

Evaluation Section 3: Pricing – Coefficient Structure

Proposed Coefficients for Normal Work Hours and Other Than Normal Hours:

Workstream	Normal Work Hours Coefficient	Other Than Normal Hours Coefficient
General Construction / Renovation	1.08	1.18
Mechanical, Electrical, and Plumbing (MEP)	1.12	1.22
Civil / Site / Infrastructure	1.10	1.20
Specialty / Hazardous Materials	1.18	1.30

Coefficient Explanation and Structure

- Normal Work Hours Definition:**
Normal work hours are defined as Monday through Friday, 7:00 AM to 5:00 PM, excluding federal holidays. The coefficients for these hours cover standard labor, equipment, and material costs.
- Other Than Normal Hours Definition:**
Other than normal hours refer to any work performed outside of normal work hours (e.g., evenings, weekends, holidays). This includes additional labor or equipment costs incurred due to scheduling work outside regular hours.
- Coefficient Structure:**
The coefficient represents a multiplier applied to the pre-priced Unit Price Book (UPB) items, covering overhead, profit, supervision, bonds, insurance, and other non-itemized costs. This ensures that all expenses associated with a particular task are factored into the pricing.
- Non-Pre-Priced Items:**
For tasks not included in the Unit Price Book (e.g., unique or specialty work), we propose using a Non-Pre-Priced Cost Item markup. These items will be documented with verifiable quotes, invoices, and published pricing. Our markup for such items will be consistent with the rates listed above, ensuring transparency and fairness in pricing.

Coefficient Guarantee

We guarantee that the proposed coefficients will remain fixed for the duration of the contract, ensuring price stability throughout the project term. Should there be any need for adjustments due to unforeseen market conditions, we will submit a written request to the agency for review and approval.

Most Favored Public Pricing

We confirm that the coefficients proposed in this submission represent pricing equal to or better than what we offer to individual clients or other cooperative programs with equal or lower anticipated volume.

Conclusion

We are committed to providing transparent and competitive pricing for all projects under the Job Order Contracting (JOC) structure. Our coefficients reflect our dedication to efficiency, cost-effectiveness, and quality throughout the contract term. We will ensure that all pricing remains consistent with the agreed coefficients, providing reliable and predictable costs for all Task Orders.