain unchanged.

Proposals are due no later than 2:00 PM ET on 30 June 2026. Submit your proposal by email to seth.j.dukes@usace.army.mil. Proposals not received by the stated date/time will not be considered. Please acknowledge receipt of this RFP by signing below in the space provided and returning to Seth Dukes via email at seth.j.dukes@usace.army.mil.

If you have contractual questions, please contact Seth Dukes at seth.j.dukes@usace.army.mil. If an Offeror believes that the requirements in the RFP contain an error, omission, or are otherwise unsound; the offeror shall immediately notify the Contract Specialist in writing with supporting rationale. All Offerors is reminded that the Government reserves the right to award this RFP based on the initial proposals, as received, without discussion.

Sincerely,

Jesse E. Scharlow
Contracting Officer

_____
(Signature) (Date)

_____
(Printed Name)

_____
(Firm Name)

SECTION 00010 - SOLICITATION CONTRACT FORM

SECTION 00010 – PRICE BREAKOUT SCHEDULE

PROJECT: **The Scope of Work (SOW) is for the design and construction services required to repair failed or failing roofs in the United States Army Reserve Command (USARC) roofing inventory under the NRP FY26 Project 11**

LOCATION:

FACILITY	LOCATION
AL 036	Montgomery, AL

PROPOSER'S NAME: _____

ITEM NUMBER	Description	UNIT	AMOUNT
BASE	**Work For** AL 036		
0001	Construction: All work, materials, and labor required to replace the roof at AL 036 Building ARC	JOB	$_____
0002	Design: All work and labor required to design the roof at AL 036 Building ARC	JOB	$_____
0003	Construction: All work, materials, and labor required to replace the roof at AL 036 Building AMSA	JOB	$_____
0004	Design: All work and labor required to design the roof at AL 036 Building AMSA	JOB	$_____

Amendment 0001********

0005	**Construction: All work, materials, and labor required to replace the roof at AL 036 Building AUX**	**JOB**	**$_____**
0006	**Design: All work and labor required to design the roof at AL 036 Building AUX**	**JOB**	**$_____**

********** **Amendment 0001**

TOTAL PROJECT BASE PROPOSAL **$ _____**

Provide the binding contract rates and hours included in job prices above for all base and option tasks.

Project Manager	_____	hours	x	_____	= $_____
Superintendent	_____	hours	x	_____	=$_____
CQC Manager	_____	hours	x	_____	=$_____
Site Safety Health Officer	_____	hours	x	_____	= $_____

NOTES FOR CONTRACT LINE ITEM (CLIN) SCHEDULE

NOTE NO. 1. To better facilitate the receipt and proposal process, all modifications to proposals are to be submitted on copies of the latest Contract Line Item (CLIN) schedules as published in the solicitation or the latest amendment thereto. In lieu of indicating additions/deductions to line items, all Offerors should state their revised prices for each item.

NOTE NO. 2. Offerors must insert a price on all numbered items of the CLIN Schedule. Failure to do so may result in the offer being unacceptable.

NOTE NO. 3.

The Offeror's Base Bid will be evaluated for best value to the Government. The basis for award is the trade-off process. In accordance with 52.217-5, the Government will evaluate offers for award purposes by price.

--END OF CLIN SCHEDULE—

FY26 NRR Project 11
AL036, Montgomery, AL
P2 574437
1-May-26

SECTION
01 11 50.00 06
Amendment 0001
Task Order SCOPE OF WORK

1. PROJECT INFORMATION

1.1. GENERAL

Design/Build: The Contractor shall provide all labor, equipment, supplies, and consultant services and all site investigations, surveys, analysis, sampling, testing and verification of existing field conditions as required for design and construction of the Roof Replacement Project at AL036 to result in a complete and useable Facility. Contractor shall provide complete design analysis incorporating all engineering computations, analysis, test, and survey results, building code (including fire protection, life safety, environmental and accessibility) review as it pertains/affects/relates to this project, equipment and material data and documentation of existing conditions.

1.2. SCOPE OF WORK

Unless specifically noted otherwise in this Specification Section or in the base MATOC contract Volume 1 of 2 itself, all requirements of the base MATOC contract Volume 1 of 2 shall apply to this Task Order. The work includes design and construction to replace the following roof systems located at AL036:

Building RFID (SF)	Section(s)	Existing Roof System
ARC (18,012)	Section-1	Modified Bitumen
ARC (3,854)	Section-2	Modified Bitumen
AMSA (3,928)	Section-1	Modified Bitumen
AMSA (3,341)	Section-2	Modified Bitumen
AMSA (322)	Section-3	Modified Bitumen
AUX (2,388)	Section-1	Modified Bitumen

Design/Build: Design and construction shall comply with the requirements contained in this Task Order Request for Proposal (RFP). The design and technical criteria contained and cited in this RFP and the Unified Facilities Guide Specifications (UFGS) establish minimum standards for design and construction quality. The Designers of Record shall use the Unified Facilities Guide Specifications (UFGS) and the requirements contained in this RFP to fully develop the technical specifications and construction drawings. The objective of this solicitation is to obtain an energy efficient, durable, maintainable, and sustainable space.

Design/Build: The illustrations and exhibits included in this RFP illustrate the conceptual design of the project and are provided to define the scope of work and budget. The concepts provided shall be further

developed by the Design/Build Contractor to comply with the customer's functional needs.

All demolition required to construct the project is included as part of the work of this Contract.

1.3. SITE LOCATION

This project is located at 2775 Gunter Park Dr W, Montgomery, AL 36109.

1.4. EXISTING SITE UTILITIES

1.4.1. The contractor shall verify the location of all utilities serving the building. Upgrading the existing utilities, (unless noted otherwise) outside the limits of construction, is not a part of this project.

1.5. NOT USED

1.6. NOT USED

1.7. ATTACHMENTS

Design/Build: Information provided in the Attachments is intended to guide the completion of the design by establishing existing conditions, and the desired character, appearance, and function of the new construction. The following Attachments are included and shall be used and strictly adhered-to in completing the design and construction of the project.

a. ATTACHMENT A: Site Location
b. ATTACHMENT B: Building Layout Plans
c. ATTACHMENT C: Site Inspection Report, 27-Feb-25

2. DESIGN REQUIREMENTS

2.1. GENERAL

The Contractor shall prepare complete construction documents for all work designed as required by the RFP. The construction documents to be prepared shall include, but are not limited to, construction drawings, specifications, submittals, and design analysis as required in Section 01 33 16.00 10 DESIGN DATA (DESIGN AFTER AWARD), Volume 1. Materials and equipment shall be limited to those specified except that where no specific material and equipment is specified or no basis of design is identified, the Contractor shall use materials and equipment accepted within the construction industry and in compliance with Design Criteria.

2.2. DESIGN

2.2.1. The Contractor shall prepare a 100% design for the project in accordance with the RFP using industry standard materials and efficient practices. The design of the materials selected shall be high quality, durable and easily maintained. The Contractor shall be responsible for the professional quality, code compliance, technical accuracy, and coordination of all designs, drawings, specifications, and other documents or publications upon which the design and construction are based. It shall be the responsibility of the Design/ Build Contractor to verify the accuracy of the documents provided.

2.2.2. CAD/BIM Requirement

The contractor will not be required to produce advanced modeling and design drawings will be limited to CAD files.

2.2.3. Design Submittal Requirements

Instead of a charrette submittal in accordance with the Louisville District Design Guide, the contractor may submit a charrette report after they have conducted an on-site charrette meeting. The charrette report must detail the results of the site visit and identify any discrepancies between the solicitation and field conditions. An interim submittal is not required. The contractor will submit a final design , a corrected final design, and certified final design in accordance with the requirements of the base contract. The independent Registered Roof Observer (RRO) identified under section 01 11 00 shall review the final design as part of the contract design QC review team. The RRO shall attend the final design plan-in-hand meeting.

2.2.4. Design Professionals

Registered Roof Consultant (RRC) - In addition to the requirements of the base MATOC, a Registered Roof Consultant (RRC) shall be a Designer of Record. The RRC shall have a degree in Architecture or Engineering and have at least ten (10) years of experience in roof repair design. The RRC must be currently licensed by the International Institute of Building Envelope Consultants (IIBEC). An independent RRC with the same minimum requirements shall be part of the Independent Technical Review.

2.2.5. Design Milestone Schedule

The sample schedule and sequence of work shown below was prepared for the Contractor’s use in its schedule preparation. This schedule is not intended to be the actual awarded design-build schedule. Upon receipt of the Notice to Proceed, the selected Contractor will be required to submit

its proposed design and construction schedule for Government review and acceptance.

Notice to Proceed (NTP)	Day 0
Design Quality Control Plan (DQCP)	NTP + 14 Days
Charrette Meeting (on-site)	NTP + 60 Days
Final Submittal	NTP + 120 Days
Final Plan in Hand Meeting (on-site)	NTP + 138 Days
Corrected Final Submittal	NTP + 152 Days
Certified Final Submittal	NTP + 160 Days

2.3. REQUEST FOR PROPOSAL (RFP) INTENT

The intent of this RFP section is to describe the requirements for appearance, function, materials, and types of construction in sufficient detail to enable engineering and design to be completed by the Contractor.

2.4. Design Milestone Meetings

2.4.1. Charrette Meeting (Shall be in person and on-site.)

2.4.2. Final Design Review Meeting (Shall be in person and on-site.)

2.5. NOT USED

2.6. NOT USED

2.7. NOT USED

2.8. NOT USED

2.9. NOT USED

2.10. NOT USED

2.11. NOT USED

2.12. NOT USED

2.13. DESIGN SUBMITTAL DISTRIBUTION MATRIX

Submittal Reviewers & Mailing Addresses

U.S. Army Corps of Engineers
John White
LRL-ED-MR
220 West Main
Louisville, KY 40202
Email: John.E.White@usace.army.mil

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Amendment 0001********

U.S. Army Corps of Engineers
Abraham M Goodwin, PMI-CP
Fort Campbell Resident Office
Cell: 931-367-1217
Email: Abraham.M.Goodwin@usace.army.mil

********** **Amendment 0001**

3. GENERAL CONSTRUCTION REQUIREMENTS

3.1. SUMMARY

3.1.1. The requirements include:

a. Construction considerations and use of the premises.
b. Protection of personnel and Government property.
c. Construction facilities and job site standards.
d. The requirements of this section apply to the entire project including all amendments or modifications that may be issued to modify the contract documents.

3.2. GENERAL INFORMATION

3.2.1. NOT USED

3.2.2. NOT USED

3.2.3. Coordinate all construction activities with:
a. Contracting Officer’s Representative
b. Building Occupants

3.2.4. NOT USED

3.2.5. NOT USED

3.2.6. NOT USED

3.2.7. NOT USED

3.2.8. NOT USED

3.2.9. Project and Safety Signs. See 01 50 00, Paragraph 2.1.3.

3.3. NOT USED

3.4. NOT USED

3.5. Work Schedule under Section 01 11 00.00 06 Paragraph 3.9.1.2 is changed to “Work S WORK SCHEDULE: The Contractor shall schedule the work between the hours of 7:00 a.m. and 4:30 p.m. Monday through Friday except Federal Holidays.

3.5.1. No work shall occur on Federal Holidays.

3.5.2. No work shall occur on drill weekends.

3.5.3. Permission to perform any work outside of these hours must be in writing and submitted five (5) calendar days in advance for approval by the Contracting Officer.

3.5.4. The Government may or may not grant such permission at its discretion.

3.6. Contractor Personal Vehicle Parking under Section 01 11 00.00 06 Paragraph 3.9.1.7 is changed to Contractor Personal Vehicle Parking: The contractor may use a limited number of parking spaces in the existing lots for the contractor's employee parking of personal vehicles. The Contractor shall coordinate with the Government on the exact number of available spaces, and shall make provisions to transport employees to the site should inadequate parking spaces be available on site. Parking in these areas is available on a first-come first served basis.

4. NOT USED

5. NOT USED

6. EXTERIOR EQUIPMENT

Amendment 0001********

6.1. DELETED.

********** **Amendment 0001**

6.2. Replace existing roof hatch and access ladder with new OSHA/EM 385-1-1 compliant hatch/ladder.

6.3. Contractor to install new through wall scuppers as secondary drainage overflows.

7. ARCHITECTURAL / BUILDING ENVELOPE

7.1. Approximately 700 LF of exterior sealant to be replaced at the ARC Building. Approximately 400 LF of exterior sealant to be replaced at the AMSA Building. Approximately 300 LF of exterior sealant to be replaced at the AUX Building - Coordinate with COR for the locations.

7.2. Contractor to provide a flush seam metal wall panel system with manufacturer's 30 year PVDF (polyvinylidene fluoride) finish warranty for walls that transition from a lower roof section to a higher roof section.

7.3. DOR Shall visit the site three times during the construction phase. One of these visits shall be during the final inspection.

8. NOT USED

9. NOT USED

10. NOT USED

11. NOT USED

12. NOT USED

13. NOT USED

14. Roof System

Roof system installed shall comply with UFC 3-110-03 Roofing, with Change 5, or the latest version available. Where they do not exist contractor shall install roof access ladders from the ground to roof and between roof sections to allow access to all sections.

Contractors shall match existing downspout terminations with either new splash blocks at all downspout terminations or if exiting project has underground piping/storm drains the contractor shall snake/clear drains that have downspouts terminating in them.

Contractor bids shall include removal of 2-8 inches of insulation. Existing roof systems may be multi-layered with differing roof system types below the surface membrane. Contractor is responsible for identifying all equipment mounted directly below the deck and utilize a connection method that either avoids the deck or relocates equipment in a way that complies with current building codes.

Modified Bitumen systems shall be two ply systems.

Building RFID (SF)	Section(s)	New Roof System
ARC (18,012)	Section-1	2 Ply Modified Bitumen
ARC (3,854)	Section-2	2 Ply Modified Bitumen
AMSA (3,928)	Section-1	2 Ply Modified Bitumen
AMSA (3,341)	Section-2	2 Ply Modified Bitumen
AMSA (322)	Section-3	2 Ply Modified Bitumen
AUX (2,388)	Section-1	2 Ply Modified Bitumen

14.1. NOT USED

14.2 ROOF DECK REPAIR

Inspect the roof deck carefully. If there are roof deck areas which require repair or replacement, notify the Contracting Officer. Do not proceed with repair or replacement until directed by the Contracting Officer. Assume replacement up to 10% damaged decking and 50% wood nailers.

--End of Section --