

Proposal

Electronic Submission
Via Email:
bids@transformgov.org
Nicole Kenney

Solicitation: RFP-2026-122

Job Order Contracting (JOC) Services

Due: May 18, 2026, 5 pm CT



Alliance for Innovation

Proposal



Offeror:

Belt Built Contracting LLC
2138 Espey Court, Suite 8
Crofton, MD 21114
Phone: 410-263-5971
UEI: L3PEDEHACZY3
Cage Code: 68J60

This proposal includes data that shall not be disclosed outside the Government and shall not be duplicated, used, or disclosed in whole or in part for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offeror as a result of or in connection with the submission of this data, the Government shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the Government's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets following in this proposal.

Introductory Page

May 18, 2026

Alliance for Innovation

Ms. Nicole Kenney
Contracting Officer

Dear Ms. Kenney:

Belt Built Contracting LLC is pleased to submit our proposal in response to the Job Order Contract (JOC) Services, Solicitation No. RFP-2026-122.

Belt Built Contracting, LLC is a Small Business, 8(a) graduate, and minority-owned company that specializes in **Job Order Contracting Services for the Federal Government** focusing on minor construction, repairs, maintenance alterations, emergency services and renovations for Federal facilities and military installations. Between 2017- Present, we have/are successfully completing multiple JOC contracts in multiple locations throughout the US for multiple agencies. Belt Built will leverage our knowledge of JOC and e-Converge guidelines to adapt project planning to each Task Order's (TOs) Statement of Work (SOW). Project planning and execution includes a comprehensive Safety Program and Quality Control Program as part of our commitment to excellence for our customers.

In addition, Belt Built Contracting is well experienced with the e-Converge pricing platform. We have been an e-Converge Beta Site User since 2024 and have earned the confidence of Mr. Michael Brown of e-Converge based upon our use of the platform for our JOC program for the City of San Antonio, TX.

Thank you for your consideration of our submission and we look forward to the opportunity to earn your confidence in Belt Built Contracting services.

Sincerely,



Todd Hirsh, Partner
Belt Built Contracting, LLC

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Evaluation Section 3

Pricing & Coefficient Structure

Coefficient Methodology

Developing coefficients for line item estimating requires experience in job order contracts and the specific geographic region where the work will be executed. Coefficients require input from multiple sources and knowledge of trade contract pricing in relation to the price book. Trades in some geographic areas are priced very tightly in the price book while others are priced very close to market rates. In addition, experience with clients and collaboration with the client when developing estimates is critical for clear and accurate scopes of work and accurate line-item estimates. The Belt Built team has extensive experience developing pricing for JOC contracts. Our team also has a large stable of fairly priced, experienced subcontractors. These components allow us to develop fair and reasonable coefficients.

Our Normal Working Hours coefficient was developed through a comprehensive review of the Unit Price Book structure, historical cost data analysis on other JOC contract programs we have executed along with anticipated project conditions & requirements for this solicitation. We have extensive experience with JOC contracts and have executed various single award and multiple award JOC contracts over the last fifteen years. We have developed a spreadsheet template that we use when pricing a coefficient for a JOC solicitation.

One of the biggest impacts to the coefficient value is whether the Contractor is to use the “Bare Costs” or “Total Incl O&P” columns from the Gordian database. If the Bare Costs column is to be used, then the Subcontractor’s overhead and profit must be factored into the Contractor’s coefficient. We have included the Subcontractor Overhead and Profit in the calculation of our Coefficient. We use a Discount to Market factor reduction that is applied to the UPB which is very similar to the Value of Unit Price Book (VUPB) which are shown in the government’s pricing. The determination of the discount factor is a blend of analyzing historical data on our JOC contracts, knowledge and understanding of which trades have market pricing that are typically above, below or similar to the UPB along with a balance to produce a coefficient that is competitive while also ensuring our ability to successfully deliver high-quality construction services within the requirements of the contract. We fully understand the requirements of this solicitation and have factored all required direct and indirect costs into the determination of the submitted coefficient.

We have included all items listed in the solicitation Statement of Work in determining our final coefficients. Our coefficient also considers reasonable risks associated with executing work under a JOC, including variable task order project scopes, coordination within occupied facilities, short task order performance durations and undisclosed conditions typical of renovation work. The methodology for our Other than Normal Hours coefficient is very similar to how we developed the Normal Hours coefficient. We have considered the labor premium certain subcontractor trades will charge for off-hours work. The development of the Non Pre-Priced Coefficient was developed utilizing our experience with prior JOC contracts and the usage of NPP items in those task order awards. The calculations do not need to consider most of the indirect and indirect costs that are required for the Normal and Other than Normal coefficients. G&A as well as profit and overhead costs are based upon the business model for our firm and successfully executing JOC contracts and task-orders for the Federal Government.

Coefficient Category

Coefficient Category Work Stream 1	Normal Work Hours	Other Than Normal Hours
General Construction/Renovation	1.200	1.210
Non-Priced	1.120	1.120

Acknowledgement of Addendums

Addendum 0001

5/11/26

Coefficient Guarantee

Our coefficients are guaranteed for the full term of this contract.

Most Favored Public Pricing

We confirm that our proposed coefficients represent pricing equal to or better than our normal offering to individual entities or other cooperative programs with equal or lower anticipated volume.



PHILADELPHIA INSURANCE COMPANIES

A Member of the Tokio Marine Group

May 4, 2026

Alliance for Innovation
JOC Construction Services
POC: Ms. Nicole Kenney

Re: Job Order Contracting (JOC) Services - RFP-2026-122

Belt Built Contracting, LLC is currently bonded by Philadelphia Indemnity Insurance Company, and is an account in good standing. Philadelphia Indemnity Insurance Company is rated by A.M. Best as "A++" (Superior) and "XV" financial size. Philadelphia Indemnity Insurance Company is admitted to conduct Surety business throughout the United States with an underwriting limitation of \$394,881,000 assigned by the US Department of the Treasury.

We would favorably consider bonding individual projects of \$10,000,000 and an aggregate work program of \$125,000,000 for Belt Built Contracting, LLC.

We will consider specific requests for surety bonds based on our underwriting evaluation at the time of the request. Our underwriting evaluation includes our satisfactory review of contract terms and conditions and bond forms, verification of project financing, appropriate financial information as well as other underwriting conditions which may exist at the time of the request. Any request for bonds is a matter between Belt Built Contracting, LLC and Philadelphia Indemnity Insurance Company, and Philadelphia Indemnity Insurance Company assumes no liability to any party by providing this letter.

Philadelphia Indemnity Insurance Company

Laura L. Brown, Attorney-In-Fact



PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Robert T. Crawley, Laura L. Brown, Rush H. Seale, Elizabeth A. Korpela, Bernadette S. Good, Amy Schmalbach, Cody Brugos, Kelli Weldon, Courtney DeCroes, Robert Doucette, Andrew Doucette of RCM&D, Inc., its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances, consents of surety and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED:

That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER

RESOLVED:

That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 21ST DAY OF AUGUST 2025.

(Seal)



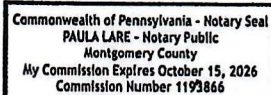
John Glomb
John Glomb, President & CEO

Philadelphia Indemnity Insurance Company

On this 21st day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

Paula Lare



residing at:

Bala Cynwyd

My commission expires:

October 15, 2026

I, Angelique Cooper, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 21st day of August, 2025 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 4th day of May, 2026.



Angelique Cooper

Angelique Cooper, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY