The General Services Administration (GSA) is preparing a solicitation for a Phase III renovation of the third floor of the north building and the elevators at the Centers for Medicare and Medicaid Services (CMS) headquarters in Woodlawn, Maryland. This is small part of Phase III of the CMS master plan to renovate their campus and bring employees back on campus from surrounding lease locations. The renovation covers typical office space, training, and conference areas, and the five passenger elevators in the north building. This will probably result in a firm-fixed price design-build contract.

Expected to be a Total Small Business Set-Aside, the applicable NAICS code is 236220, Commercial and Institutional Building Construction, and the small business size standard is $39.5 million. This will probably be contract worth between $25,000,000 and $30,000,000.

The contractor will be required to have total project management responsibility and be able to coordinate all of the trade/subcontractor work to meet Government specifications and guidelines governing the work.

This will be a two-phase selection process with Phase 1 focusing on:

* + Technical Qualifications
	+ Prior Experience
	+ Past Performance
	+ Approach to Design Build
	+ Identification of the Lead Designer

Those bidders proceeding to Phase 2 will be evaluated on:

* + Design Concept
	+ Key Personnel
	+ Management Plan
	+ Project Labor Agreement

You will be able to submit either a proposal subject to Project Labor Agreement (PLA) requirements, a proposal not subject to PLA requirements, or both. The timeline for this has not been formally announced but it could be released in Q1 of FY 24. Te GSA has stated that a pre-proposal conference will be held before the RFP is released. You need to track this one on SAM with Notice ID 47PD0223R0043.