

SOURCES SOUGHT SYNOPSIS

Mechanical Multiple Award Task Order Contract (MATOC) Joint Base Lewis-McChord (JBLM), Washington (including Yakima Training Center)

This is a Sources Sought Synopsis (SSS) ONLY. The United States (U.S.) Government is conducting market research to identify interested and capable sources—with an emphasis on small business socioeconomic concerns (e.g., Small Business, 8(a), HUBZone, Service-Disabled Veteran-Owned Small Business [SDVOSB], and Women-Owned Small Business [WOSB])—capable of performing under an Indefinite Delivery/Indefinite Quantity (IDIQ) Mechanical Multiple Award Task Order Contract (MATOC) at Joint Base Lewis-McChord (JBLM), Washington.

This notice is issued solely for information and planning purposes. It does not constitute a Request for Proposal (RFP), Request for Quotation (RFQ), or Invitation for Bid (IFB), nor does it guarantee or promise that a solicitation will be issued in the future. This announcement does not commit the U.S. Government to contract for any supply or service. Furthermore, the U.S. Government is not seeking proposals, quotes, or bids at this time and will not accept unsolicited proposals in response to this synopsis. The Government will not pay for any information or administrative costs incurred by respondents. Submittals will not be returned. Not responding to this notice does not preclude participation in any future solicitation, should one be released.

If a formal solicitation is released, it will be synopsized on the Government-Wide Point of Entry (GPE) via SAM.gov. Potential offerors are responsible for monitoring SAM.gov for additional announcements and updates pertaining to this requirement.

BACKGROUND: The Mission and Installation Contracting Command (MICC) / Directorate of Public Works (DPW) at Joint Base Lewis-McChord anticipates a continuing requirement for multidisciplinary mechanical and plumbing construction, installation, repair, sustainment, restoration, modernization, and service across real property facilities throughout JBLM (including Lewis Main, Lewis North, McChord Field, associated training areas and ranges, and the Yakima Training Center [YTC]).

The Government currently contracts these services under contract W911S8-23-D-0008. The Government intends to procure a follow-on contract for JBLM.

The contractor shall provide all management, supervision, labor, personnel, materials, equipment, and tools necessary to successfully execute individual task orders awarded under the resulting MATOC.

Scope of Mechanical Services

Work performed under this contract vehicle encompasses, but is not limited to:

- **HVAC Systems:** Installation, modernization, troubleshooting, and replacement of commercial and industrial chillers, Air Handling Units (AHUs), Variable Air Volume (VAV) terminal units, fan coil units, heat pump systems, Variable Refrigerant Flow (VRF) systems, and associated ductwork and air distribution networks.
- **Boiler & Heating Systems:** Installation, replacement, repair, and upgrade of hot water boilers, domestic hot water heaters, storage tanks, heat exchangers, circulating pumps, and

insulated hydronic piping networks.

- **Building Control Systems (BCS) & Direct Digital Controls (DDC):** Installation, programming, calibration, commissioning, and integration of non-proprietary Building Control Systems utilizing open protocols (BACnet, LonWorks) adhering to Department of Defense (DoD) cybersecurity and Risk Management Framework (RMF) standards.
- **Plumbing & Piping Infrastructure:** Comprehensive replacement and servicing of commercial domestic water lines, backflow preventers, sanitary sewer piping, vents, valves, gas distribution, and related plumbing fixtures.
- **Incidental Construction Disciplines:** Electrical support, pipe insulation, welding, excavation, masonry and concrete flatwork, equipment startup, air and water testing and balancing (TAB), carpentry, painting, demolition, minor landscaping, and certified asbestos/lead abatement required to deliver a complete and usable system.

Contract Parameters

- **Contract Vehicle:** Multiple Award Task Order Contract (MATOC) IDIQ
- **Estimated Cumulative Capacity: (Magnitude of Construction):** Between \$25,000,000 and \$100,000,000 total shared capacity pool across all awardees.
- **Ordering Period:** Seven (7) Year Ordering Period.
- **North American Industry Classification System (NAICS) Code:** 236220 – *Commercial and Institutional Building Construction* (Small Business Size Standard: \$45 Million)
- **Product Service Code (PSC):** Z2JZ – *Repair or Alteration of Miscellaneous Building*

Note on NAICS: If your firm believes an alternative NAICS code more appropriately represents this requirement, please identify the suggested NAICS code along with your rationale.

PURPOSE OF THIS SOURCES SOUGHT:

To evaluate market capability and determine whether an appropriate socioeconomic set-aside or small business strategy is viable, interested firms are requested to submit a comprehensive Capability Statement Package containing the following:

In response to this Sources Sought, please provide:

1. A company's profile must include: The name of the firm, point of contact, phone number, email address, number of employees, annual revenue history, CAGE code, and Unique Entity Identifier (UEI). number. Respondents must also indicate small business certification status, for example: Small Business (SB), Small Disadvantaged Business (SDB), 8(a), Economically Disadvantaged Woman Owned SB (EDWOSB), WOSB, HUBZone, or Service Disabled Veteran Owned SB (SDVOSB).
2. Respond to: What fundamental tasks you believe need to be performed to successfully accomplish the base operation support services? In essence, what primary tasks should be used for determining minimum capability to provide these services?
3. Whether your firm is interested in competing for this requirement as a prime contractor. If you are subcontracting any of the services out, contemplating a Joint Venture, and/or creating a teaming arrangement, please provide the name of these companies and what work they will be performing, if available. Please provide your company's specific experience in base operation support services and providing comparable services. Ensure the information is in sufficiently detailed regarding previous experience in managing base operation support services (indicate whether the experience has been as a prime contractor or subcontractor) on similar requirements

(include the services provided, the number of facilities involved, and any other relevant information you deem applicable). If applicable, please provide the same experience information from any subcontracts, Joint Venture, and/or teaming partners you may propose with.

4. What percentage of work will be performed by the small business prime contractor and all similarly situated entity subcontractors? Note: In accordance with FAR 52.219-14 Limitations on Subcontracting (Oct 2022). In accordance with Class Deviation 2021-O0008, Revision 1 - Limitations on Subcontracting for Small Business (Feb 2023).

5. Type(s)/certifications(s) of proposed subcontractors (for example, SDB, 8(a), HUBZone, SDVOSB, or WOSB).

6. Information on the financial capacity of your business to meet financial obligations (i.e. payroll, payment of subcontractors, etc.). Please include your bonding capacity/capability, to include the single project and aggregate limits.

7. How the Army can best structure these contract requirements to facilitate competition by and among small business concerns.

8. Identify any condition or action that may have the effect of unnecessarily restricting competition with respect to this acquisition. Please contact the MICC Advocate for Competition, Scott Kukes at email: scott.d.kukes.civ@army.mil or 210-466-3015, if you believe that this action is unreasonably restricting competition. Include the subject of the acquisition, this announcement, and the MICC POC information from the notice on <https://sam.gov>. Provide the specific aspects that unreasonably restrict competition and the rationale for such conclusion.

SUBMITTAL INFORMATION:

Electronic submissions only: Responses are due no later than 13:00 CDT on 30 October 2026 to facilitate planning and ensure maximum consideration. The email attachments cannot exceed 9 megabytes (MB) due to the Government's email system restrictions. DO NOT SEND ZIPPED files as the Government's network will remove all zipped files.

The email subject line should include: The Firm's Name, "Response to the Sources Sought Synopsis for the Mechanical Multiple Award Task Order Contract (MATOC), W5168W-27-R-A011.

****Note: the location(s) and corresponding solicitation number that you are responding to must be identified on the subject line.**

Interested businesses should provide a brief capability statement package (limited to no more than 30 pages, single spaced, and 12 font size minimum) demonstrating specific capability in reference to this requirement. The Government prefers that your firm submits its response in Microsoft Word, Adobe Acrobat, or a combination of the two and the document(s) must be searchable.

Include: Whether the experience has been as a prime contractor or subcontractor on similar requirements (include the services provided, the number of facilities involved, and any other relevant information deemed applicable).

Email the capability package to:

- Michael B Aguilar- Contract Specialist at email: michael.b.aguilar.civ@army.mil
and
- Jonathon R Hecker - Contracting Officer at email: jonathon.r.hecker.civ@army.mil