



**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 19TH AIRLIFT WING (AMC)
LITTLE ROCK AIR FORCE BASE, ARKANSAS**

12 Feb 2026

MEMORANDUM FOR MACC CONTRACTORS

FROM: 19 CONS/PKA
642 Thomas Avenue
Little Rock Air Force Base AR 72099-4971

SUBJECT: NKA 221075 Repair Airman Dormitory B846

1. The Government proposes to issue a MACC task order for the above referenced project.
2. NOTICE TO OFFEROR(S)/SUPPLIER(S): FUNDS ARE NOT PRESENTLY AVAILABLE FOR THIS EFFORT. NO AWARD WILL BE MADE UNDER THIS SOLICITATION UNTIL FUNDS ARE AVAILABLE. THE GOVERNMENT RESERVES THE RIGHT TO CANCEL THIS SOLICITATION, EITHER BEFORE OR AFTER THE CLOSING DATE FOR RECEIPT OF PROPOSALS. IN THE EVENT THE GOVERNMENT CANCELS THIS SOLICITATION, THE GOVERNMENT HAS NO OBLIGATION TO REIMBURSE AN OFFEROR FOR ANY COSTS.
3. Task Order Type: Firm-Fixed Price
4. Magnitude of Project: Between \$1,000,000 and \$5,000,000.
5. Completion Date: Up to 540 Calendar Days from the issuance of the NTP.
6. Site Visit: Organized site visits are scheduled for Tuesday, 17 Feb 2026 at 10:00 AM CST, and Thursday, 19 Feb 2026 at 1:00 PM CST. These will be the only site visits conducted. Participants are to meet in the front conference room at 19 CONS, B-642. Please advise no later than 13 Feb 2026 at 12:00 PM CST who will be attending the site visits. Little Rock AFB is not an open base, and you must have a valid ID to access the base. Anyone who does not have the necessary identification to enter the base must make arrangements with the Contracting office to be escorted onto the base. You may contact the individuals listed below to make these arrangements:

Jennifer Bradford (Pri)	(501) 987-4198	jennifer.bradford.2@us.af.mil
Kali Finke (Alt)	(501) 987-3838	kali.finke.2@us.af.mil
Rachel Italiano (CO)	(501) 987-3835	rachel.italiano.1@us.af.mil
1 st Lt Arrunh Boeger	(501) 987-7115	arrunh.boeger.1@us.af.mil
Darius Alexander	(501) 987-4199	darius.alexander@us.af.mil
SrA Tyler Beans	(501) 987-3862	tyler.beans@us.af.mil
Heather Motzer	(501) 987-3852	heather.motzer@us.af.mil

7. Performance and Payment Bonds: Required within 10 days of award In Accordance With (IAW) FAR Clause 52.228-15, Performance and Payment Bonds—Construction
8. Liquidated Damages: Applicable in accordance with FAR Clause 52.211-12, Liquidated Damages—Construction, in the amount of \$395.00 per calendar day.

9. Warranty of Construction: Applicable in accordance with FAR Clause 52.246-21, Warranty of Construction.

10. Wage Determination: General Decision Number AR20260032 01/02/2026, is applicable to this task order.

11. Subject project requires no Class I Ozone Depleting Substances.

12. Questions and Answers: All questions must be submitted in writing by 10:00 AM CST, Tuesday, 24 Feb 2026. All questions and answers will be distributed to all MACC contractors, so all offerors are treated fairly.

13. Proposal Due Date: Monday, 16 Mar 2026 at 2:00 PM CST.

14. Proposal Preparation Instructions: To ensure timely and equitable evaluation of proposals, offerors must follow the instructions contained herein. Proposals must be complete, self-sufficient, and respond directly to the requirements of this solicitation. The response shall consist of one electronic copy of the following: Signed Offer (page four of these instructions) and completed Schedule B, Price Schedule (page five page six, and page seven of these instructions).

15. Offer Acceptance Period: Offerors' proposals must be valid until 30 Sep 2026. Offerors not providing a proposal valid until 30 Sep 2026 shall not be considered.

16. Basis for Award: Award will be based on the following: As allowed for in the LRAFB MACC ordering procedures, Statement of Work (SOW) (ref. Div 01, Section 01 10 01, Part 1, 1.01 para M of the SOW) this task order basis for award will be lowest price technically acceptable. To determine the lowest priced offer, an offeror's proposed price will be determined by multiplying the quantities by the proposed unit price for each base Contract Line-Item Number (CLIN) to determine the extended amount. These extended amounts will be added together to determine the total price. There will be two total prices. One total price will be valid through 31 Jul 2026, and the second total price will be valid through 30 Sep 2026. To determine overall lowest price the two total prices will be added together and then divided by 2 to get the average price. This price will be used to determine the overall lowest price. All MACC Contractors are already considered to be technically acceptable based on the award of the main IDIQ contract.

17. Contract Clauses: All contract clauses contained in the respective MACC IDIQ contracts are hereby incorporated into this solicitation and the resultant task order. If there are any conflicts between the contract clauses and the information outlined in the resultant task order, the contract language takes precedence over the information in the task order.

18. Schedule of Material Submittals: Only the successful offeror shall submit material submittals IAW material submittal schedule after task order award.

19. Progress Schedule: A progress schedule, as contemplated by FAR 52.236-15, Schedules for Construction Contracts, shall be required within 10 days after issuance of NTP.

20. Pre-Design Conference: Will be scheduled with the selected Contractor prior to commencement of design. This meeting will be the charrette to work out all questions to ensure all necessary parties are on the same page. Anticipate for this conference to take a full day. The Designer of Record will be the lead in the meeting. Prior to the kickoff of the charrette, Contracting will do the required administrative information to issue the NTP.

21. Pre-Construction Conference: A mini pre-construction meeting will be held after the acceptance of the 100% design and prior to commencement of construction.

RACHEL L. ITALIANO
Contracting Officer

Attachments:

1. NKAK 221075– Statement of Work – Dated 14 Jan 2026 (126 pgs.)
2. B846 As-Builts DWGs – Multi Dates (95 files)
3. B846 As-Builts – Dated Feb 2004 and May 2003 (80 pgs.)
4. Wage Determination AR20260032 – Dated 2 Jan 2026 (5 pgs.)
5. Material Submittal Schedule – (1 pg.)
6. DoD Unaccompanied Housing Improvement Plan – Dated 7 Nov 2024 (9 pgs.)

PROJECT: NKAK 221075 Repair Airman Dormitory B846

Offeror must provide the following:

Task Order Proposal Prepared and Submitted by _____

Amendment(s) Acknowledged _____

Proposal valid until _____

Type or Print Name of Individual Authorized to Bind Offeror

Contractor Name _____

Address _____

Signature/Date _____

Telephone Number _____

Email Address _____

PART I – SCHEDULE B
 SUPPLIES OR SERVICE AND PRICES/COSTS
 NKAK 221075 Repair Airmen Dormitory B846
VALID THROUGH 31 JUL 2026

The Contractor shall provide all design, labor, vehicles, equipment, tools, materials, supervision, and other items necessary to perform the below work in accordance with applicable clauses, contract provisions, statement of work, and drawings necessary to accomplish all construction.

ITEM NO:	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
0001	Furnish all plant, labor, and material necessary to perform all abatement outlined in the SOW for NKAK 221075 Repair Airmen Dorm B846	1	LOT	\$ _____	\$ _____
0002	Furnish all plant, labor, and material necessary to accomplish all design as outlined in the SOW for NKAK 221075 Repair Airmen Dorm B846	1	LOT	\$ _____	\$ _____
0003	Furnish all plant, labor, and material necessary to accomplish all alterations and construction including demolition and installation as outlined in the SOW for NKAK 221075 Repair Airmen Dorm B846	1	LOT	\$ _____	\$ _____
0004	Furnish all plant, labor, and material necessary to accomplish upgrade to fire detection and mass notification as outlined in the SOW for NKAK 221075 Repair Airmen Dorm B846	1	LOT	\$ _____	\$ _____
0005	Furnish all plant, labor, and material necessary to accomplish sewer line replacement as outlined in the SOW for NKAK 221075 Repair Airmen Dorm B846	1	LOT	\$ _____	\$ _____
TOTAL AMOUNT FOR ITEMS 0001 THROUGH 0005				\$ _____	

PART I – SCHEDULE B
 SUPPLIES OR SERVICE AND PRICES/COSTS
 NKAK 221075 Repair Airmen Dormitory B846
VALID THROUGH 30 SEP 2026

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VALID THROUGH 31 JUL 2026

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\$ _____

VALID THROUGH 30 SEP 2026

TOTAL AMOUNT FOR ITEMS 0001 THROUGH 0005

\$ _____

TOTAL

\$ _____

DIVIDE BY 2 FOR OVERALL AVERAGE

\$ _____