

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services



Gulf Coast Electric Cooperative

A Touchstone Energy® Cooperative 

GULF COAST ELECTRIC COOPERATIVE, INC.
722 WEST HIGHWAY 22
WEWAHITCHKA, FL 32465

REQUEST FOR PROPOSAL (RFP) No. TAFB.2026.03
CONSTRUCTION SERVICES SUBCONTRACT
FOR ZONE 4.1 INFRASTRUCTURE PHASE 1 AND 2
(ELECTRIC AND WATER DISTRIBUTION INFRASTRUCTURE SERVICES)

Table of Contents

I. INTRODUCTION4

II. SCOPE OF WORK5

III. PROPOSAL DEADLINE/DELIVERY5

IV. GENERAL INSTRUCTIONS.....7

 A. Submittal Instructions 7

 B. Timeliness 8

 C. Inquiries 8

 D. Warranty..... 9

 E. Basis of Contract Award..... 9

 F. Point of Contact 9

 G. Cancellation/Rejection..... 10

 H. Licenses 10

 I. Insurance and Bonding Requirements..... 10

 J. Confidentiality 11

 K. Lower-Tier Subcontracting 11

 L. Protests 12

 M. Withdrawal of Proposal..... 12

V. PROPOSAL FORMAT AND EVALUATION CRITERIA12

 A. Tab I: Cover Letter..... 12

 B. Tab II: Executive Summary 12

 C. Tab III: Respondent’s Qualifications..... 13

 D. Tab IV: Specialized Expertise of Team Members..... 14

 E. Tab V: Technical Approach 15

 F. Tab VI: Price Proposal and Base Bid Schedule 15

 G. Tab VII: Bill of Materials 16

 H. Tab VIII: Acceptance of Conditions 16

 I. Tab IX: Required Certifications 16

VI. SELECTION.....17

 A. Evaluation Committee 17

 B. Evaluation 17

 C. Presentation/Interviews..... 17

VII. CLARIFICATIONS AND NEGOTIATIONS17

 A. Clarifications..... 17

 B. Negotiations 18

 C. Cost Negotiations..... 18

VIII. SUBCONTRACT AGREEMENT AND COMPLIANCE.....18

EXHIBIT A. STATEMENT OF WORK.....22

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services

Power Switchyard Control House – Ancillary and Electric Distribution Systems, Furnishings, Wiring, Programming, and Commissioning.....	22
Scope of Work.....	22
Base Bid Schedule	33
EXHIBIT B. PRO FORMA SUBCONTRACT AGREEMENT.....	35
EXHIBIT C. NON-DISCLOSURE AGREEMENT	36
EXHIBIT D. NOTIFICATION OF INTENT TO RESPOND	37
EXHIBIT E. QUALIFICATION QUESTIONNAIRE	38
EXHIBIT F. PROJECT SITE MAP	45
EXHIBIT G. N/A	46
EXHIBIT H. GCEC ZONE 4.1 POWER SWITCHYARD CONTROL HOUSE - TASKS AND RESPONSIBILITIES, DETAILED	47
EXHIBIT I. N/A.....	51
EXHIBIT J. N/A	52
EXHIBIT K. PRICE PROPOSAL WORKSHEET.....	53
EXHIBIT L. BILL OF MATERIALS WORKSHEET	54
EXHIBIT M. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY, AND VOLUNTARY EXCLUSION—LOWER-TIER COVERED TRANSACTIONS	55
EXHIBIT N. CERTIFICATION REGARDING LOBBYING FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS.....	57
EXHIBIT O. TEMPORARY ENVIRONMENTAL CONTROLS – TYNDALL AFB STANDARD	58
EXHIBIT P. TECHNICAL DESIGN PACKAGE	59
EXHIBIT Q. ZONE 4 ENVIRONMENTAL RESOURCE PERMIT (NO. 0397692-002-EI/03) AND HAZARDOUS MATERIAL FORMS.....	60
EXHIBIT R. CERTIFICATION REGARDING DRUG-FREE WORKPLACE REQUIREMENTS.....	61
EXHIBIT S. N/A.....	62

Gulf Coast Electric Cooperative, Inc.

RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution Infrastructure Services

I. INTRODUCTION

Gulf Coast Electric Cooperative, Inc. (“GCEC”) is a member-owned electric cooperative that provides electric service to areas of the Florida panhandle that historically have been underserved or unserved by other utilities. GCEC and Defense Logistics Agency Energy (the “Government” or the “DLA”) entered into Contract SP0600-10-C-8253 dated September 28, 2010, as amended (the “Prime Contract”), a Fixed Price Contract with Economic Price Adjustment for GCEC to assume ownership of the Government utility systems at Tyndall Air Force Base, Florida (“Tyndall AFB” or the “Installation”) as set forth in the Prime Contract, and to provide related utility services, repairs, and restoration.

In order to repair, upgrade, and modernize certain utility infrastructure at Tyndall AFB post hurricane Michael destruction in 2018, including the electrical and water utilities, the Government contracted with Jacobs to prepare specifications, design drawings, and design analysis at 35% completion entitled “Two-Phase Design and Construction Site Development and Utilities, Phases I and II,” issued May 6, 2021 (the “Jacobs 35% Drawings”). The Government awarded the construction contract to Lane Construction – CHA Consulting – Dewberry joint venture (“Lane-CHA-D” or “Lane”) in May 2022 to complete the Jacobs design and perform certain aspects of the construction necessary to implement the design. Lane provided “Issued for Construction” (“IFC”) designs over a span of two years in five packages – (4) Fast-Track designs (“FT1,” “FT2,” “FT3,” and “FT4”), and (1) Standard Design (“SDP”). The final IFC package was provided in August 2024. Subsequent revisions (“ASIs”) to the design continue to be released.

GCEC is issuing this Request for Proposals (the “RFP”) to subcontract certain work for the Tyndall AFB Zone 4.1 infrastructure upgrade under its Prime Contract. Specifically, GCEC is soliciting proposals to this RFP (Power Switchyard Control House – Ancillary and Electric Distribution Systems, Furnishings, Wiring, Programming, and Commissioning, Electric Infrastructure) from bidders for services to complete the overall program as described in Exhibit A (Statement of Work) (the “Services” or the “Work”). Services will be issued and authorized by GCEC at various times throughout the duration of this contract. The overall program is expected to be completed within two (2) years, subject to changes and adjustments, authorized under the Pro Forma Subcontract Agreement (the “Subcontract”) attached as Exhibit B.

The Services covered under this RFP will be funded, in whole or in part, by federal funding. Respondents must therefore be familiar with the respective rules and requirements applicable thereto. The Awardee Subcontractor will be required to comply with all laws, ordinances, codes, and regulations, whether federal, state, or local, applicable to any Services provided, including the maintenance of any necessary license or registration for the performance of its Services. This includes, but is not limited to, compliance with Davis Bacon Act requirements.

Due to the sensitive nature of the job site and the Services to be performed, which necessarily requires access to confidential information, all Respondents must execute the form Non-Disclosure Agreement (the “NDA”), attached as Exhibit C, prior to receiving all the documents. This will be necessary in developing a response to the RFP and in accordance with the proposal schedule set forth

Gulf Coast Electric Cooperative, Inc.

RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution Infrastructure Services

in Section III. The Respondents, Prospective Subcontractor(s), and Awardee Subcontractor(s) will maintain all Controlled Unclassified Information (“CUI”) in strict confidence and report any disclosures pursuant to DLA guidance.

Services will be performed according to the requirements set forth herein, as well as the terms and conditions of the final Contract/Subcontract and GCEC’s Prime Contract, as may be amended from time to time.

II. SCOPE OF WORK

A detailed Scope of Work is provided in Exhibit A. The Services covered under this RFP will be funded by GCEC from its Prime Contract. The basis for pricing the Services will be the IFCs provided within the Technical Design Package (Exhibit P), and other information identified herein.

GCEC has previously awarded a separate scope of work under a separate request for proposal to PowerSouth EC and their subcontractor, Aubrey Silvey Enterprises, Inc., for the construction of the switching station. GCEC is in the process of releasing additional RFPs for the construction and installation of the Power Switchyard Control House building structure (RFP No. TAFB.2026.02); an electric distribution SCADA System (RFP No. TAFB.2026.04); and fiber optics (RFP No. TAFB.2026.05). Any Awardee Subcontractor(s) hereunder shall coordinate performance of services and their Scope of Work with that of other subcontractors to prevent any scope gaps that could prevent GCEC from receiving a complete, ready-to-use Power Switchyard Control House. The locations where coordination will be required are outlined in this RFP and the associated exhibits.

III. PROPOSAL DEADLINE/DELIVERY

All recipients of this RFP are required to complete and return the Notification of Intent to Respond attached as Exhibit D. Only those Respondents who submit the Notification of Intent to Respond (Exhibit D) and Qualification Questionnaire (Exhibit E) along with an executed NDA (Exhibit C) will be provided with the complete RFP and exhibits and advised of any clarifications, addendums, and responses to inquiries pertaining to this RFP. All completed documents should be emailed to Tress Dameron at tdameron@gcec.com and Gayla Burge at gburge@gcec.com. The body of the email should contain the Respondent’s firm/business name and the full name and contact information of the designated point of contact (the “POC”). The subject line of the email should state the RFP number, TAFB.2026.03. Forms can be emailed prior to the deadline.

All proposals in response to this RFP must be received by GCEC, in accordance with the submission instructions provided herein, **on or before 12:00 PM (CDT) on July 30, 2026**, as indicated below. Table 1 provides a timeline of tasks and deadlines. It is the sole responsibility of the Respondent to ensure that the proposal is received on time by GCEC.

Table 1. Timeline

TASKS/ACTIVITIES	DEADLINE
RFP release date	June 23, 2026
Completed documents due <ul style="list-style-type: none"> • Exhibit C: Executed NDA • Exhibit D: Notification of Intent to Respond • Exhibit E: Qualification Questionnaire 	Submit before July 1, 2026, at 12:00 PM CDT The complete RFP and exhibits will be provided after the bidder submits signed documents, and GCEC reviews them and executes the NDA.
Respondent inquiries to GCEC	Submit inquiries before July 15, 2026, at 4:00 PM CDT
GCEC responses to any inquiries	July 20, 2026, at 4:00 PM CDT If inquiries are submitted prior to the inquiry deadline, GCEC will respond promptly to all qualified bidders, and responses may be provided before the stated response deadline.
Proposal submission deadline	July 30, 2026, at 12:00 PM CDT
Proposal evaluation period	July 31, 2026 – August 6, 2026
Contract negotiations	August 6, 2026 – August 13, 2026
Final Awardee Contractor(s) selected, Anticipated date	August 13, 2026
Commencement for services, Anticipated date	August 17, 2026
Project kick-off, Anticipated date	August 20, 2026

This schedule is subject to change at GCEC’s sole discretion and all Respondents who have returned the Notification of Intent to Respond (Exhibit D) and Qualification Questionnaire (Exhibit E) documents along with an executed NDA (Exhibit C) in the affirmative will be notified by email of any changes and provided a link to a GCEC SharePoint folder containing additional documents. All times indicated in this RFP are in the Central Daylight Time (“CDT”).

IV. GENERAL INSTRUCTIONS

A. Submittal Instructions

Following a Respondent's submission and execution of the NDA, attached as Exhibit C, along with the Notification of Intent to Respond, attached as Exhibit D, and Qualification Questionnaire, attached as Exhibit E, GCEC will invite the Respondent to a secure and shared GCEC SharePoint folder. The complete RFP and exhibits as well as important documents will be shared with each Respondent via the GCEC SharePoint folder.

Respondents must submit one (1) electronic PDF proposal, containing all components detailed in the RFP and stated under Section V (Proposal Format and Evaluation Criteria) along with a completed Price Proposal Worksheet, Bill of Materials Worksheet, and Base Bid Schedule by properly uploading the documents to the secure GCEC SharePoint folder. Proposals must be received in GCEC's secure SharePoint folder no later than the date and time indicated within the RFP, and as stated in Table 1. The first page of the PDF proposal must indicate the RFP number, TAFB.2026.03.

To upload a Proposal to the secure GCEC SharePoint folder:

1. Name the proposal using the following naming convention and save the document as a PDF.

Naming convention: *TAFB.2026.03_Firm Name_YYYYMMDD_Proposal_Final*

Example: *TAFB.2026.03_FIRMABC_20260420_Proposal_Final*

2. Name the worksheet files using the following naming convention and ensure the documents are saved in the provided Excel format.

- Price Proposal.

Naming convention: *TAFB.2026.03_Firm Name_YYYYMMDD_Price Proposal_Final*

Example: *TAFB.2026.03_FIRMABC_20260420_Price Proposal_Final*

- Bill of Materials.

Naming convention: *TAFB.2026.03_Firm Name_YYYYMMDD_Bill of Materials_Final*

Example: *TAFB.2026.03_FIRMABC_20260420_Bill of Materials_Final*

3. Navigate to the secure SharePoint folder and click on the folder, *Proposals - TAFB.2026.03*.
4. Upload proposal and worksheet files to the SharePoint folder.
5. Verify the proposal and worksheet files have been properly and successfully uploaded into the SharePoint folder.

Once the final proposal and worksheet files have been uploaded to the SharePoint folder, send an email to Tress Dameron at tdameron@gcec.com and Gayla Burge at gburge@gcec.com to inform them of the upload. The body of the email should contain the Respondent's firm/business name and the full name and contact information of the designated POC. The subject line of the email should state the RFP number, TAFB.2026.03.

Respondents must respond to the entire RFP and submit all documentation and exhibits. Any requirements that cannot be met must be indicated in the proposal. All Respondents must provide one (1) electronic PDF proposal that contains all the documentation required in the RFP, and as indicated in Section V; one (1) electronic Excel file, using the provided template, that contains the comprehensive price proposal and base bid schedule worksheets; and one (1) electronic Excel file, using the provided template, that contains the bill of materials worksheet. Prices and materials stated within the electronic PDF proposal should match the prices and materials, respectively, as listed in the Excel files. In the event of any discrepancy, the Excel files will control.

B. Timeliness

Table 1 provides a timeline of tasks and deadlines (See Section III).

Respondents may submit their electronic proposal, Price Proposal Worksheet, Base Bid Schedule, and Bill of Materials Worksheet by uploading the files to the GCEC SharePoint folder prior to the deadline. If more than one upload of the same file is provided by the same Respondent, the latest received document prior to the deadline will be considered the Respondent's final response. Respondents remain responsible for ensuring that their proposal is properly uploaded and an email to the correct GCEC email addresses is received by GCEC no later than the date and time indicated within this RFP. GCEC assumes no responsibility for any proposal not received, regardless of the reason for the delay. GCEC will endeavor to respond to each submission with confirmation of receipt as a courtesy. Late proposals or proposals submitted in any other form than identified above may be rejected at GCEC's sole discretion.

C. Inquiries

Any Respondent should send inquiries and requests to Tress Dameron at tdameron@gcec.com and Gayla Burge at gburge@gcec.com. The period for inquiries will end at 4:00 PM CDT on July 15, 2026. All communications for the RFP should state the RFP number, TAFB.2026.03, in the subject line of the email. Respondents will be notified by email on July 20, 2026, regarding responses to all submitted inquiries. The email will include a link to the GCEC SharePoint folder where all responses will be posted.

All Respondents must submit all inquiries in writing. GCEC will not respond verbally to any inquiries. It is the responsibility of the Respondent to ensure that all RFP documentation has been received via the secured SharePoint folder prior to the inquiry deadline for this RFP. Failure to comply with the RFP communication guidelines during the RFP will result in disqualification.

D. Warranty

Each Respondent must carefully examine all RFP documents and familiarize themselves with all requirements prior to submitting a proposal to ensure that the proposal meets the intent of this RFP. Before submitting a proposal, each Respondent will be responsible for making all investigations and examinations that are necessary to ascertain conditions affecting the requirements of this RFP and the pricing proposal.

The Subcontract contains provisions required for the project, including a standard one-year warranty for workmanship and materials, among other warranty obligations upon completion. Information obtained from an officer, agent, or employee of GCEC, or from any other person will not affect the risks or obligations assumed by the Respondent or Prospective Awardee or relieve the Respondent or Prospective Awardee from fulfilling any of the conditions of the Subcontract. All goods and services furnished by a Respondent or Prospective Awardee, relating to and pursuant to this RFP, will be warranted to meet or exceed the specifications contained herein. In the event of a breach, the Respondent or Prospective Awardee will take all necessary action, at their own expense, to correct such breach in the most expeditious manner possible.

Submission of a proposal indicates acceptance by the Respondent of the conditions contained in this RFP, exhibits, and attachments hereto. Failure to make such investigations and examinations will not relieve the Respondent or Prospective Awardee from obligation to comply, in every detail, with all provisions and requirements of the RFP.

E. Basis of Contract Award

The award decision will be based on an evaluation of a Respondent's ability to meet the needs of GCEC using the evaluation criteria described below. GCEC is seeking one Respondent to implement the program but reserves the right to make one award or multiple awards for the Services. Award(s), if made, will be made to the responsible and responsive Respondent(s) whose proposal(s) represents, in GCEC's sole discretion, the most advantageous proposal to GCEC and best overall value to GCEC, price and other factors being considered. GCEC reserves the right to reject all offers or to award the Subcontract to anyone other than the lowest priced Respondent.

F. Point of Contact

GCEC's Tress Dameron (tdameron@gcec.com) and Gayla Burge (gburge@gcec.com) will be the primary POCs for this RFP. Respondents must refrain from any contact with any other GCEC employee or agent regarding this RFP until after determination and award. Failure to comply with communication guidelines for this RFP will result in disqualification.

G. Cancellation/Rejection

GCEC reserves the right to reject any or all proposals, select and award any portion of any or all proposal items, and waive minor informalities and irregularities in any proposal. GCEC may cancel and/or reject this RFP, in whole or in part, at GCEC's sole discretion. Notice of cancellation will be sent to each Respondent. The notice will identify the RFP, and, where appropriate, explain that an opportunity will be given to compete in any future procurement of comparable items.

A proposal may be rejected if it is non-responsive or does not conform to the requirements and instructions in this RFP. A proposal may be non-responsive for reasons including, but not limited to, failure to utilize or complete prescribed forms, conditional proposals, incomplete proposals, indefinite or ambiguous proposals, failure to meet deadlines, and improper and/or undated signatures. Other conditions which may cause rejection of proposals include evidence of collusion, obvious lack of experience or expertise to perform the required Services, submission of more than one proposal for the same work from an individual, Respondent or business under the same or a different name, and failure to perform or meet financial obligations on previous projects.

H. Licenses

All Respondents must be properly licensed as a contractor for the appropriate classification covering the Services specified in this RFP. All Respondents submitting a proposal are requested to submit proof of licensure with their qualifications. License(s) must be effective as of the Commencement Date and must be maintained throughout the term of the Subcontract. Failure to be properly licensed, as stated above, may result in the rejection of the proposal as non-responsive. Respondents and Prospective Awardees must flow down the requirements of this provision to all prospective and/or potential lower-tier participants/subcontractors.

I. Insurance and Bonding Requirements

By submitting their proposal, all Respondents certify that they have read the applicable insurance requirements set forth in the Subcontract, attached as Exhibit B. Prior to execution of the Subcontract awarded under this RFP, the selected Prospective Awardee must submit original certificates of insurance, signed by an authorized representative of the insurance company, stating complete compliance with minimum levels of insurance, policy limits, additional insured coverage, and other required terms set forth in the Subcontract. Notwithstanding any other provision of this RFP or the Subcontract, GCEC will have no obligation to execute a contract nor make any payment to the selected Prospective Awardee/Awardee Subcontractor until all insurance requirements are met. The certificates of insurance must be provided to Gayla Burge (gburge@gcec.com) and Tress Dameron (tdameron@gcec.com). Respondents and the Prospective Awardees must flow down the requirements of these insurance provisions to all prospective and/or potential lower-tier participants/subcontractors.

The Awardee Subcontractor is to include a bid bond for the value of the Work, as stated for the total bid amount provided in the bid package. A completed Base Bid Schedule, prepared using

the Excel template provided via the shared GCEC SharePoint folder, should be included in the proposal for pricing on the bid package, including a deductive alternate for mobilization and bonds.

Procurement of payment and performance bonds issued by a surety acceptable to GCEC will be required.

J. Confidentiality

Due to the nature and location of where the Services will be performed, strict standards of confidentiality of records and information must be maintained in accordance with applicable state and federal law. As a result, all prospective Respondents must execute the NDA, attached in Exhibit C, prior to the release of the complete RFP and its exhibits and attachments. All material and information, regardless of form, medium or method of communication, provided to Respondents by GCEC, or acquired by Respondents on behalf of GCEC, that is regarded as confidential under state or federal law will be subject to the NDA and regarded as “Confidential Information.” Nothing in this Section will permit Respondents to disclose any Confidential Information, regardless of whether it has been disclosed or made available to them due to intentional or negligent actions or inactions of agents of GCEC or third parties. Confidential Information must not be disclosed except as required or permitted by the NDA and state or federal law. Respondents must only use Confidential Information for the purpose of responding to this RFP and activities pursuant to and related to the performance of the Subcontract contemplated by this RFP. Respondents must take all necessary steps to safeguard the confidentiality of such material or information in conformance with applicable state and federal law. Respondents and Awardee Subcontractor(s) will maintain all CUI in strict confidence and report any disclosures pursuant to DLA guidance. Upon conclusion of the RFP process, any Respondents who are not awarded a contract for Services must destroy all Confidential Information within thirty (30) days of being notified that they will not be placed under contract. Respondents must flow down the requirements of this confidentiality provision to all prospective and/or potential lower-tier participants/subcontractors.

Further, all Respondents should be aware that portions of this RFP, any related communications, and submitted proposals could be considered within the public domain by virtue of any requirement for GCEC to submit such documentation to the Government in order to receive payment under GCEC’s Prime Contract. Respondents should therefore identify specifically any Confidential and/or Proprietary Information in their proposal which they believe to be exempt from disclosure, citing specifically the applicable exempting law. GCEC makes no representations or warranties that it will be able to maintain and protect the confidentiality of such materials.

K. Lower-Tier Subcontracting

The Awardee Subcontractor will be the primary provider of Services and will be responsible for all Work performed and deliverables under the Subcontract. If any portion of the Subcontract is to be let to lower-tier participants/subcontractors, a written list of proposed participants/subcontractors should be included in the Respondent’s proposal. Requests for the use of

lower-tier participants/subcontractors are subject to GCEC's review and written approval in its sole discretion.

GCEC reserves the right to request and review information in conjunction with its determination regarding a lower-tier participant/subcontractor request. All lower-tier participants/subcontractors are subject to the same requirements of this RFP as the Awardee Subcontractor.

L. Protests

Any award by GCEC of the Subcontract contemplated by this RFP to an Awardee Subcontractor will be final and not subject to further challenge or protest.

M. Withdrawal of Proposal

Any Respondent may withdraw its proposal in writing at any time prior to the scheduled time for opening proposals.

V. PROPOSAL FORMAT AND EVALUATION CRITERIA

To be considered for the award, all electronic submissions must be made on the forms and worksheets provided, properly executed and with all items filled out. The electronic PDF proposal must be formatted to 8½-x-11-inch paper, except the Organizational Chart, which may be formatted to tri-folded 11 x 17-inch paper. There is no page limit for this proposal, although there is a page limit for specific sections of the proposal. Provide individual tabs or section dividers for each section of the proposal. Minimum font size must be 11 points. Each submission must include the following documents divided by tabs or section dividers, as explained in more detail below:

A. Tab I: Cover Letter (Pass/Fail)

Provide a cover letter, signed by an authorized representative of the Respondent's firm (Owner, CEO, and/or President), indicating the underlying philosophy of the firm in providing the Services stated herein and its commitment to provide these Services consistent with its proposal and the Subcontract. Provide general firm information, including the full legal name of your firm (and state the names of any parent companies), business address, telephone number, email address, Federal Tax ID number, fax number (if any), and the name(s), telephone number(s), and email address(es) of the authorized POC(s) concerning the proposal. Submission of a signed proposal is certification that the Respondent's firm will accept any awards as a result of this RFP.

B. Tab II: Executive Summary (5 points / 2 Page Limit)

The Executive Summary should include a brief overview of the proposed plan of action, including but not limited to the strategy for implementation and an understanding of the RFP technical requirements. Identify the key personnel who will be committed to the project.

C. Tab III: Respondent's Qualifications
(15 points / 8 Page Limit)

The Awardee Subcontractor selected for this project should have a minimum of ten (10) years of experience in the construction of projects similar in complexity. This requirement is mandatory and will be evaluated as part of the process to recommend award to Prospective Awardees that GCEC feels represents, at its sole discretion, the most advantageous, overall value to GCEC, price and all other factors considered.

Respondents must demonstrate proven past performance and experience in substation control house construction and interior buildouts, and must hold an active, valid Building Contractor or General Contractor license issued by the State of Florida. Experience should include new substation, switchyard, and control house construction, as well as the installation of control panels, protective relays, batteries, chargers, and associated electrical and control systems within the Southeastern United States, with an emphasis of Florida projects.

Respondents must also demonstrate proven experience in the commissioning of power switchyard control houses. This includes, but is not limited to, pre-commissioning activities, system energization, and integrated systems testing. Emphasis should be placed on substation control house commissioning activities, including control panels and protective relays, power systems, and overall system integration. Experience should also include adherence to applicable safety standards, regulatory requirements, and industry best practices, including testing, verification, troubleshooting, and documentation. Work performed within the Southeastern United States, especially Florida, will be given priority consideration.

Respondents should clearly describe their firm's experience with relay testing and protection system validation, functional and end-to-end testing, electrical and control system commissioning. This should include demonstrated expertise in coordinating with multiple subcontractors to ensure a reliable and fully operational control house.

All Respondents are highly encouraged to provide evidence of successful past performance on projects that directly relate to the Services requested in the RFP. Respondents are also encouraged to include any additional licenses or certifications issued by the State of Florida, even if not directly specified above, to further demonstrate your firm's qualifications, technical competencies in your trade, commitment to industry standards, and authority to legally operate in the State of Florida.

Provide a detailed description of (a) your firm's qualifications in delivering project management, construction, installation, documentation, and programming services specifically related to the Work described in the RFP; (b) experience performing work pursuant to any state

and/or federal government contracts; and (c) prior work completed for municipal electric and water entities. Include any special expertise which your firm possesses in working within or adjacent to federal and/or state government agencies.

List five projects, maximum of one (1) page per project. Provide the following information for each project:

- Project name
- Project location
- Owner's name
- Project description
- Project start date
- Project initial budget and final budget
- Number of orders
- Initial and final substantial completion dates
- Summary of work performed by your firm versus subcontractors
- Reference for the project including POC's name and phone number

D. Tab IV: Specialized Expertise of Team Members
(15 points / 5 Page Limit)

Staff assigned to this project shall have a minimum of five (5) years of experience in comparable roles. Experience in power switchyard control house construction, including installation of ancillary and electrical distribution systems, furnishings, interconnecting wiring, and relay programming, as well as comprehensive system testing, verification, and commissioning and the preparation of complete documentation and training of control house systems for projects within the Southeastern United States is required.

Provide an electronic 1-page (tri-folded 11-x-17-inch paper) Organizational Chart depicting the proposed construction, installation, and/or commissioning team(s), as applicable, for the Services. Include all staff members that will be connected to the project, especially superintendents, project schedulers, cost estimators, and key subcontractors. Include all experienced staff necessary to manage the construction, installation, and/or commissioning of the project, where applicable. The staff members called out in the Organizational Chart will be used for the project; substitutions are disallowed without prior approval by GCEC.

Provide the following summaries:

- Project experience for the Project Manager shown on the Organizational Chart, including education, certifications and professional affiliations, number of years in present

- position, project experience, and number of years employed by your firm (1 page maximum).
- Project experience for the Superintendent(s) shown on the Organizational Chart, including education, certifications and professional affiliations, number of years in present position, number of years employed by this firm, and experience/ability of superintendent to identify/solve issues during construction. One page maximum per person; each Superintendent should have their own individual page if more than one is listed in the Organizational Chart.
 - Project experience for the Lead Cost Estimator and Lead Scheduler as shown on the Organizational Chart, including education, certifications and professional affiliations, number of years in present position, and number of years employed by your firm. Combine these two resumes on one (1) page.
 - Describe your team’s experience in handling the documentation for work related to electric utility construction, particularly if performed under any state and/or federal government contracts.
 - Describe the training your team has received regarding government and Department of Defense (“DOD”) contracting rules and guidelines.

E. Tab V: Technical Approach
(20 points / 5 Page Limit)

Describe your firm’s approach and understanding of the scope and nature of the Work. Provide examples of previous opportunities and experience providing value engineering. Discuss how those examples led to a reduction in budget and/or schedule. Describe the benefits and the challenges of your team. (No points will be provided if the Respondent believes that there are no challenges.) Describe your firm’s experience in expediting a project schedule to deliver a project and the resources your team has available for this project. Discuss the availability of the primary POC relative to current and future client workload.

The Power Switchyard Control House described in this RFP is a high priority. Describe in detail your firm’s plan to expedite installation and testing of systems and components in the control house and outline your firm’s approach for programming the relays. Respondents should clearly identify methods, staffing, sequencing, and any other strategies the firm will use to accelerate this Work.

F. Tab VI: Price Proposal and Base Bid Schedule
(45 points)

Complete a Price Proposal Worksheet and Base Bid Schedule, and include them with your proposal, ensuring they are saved in the provided Excel format. The Excel worksheet templates are provided in the GCEC SharePoint folder. Instructions are included within the Excel workbook.

Respondents must include construction costs, labor, materials, equipment, training, and incidentals necessary to complete the Work as stated in Exhibit A and further detailed in the Technical Design Package, shown in Exhibit P. Additional materials necessary to complete the Work, but not stated in the Technical Design Package, can be included in the price proposal. Equivalent, “or-equal,” equipment and materials are not accepted by GCEC. Note that any substitution requires verification and written approval by GCEC and will be reviewed by GCEC on a case-by-case basis.

Cost-plus-a-percentage-of-cost will not be accepted by GCEC.

G. Tab VII: Bill of Materials
(Pass/Fail)

Complete a Bill of Materials Worksheet and include it with your proposal, ensuring it is saved in the provided Excel format. The Excel worksheet template is provided in the GCEC SharePoint folder. Instructions are included within the Excel workbook.

Respondents must include all materials to complete the Work as stated in Exhibit A and further detailed in the Technical Design Package, shown in Exhibit P. Additional materials necessary to complete the Work, but not stated in the Technical Design Package, can be included in the bill of materials. Equivalent, “or-equal,” equipment and materials are not accepted by GCEC. Note that any substitution requires verification and written approval by GCEC and will be reviewed by GCEC on a case-by-case basis.

H. Tab VIII: Acceptance of Conditions
(Pass/Fail)

Indicate any exceptions to the terms and conditions of the RFP, to insurance requirements set forth in the insurance exhibit to the Subcontract, or any other requirements listed in this RFP. If no exceptions are indicated in this tabbed section, it will be understood that no exceptions to these documents will be considered after the award, or if applicable, during negotiations. Exceptions taken by a Respondent may result in evaluation point deduction(s) and/or exclusion of proposal for consideration, depending on the extent of the exception(s). Such a determination will be at the sole discretion of GCEC.

I. Tab IX: Required Certifications
(Pass/Fail)

Complete and sign the following certifications:

- Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower-Tier Covered Transactions, shown in Exhibit M
- Certification Regarding Lobbying for Contracts, Grants, Loans, and Cooperative Agreements, shown in Exhibit N
- Certification Regarding Drug-free Workplace Requirements, shown in Exhibit R

VI. SELECTION

Upon receipt, representatives from GCEC will perform a limited review of the proposals for obvious completeness. Those proposals deemed complete and responsive will be forwarded to the Evaluation Committee.

A. Evaluation Committee

The Evaluation Committee may consist of three (3) or more members. GCEC or its designee will determine the Evaluation Committee that will best serve the needs of GCEC.

B. Evaluation

Only proposals compliant with requirements and deadlines herein will be evaluated by GCEC. The ranking of proposals will be based upon the evaluation criteria in this RFP. The best qualified Respondents will be based upon the Evaluation Committee's ability to differentiate qualifications applicable to the scope and nature of the Services to be performed.

C. Presentation/Interviews

The Evaluation Committee may choose to conduct formal presentations/interviews with any or all Respondents prior to GCEC making an award.

VII. CLARIFICATIONS AND NEGOTIATIONS

GCEC reserves the right to award a contract based on initial responses received; therefore, each response must contain the Respondent's best terms and conditions from a technical and cost standpoint. GCEC reserves the right to conduct clarifications or negotiations with one or more Respondents. All communications, clarifications, and negotiations must be conducted in writing and in a manner that supports fairness in response improvement.

A. Clarifications

GCEC may identify areas of a response that may require further clarification or areas in which it is apparent that there may have been miscommunications or misunderstandings as to GCEC's specifications or requirements. GCEC may seek to clarify those issues identified during one or multiple clarification rounds, which will be communicated to all potential Respondents. Each clarification sought by GCEC may be unique to an individual Respondent, provided that the process is conducted in a manner that supports fairness in response improvement.

B. Negotiations

GCEC may elect to negotiate with one or more Respondents by requesting revised responses, negotiating costs, or finalizing contract terms and conditions. GCEC reserves the right to conduct multiple negotiation rounds or no negotiations at all.

C. Cost Negotiations

All Prospective Awardees selected for negotiation by GCEC will be given equivalent information with respect to cost negotiations. All cost negotiations will be documented. Additionally, GCEC may conduct target pricing and other goods or services level negotiations. During price negotiations, Prospective Awardees are not obligated to reduce their pricing to target prices, but Prospective Awardees are not allowed to increase prices either.

If GCEC determines that it is unable to successfully negotiate terms and conditions of the Subcontract with the apparent best evaluated Prospective Awardee, GCEC reserves the right to bypass the apparent best evaluated Prospective Awardee and enter contract negotiations with the next apparent best evaluated Respondent.

VIII. SUBCONTRACT AGREEMENT AND COMPLIANCE

The successful Prospective Awardee will be prepared to immediately enter contract negotiations with GCEC and must at that time deliver the policies of insurance or insurance certificates as required by the insurance exhibit to the Subcontract (Exhibit B). All insurance documents must be approved by GCEC before the Awardee Subcontractor may execute the Subcontract and commence performance.

Prices must remain firm for the duration of the Services, other than price escalation adjustments allowed by the Government or as otherwise allowed by the Subcontract. Additional items/services related to those described in Exhibit A may be added to the final Subcontract.

The Subcontract will incorporate certain provisions from GCEC's Prime Contract, including but not limited to all applicable federal, state, and local laws, ordinances, codes, and regulations as well as the Tyndall AFB rules and regulations. More information on these provisions is available at <https://www.acquisition.gov>.

By submitting a proposal in response to this RFP, the Respondent acknowledges that all Services under the resulting Subcontract will be subject to all existing and future laws, ordinances, codes, rules, standards, and regulations that may be applicable to the Services, including, but not limited to the following:

- Tyndall AFB Instructions and Directives (the "Tyndall AFB Directives")

This includes base policies governing background checks for entry onto the base, driving and phone usage regulations, traffic control requirements, etc. More information on Tyndall AFB Directives may be obtained directly from Bill Kuehl, COR, Tyndall Privatized Utilities, 325 CES/CEOS, 100 Checkertail Way, Tyndall AFB, FL 32403; or by phone (850) 728-1529; and by email, william.kuehl.1@us.af.mil.

- Temporary Environmental Controls – Tyndall AFB Standard, attached as Exhibit O
 - Specification Section UFGS 01 57 19, Temporary Environmental Controls, has been provided for this project.
 - Table 2 lists required permits and environmental testing for performing the Services stated in this RFP (TAFB.2026.03). The Subcontractor must acknowledge that additional permits or environmental tests may be necessary during the project’s lifecycle, beyond those explicitly listed in Table 2. The Subcontractor will provide a complete list of all permits that are required to be obtained and any associated fees. GCEC staff will offer guidance to the Awardee Subcontractor on permit applications; provided, however, that the Awardee Subcontractor shall remain responsible for completing all permit applications in a timely manner and ensuring that all required environmental permits are obtained before starting construction and/or installing or operating any new or modified equipment or processes, in order to maintain adherence to the project schedule. In addition to environmental permits, based upon information provided by the Base Civil Engineer (the “BCE”), representing the Tyndall AFB, Base Civil Engineer Environmental Office, GCEC will determine when installation-specific permits are required, such as digging, communications, and security.
 - Environmental Resource Permit, 0397692-002-EI/03

Respondents should become familiar with the Zone 4 Environmental Resource Permit No. 0397692-002-EI/03 issued by the Florida Department of Environmental Protection (the “FDEP”) on March 7, 2022. Construction activities must be carried out in compliance with the conditions of the permit.

- PFOS/PFOA and Arsenic Plume Areas

Respondents should become familiar with the location of perfluorooctane sulfonate chemicals (“PFOS”), Perfluorooctanoic acid chemicals (“PFOA”), and arsenic plume areas, as well as Native American cultural areas and wetlands to ensure their Services are not impacted. There are no known locations of PFOS/PFOA at the Zone 4.1 Switching Station/Control House location at this time, but some fiber optic handholes may be located near these areas.

Disturbed Soil. In the event soil meets Air Force screening criteria for PFOS and PFOA but may not meet FDEP provisional standards, the soil shall remain on site for unrestricted use. The disturbed soil should be spread at the project site in designated areas and not moved to other locations. Any on-site location, long-term storage, and (re)use of

this soil shall be in accordance with Air Force contract provisions, Air Force requirements, and applicable federal, state, and local regulations.

- Erosion Controls

Since the Services entail projects that are within the scope of the Environmental Resource Permit, 0397692-002-EI/03, the Subcontractor will need to submit a Stormwater Pollution Prevention Plan (“SWPPP”) with erosion controls if an active, approved SWPPP does not cover the specific construction site or construction activities. PowerSouth EC and/or their subcontractor, Aubrey Silvey Enterprises, Inc., will install a silt fence around the switching station, a site-specific measure under an approved SWPPP, to prevent stormwater pollution during construction activities. The Subcontractor must comply with the best management practices and mandates stated within an approved SWPPP when conducting activities at a project site governed by an active plan. A dig permit, following the Tyndall AFB dig permitting procedures, will be required for any ground disturbance on Tyndall AFB to ensure the safety of personnel, protection of underground utilities and environmentally sensitive areas, and minimal impact on the environment. Procedures to apply for a dig permit should be based upon information and guidance provided by Jason Curry, with GCEC, at the time of award.

- Dewatering Activities

Groundwater from dewatering activities must be perked back into the same area and not discharged into storm drains. If any construction dewatering is required which results in an offsite discharge of groundwater, the Subcontractor must obtain a separate FDEP/EPA SWPPP permit and approval. The Awardee Subcontractor shall ensure that the requirements of pertinent portions of Chapter 62-621, F.A.C. are met.

- Soil Stockpiles

Tyndall AFB has dedicated noncontaminated soil stockpiles that may be available for use.

- Hazardous Materials

Subcontractors working on Tyndall AFB must adhere to guidelines regarding hazardous materials (“HAZMAT”) to ensure the safety of personnel and the environment. Subcontractors must complete a Hazardous Material Questionnaire (AFB Form 81) and maintain an up-to-date Hazardous Material Inventory (AFB Form 82) and Environmental Reporting Entry IMT (AFB Form 83). Forms are provided in Exhibit Q.

Table 2. Permits, Environmental Testing and Reporting

Permits, Environmental Testing and Reporting	Yes	No	Additional Information
RFP No. TAFB.2026.03 - Power Switchyard Control House – Ancillary and Electric Distribution Systems, Furnishings, Wiring, Programming, and Commissioning, Electric Infrastructure Services			
Project falls under Zone 4 ERP Permit No. 0397692-002-EI/03 (Exhibit Q)			
Permit - Dig Permit (Tyndall AFB Requirement)		✓	
Permit - Environmental Resource Permit (“ERP”)	✓		Project falls under Zone 4 ERP Permit No. 0397692-002-EI/03. Subcontractors are required to comply with all conditions of the ERP.
Permit - National Pollutant Discharge Eliminate System (“NPDES”), SWPPP	TBD	TBD	PowerSouth EC and/or their subcontractor, Aubrey Silvey Enterprises, Inc., will install any silt fence around the switching station site to prevent runoff. If the Awardee Subcontractor discharges any dewatering into the stormwater system, a SWPPP will be required.
Permit - Building		✓	
Permit - Electrical		✓	
Testing and Spoil Transport	TBD	TBD	Disturbed soil should be spread at the project site in designated areas and not moved to other locations.
Hazardous Materials	TBD	TBD	AFB Form 81, Form 82, and Form 83

[END OF RFP DOCUMENT – EXHIBITS TO FOLLOW]

EXHIBIT A. STATEMENT OF WORK

Power Switchyard Control House – Ancillary and Electric Distribution Systems, Furnishings, Wiring, Programming, and Commissioning Electric Infrastructure

Scope of Work

Introduction

Gulf Coast Electric Cooperative (“GCEC”) is requesting proposals from qualified Respondents capable of providing services to:

- (a) Procure and install ancillary systems (e.g., HVAC, electrical, ATS) and furnishings for the Power Switchyard Control House building at Tyndall AFB, located in Bay County, Florida. Services also include the purchase and installation of electric distribution components, except materials and equipment detailed below or identified by GCEC as owner furnished materials, for the building. Services also include station service and panel wiring as well as connections linking the control panels and equipment within the Power Switchyard Control House to the switching station’s main equipment. Programming protective relays by applying required protection functions and settings in preparation for future SCADA System and fiber optic communication installations is required under the Scope of Work. Construction and/or installation of the Power Switchyard Control House building structure is the responsibility of the Awardee Subcontractor identified under, RFP No. TAFB.2026.02.
- (b) Conduct testing and verification of the Power Switchyard Control House installed equipment and systems, with the exception of the SCADA System and fiber optic communication equipment, to ensure that the control house operates in accordance with design requirements. Services also include the delivery of a commissioned, ready-to-use Power Switchyard Control House, except for its SCADA System and fiber optic communication equipment, along with documentation and training for GCEC staff.

This project is part of the Tyndall AFB rebuild program that addresses extensive civil site and utility systems damage resulting from the direct impact of Category 5 Hurricane Michael in 2018. The proposed redevelopment includes coordination with multiple construction contractors/subcontractors and privatized utility contractors/subcontractors performing civil site and utility work, as part of electrical and water distribution systems construction by GCEC.

Respondents must have the ability to obtain security clearances to enter government facilities, specifically Tyndall AFB, for construction crews to be supplied under this contract, and

the Awardee Subcontractor must maintain security clearances for all crews to be provided under this contract for the term of the contract.

The Awardee Contractor is responsible for providing labor, materials, equipment, and incidentals necessary to complete the Work as detailed in this RFP. The Awardee Contractor will provide GCEC with a comprehensive and itemized list of all necessary materials required to complete the Work according to the requirements of the Technical Design Package, shown in Exhibit P, including brand names, model numbers, and quantities. The submitted list will be subject to GCEC's review and approval.

- *Power Switchyard Control House, Description.* The Power Switchyard Control House will provide an environmentally controlled enclosure to house equipment such as relay and control panels, automatic transfer switch (“ATS”), AC and DC service panelboards, batteries and battery chargers, and other components necessary for operating and monitoring the switching station's electrical equipment as well as the electrical power distribution smart VISTA SD switchgear.
- *Power Switchyard Control House, Building.* GCEC, along with the Government, will be accepting a prefabricated control house building, under RFP No. TAFB.2026.02. A building that meets wind loads of 160 mph; includes a foundation designed to accommodate incoming conduit stub-ups for controls, communications, and station service power; is configured to house all required equipment as outlined in the Technical Design Package (Exhibit P); and features architectural metal construction throughout, per GCEC's approval, may be accepted.

The Awardee Subcontractor, under RFP No. TAFB.2026.02, in addition to constructing/installing the Power Switchyard Control House building, will install any necessary conduit systems within the Switchyard Control House foundation. (Additional details regarding a *Modified Scope*, Section 2.4)

- *Power Switchyard Control House, GCEC Furnished Materials.* GCEC will purchase the ATS in the Power Switchyard Control House that will connect to incoming services from the station service transformers on each side of the split bus arrangement in the switchyard. The Awardee Subcontractor, under the contract, will purchase all approved equipment and materials necessary to deliver a ready-to-use Power Switchyard Control House, excluding its SCADA System, fiber optic communication equipment, and the ATS. Procurement of materials includes, but is not limited to, main AC distribution panelboards, relay panels, and components specific to the control house, auxiliary power systems, furnishings, and all other items required to deliver a fully functional facility as detailed in this bid package.

GCEC reserves the right to provide owner furnished materials for the Power Switchyard Control House.

- *Coordination Between Subcontractors.* The Awardee Subcontractor will be required to coordinate performance of services and their Scope of Work with that of the other

subcontractors to avoid any scope gaps that could prevent GCEC from receiving a ready-to-use Power Switchyard Control House.

The Awardee Subcontractor, under this RFP, will be responsible for the installation and integration of all electrical systems and will closely coordinate with the Awardee Subcontractor that is responsible for the control house building construction and installation.

The Awardee Subcontractor, under this RFP, will verify existing conditions and coordinate as necessary to successfully install all required ancillary and electric distribution systems within the constraints of the approved control house. This includes accommodating all equipment, conduit routing, penetrations, supports, grounding systems, and required clearances in compliance with project specifications and applicable codes. The Awardee Subcontractor, under this RFP, will be responsible for identifying and resolving any installation challenges or conflicts arising from the control house configuration and will implement solutions necessary to meet all project requirements without compromising system performance or compliance. All solutions must be brought to the attention of GCEC for review and approval.

All work will be done to ensure that the completed electrical installation meets all specified requirements, regardless of the building type or configuration provided. The Awardee Subcontractor, under this RFP, will participate in regular coordination meetings, maintain an up-to-date construction schedule, and sequence their work to support efficient installation and minimize rework or delays. The Awardee Subcontractor shall be responsible for documenting coordination efforts and acknowledges that coordination efforts are subject to review by GCEC.

The Awardee Subcontractor tasks and responsibilities for are detailed in (a) this Scope of Work and (b) the Power Switchyard Control House Construction Tasks and Responsibilities, shown in Exhibit H, that delineates the tasks and responsibilities of the Awardee Subcontractor from those of other subcontractors.

Background

The electric and water distribution systems in the main base area of Tyndall AFB will undergo several improvements to achieve the infrastructure necessary for the facility to evolve into the “Base of the Future.” The Power Switchyard Control House is part of the Zone 4.1 Infrastructure Plan required for the redevelopment occurring throughout Tyndall AFB.

This RFP for the Zone 4.1 (Phase 2) Electric Infrastructure project includes the following improvements:

- Ancillary and Electric Distribution Systems, Furnishings, Wiring, and Programming of the Power Switchyard Control House
- Testing, Commissioning,¹ Documenting, Training, and Handing off the Power Switchyard Control House

The Technical Design Package, provided as Exhibit P (specifically P1, P2, P3, P4, P5, P6, and P7), includes the IFC Design Analysis, Specifications, and Drawings for the Zone 4.1 Electric and Water Distribution Infrastructure project which includes the Power Switchyard Control House. Project site maps are provided in Exhibits F and P. These documents will be necessary to prepare the RFP response and pricing for the procurement and installation of systems, furnishings, and associated services. This includes, but is not limited to, wiring, programming, testing and verification, and commissioning of the Power Switchyard Control House.

Due to the sensitive nature of the job site and confidential information within these documents, Respondents must execute the NDA, attached as Exhibit C, before gaining access to the Technical Design Package.

Scope of Work

The Scope of Work for this project includes provision to furnish all labor, materials, equipment, and incidentals, apart from the materials stated above and identified as GCEC owner furnished materials, necessary to perform the Work as described for each of the following Lump Sum Bid Items:

Bid Item 1 - General Construction Cost

Work for Bid Item 1 includes, but is not limited to, the following:

- 1.1 **Mobilization** (Split 75% Mobilization / 25% Demobilization)
- 1.2 **Performance and Payment Bonds**
- 1.3 **Environmental Permitting** (as described in Section VIII and Table 2)
- 1.4 **Construction Layout and As-builts²**

Bid Item 2 – Power Switchyard Control House - Ancillary and Electric Distribution Systems, Furnishings, Wiring, and Programming

Work for Bid Item 2 includes, but is not limited to, preparing and submitting a comprehensive, itemized list of all materials necessary to deliver a ready-to-use Power Switchyard Control House, apart from the building and its foundation, SCADA System and fiber optic communication equipment. Procurement and installation of ancillary systems (e.g., HVAC and building electrical) and furnishings are a component of Bid Item 2. The Awardee Subcontractor will

¹ Commissioning excludes the SCADA System and fiber optic communication equipment.

² GCEC requires a set of drawings that accurately reflect the final, as-installed condition of the Power Switchyard Control House, including all changes to the IFC design made during procurement and installation.

purchase electric distribution components, except materials and equipment detailed below or identified by GCEC as owner furnished materials. Services, under Bid Item 2, include the installation of electric distribution components and interconnecting wiring, including connections linking the control panels and equipment within the Power Switchyard Control House to the switching station's main equipment, as well as the programming relays for the breakers in the switching station. The Awardee Subcontractor will provide all necessary management, incidentals, and quality assurances as part of the approach.

Per the Technical Design Package, provided as Exhibit P, the Power Switchyard Control House design and installation is subject to the rules, standards, and regulations that follow. However, all Work must be performed in accordance with current building codes and industry standards. The GCEC contract does not require the Awardee Subcontractor to follow UFC standards; however, GCEC voluntarily follows the lighting standard.

- Tyndall Installation Facility Standards
- UFC 1-200-01, DOD Building Code, with change 1, 2020; and all additional criteria stated within the drawings
- OSHA – 29CFR
- IBC, 2018 edition
- FBC, Energy Conservation, 2020, Seventh edition
- NFPA 70, National Electrical Code (“NEC”), 2014 edition
- NFPA 72, National Fire Alarm Code, 2013 edition
- NFPA 101, Life Safety Code (“LSC”), 2018 edition
- SDDCTEA 55-15 Traffic Safety Engineering for Better Entry Control Facility, 2019

The major Work required to (a) purchase and install the Power Switchyard Control House's ancillary systems and furnishings; (b) purchase and install electric distribution components, except materials detailed below or identified by GCEC as owner furnished materials; (c) provide and install all necessary interconnecting wiring; and (d) program relays for the breakers in the switching station includes, but is not limited to, the following:

- 2.1 **Submit a comprehensive, itemized list of all materials** required to complete the Work in accordance with the Technical Design Package requirements, outlined in Exhibit P, to deliver a ready-to-use Power Switchyard Control House, excluding the building's foundation and structure, SCADA System and fiber optic communication equipment, and the ATS, for submission to GCEC. The list should include brand names, model numbers, and inventory quantities. The submitted list will be subject to GCEC's review and approval.
- 2.2 **Purchase and install ancillary systems and furnishings.** Under the contract, the Awardee Subcontractor will purchase and install the auxiliary systems that include, but are not limited to, HVAC, building electrical, and fire safety systems and lighting. GCEC will furnish the ATS that will connect to incoming services from the station service

transformers on each side of the split bus arrangement in the switchyard. The Awardee Subcontractor will retrieve the ATS and any additional materials purchased by GCEC from GCEC's warehouse. The Awardee Subcontractor will store and safeguard all materials for the Power Switchyard Control House at the project site. The Awardee Subcontractor will purchase, assemble, and set in place the cabinets, desk, chair, and eyewash, and other furnishings as stated in the Technical Design Package.

- 2.3 **Install electric distribution components.** The Awardee Subcontractor will purchase electric distribution system components, except materials detailed in the RFP and identified by GCEC as owner furnished materials. Installation of components of electrical systems includes, but is not limited to, the main AC distribution panelboards, AC/DC power panels, relay panels, battery and battery float chargers, and all other necessary items to deliver a fully functional facility.
- 2.4 **Provide and install all necessary interconnecting wiring,** including the station service and panel wiring as well as connections linking the control panels and equipment within the Power Switchyard Control House to the switching station's distribution equipment. Another Awardee Subcontractor, under a separate RFP No. TAFB.2026.02, in addition to constructing/installing the Power Switchyard Control House building, will install any necessary conduit systems within the Switchyard Control House foundation. A modified scope below provides background information, and highlights areas where the Services in this RFP require the Awardee Subcontractor to coordinate and communicate with other subcontractors.

Under a Modified Scope (provided as a reference)

- (a) The Awardee Contractor for RFP No. TAFB.2026.04, SCADA System, will install one (1) Schweitzer Remote I/O module provided by Florida Power & Light ("FPL"). The SEL module will be supplied as an SEL-2505 Flush Mount Module. The power supply will be 125VDC. The inputs on the module should be wired as follows:
 - IN01 = 52-MB1 "a" status contact
 - IN02 = 52-TIE "a" status contact
 - IN03 = 52-MB2 "a" status contactThe Schweitzer Remote I/O module will be delivered to Tyndall AFB and provided to the Awardee Subcontractor for RFP No. TAFB.2026.04 during construction.
- (b) GCEC will install two (2) runs of conduit for fiber optic cables, pending final design, extending from pull boxes at the foot of each of FPL's two risers to the precast trench within the Power Switchyard.
- (c) The Awardee Contractor for RFP No. TAFB.2026.05, Fiber Optics, will pull the two runs of GCEC provided fiber optic cable. Each run of fiber will be pulled through its dedicated newly installed conduit and then through the cable trough to reach the control house relay panel installed in modified scope (a).

- 2.5 **Program relays for the breakers in the switching station.** The Awardee Subcontractor will program protective relays by applying required protection functions and settings in preparation for future SCADA System and fiber optic communication installations. Under Bid Item 3.1, the Awardee Subcontractor will perform testing of relays according to all applicable NERC, IEEE, and manufacturer guidelines as outlined in Exhibit P to ensure reliable breaker operation.

The new Power Switchyard Control House must include, but not be limited to, the following appurtenances:

Mechanical, Ventilation, and HVAC

- Wall-mounted Packaged Heat Pumps
 - Two (2) Bard (W48HYDA), Heating and cooling heat pump (EER 11.00)
- Registers
 - Bard, 1550 CFM return register
 - Bard, 1550 CFM supply air register
- Louvers
 - Greenheck Wind-driven rain louver, 24”
 - Greenheck Wind-driven rain louver, 16”
- Fans
 - Greenheck, 600 CFM exhaust fan
 - Greenheck, 300 CFM supply fan
- Dampers
 - Damper, 18” Deep full-size plenum with 24 VAC motorized damper
- Controls and Sensors
 - DDC Panel, 24 VAC power source for HVAC controls
 - Ceiling mounted hydrogen gas sensor
 - Wall mounted audible/visual alarm for hydrogen gas detection system
 - HVAC emergency shutdown switch for both heat pumps and associated dampers

Electrical

- Fixtures
 - Four (4) Industrial Lighting Products (AL-100W-AMBER-T4-IES) 96.4W Exterior area light fixtures
 - Ten (10) Lithonia (FEM-L48-6000LM-IMAFL-MD-MVOLT-GZ10-40K-90CRI) 45W Low-bay lighting fixtures, pendant
- Signs
 - Two (2) Beghelli (WLX-SA-LR-1-W-AT) 2W Exit Signs
- Controls, Switches, and Panelboards
 - One (1) Exterior photocell control, mounted
 - Three (3) Single pole light switches

- Four (4) External Wall mounted NEMA 5-20R duplex receptables (GFCI and WP rated)
- Nine (9) Wall mounted duplex receptables
- Non-fused safety switch

Panels and Panelboards

- One (1) Eaton (PBSCBDBT30DA) Main AC Distribution panelboard
- Two (2) Eaton (PBSABDLT42DA) AC Distribution panelboards
- One (1) Eaton (PBSBCDBT30DA) DC Panelboard
- One (1) Eaton (PBSBCDLT30DA) DC Panelboard
- One (1) Schneider Electric (J07ATSA20400B50C) Automatic transfer switch, 400A (provided by GCEC)

Cable Tray

- Six (6) Cable tray sections
- Four (4) Horizontal bends
- Two (2) Horizontal tees
- Four (4) Vertical outside bends
- Ten (10) Wedgelock splice plates
- Two (2) Frame type box connectors
- Twenty (20) Heavy duty trapeze support kits
- Thirty (30) threaded rods
- Fifteen (15) Rod couplings
- Four (4) Hold down brackets, heavy duty
- Thirty-four (34) Beam clamps
- Seven (7) Unistrut pre-galvanized channels

Materials, Miscellaneous

- One (1) Vertical filing cabinet, 4 drawer
- One (1) Desk, 60" x 10"
- One (1) Chair, Standard tilt
- One (1) Cabinet, Marshalling
- One (1) Honeywell Fendall Eyewash
- One (1) Enersys (60-m50-13) Battery, 60 cell
- Two (2) Hindle Power (130-030-F-240-M-F-M-FA-G-X-X-S) Battery chargers

Bid Item 3 – Power Switchyard Control House – System Testing, Verification, and Commissioning

Work for Bid Item 3 includes, but is not limited to, system testing, verification testing, and commissioning, excluding SCADA System and fiber optic communication equipment, of the Power Switchyard Control House. The Awardee Subcontractor will provide all necessary management, services, incidentals, and quality assurances as part of the approach.

The major Work required to test, verify, and commission the Power Switchyard Control House includes, but is not limited to, the following:

3.1 **Testing and verification of the Power Switchyard Control House equipment and systems** to ensure that the control house operates in accordance with design requirements. As part of the approach, testing will include, but is not limited to, the following:

- Pre-commissioning checks prior to energizing the equipment
- Equipment testing, including insulation resistance tests and functional tests, and visual inspection of relays, circuit breakers, and switchgear to confirm proper installation and operation
- Protective system testing of all programmed protective relays by conducting secondary injection tests to verify pickup values, time current characteristics, logic operations, trip outputs, breaker control functions, and interlocking schemes according to all applicable NERC, IEEE, and manufacturer guidelines as outlined in Exhibit P to ensure reliable breaker operation. This also includes functional testing of each protection scheme
- Grounding system inspection, testing, and verification to ensure proper connections and continuity
- Battery and auxiliary power system testing to confirm battery bank and backup power systems provide continuous power during outages
- Cable and wiring checks for insulation integrity and proper termination to ensure reliable power and signal transmission
- Functional testing simulating real-world conditions to verify the Power Switchyard Control House's ability to handle various operational scenarios, including load handling
- Post-energization tests to monitor equipment performance under operational conditions, including voltage and load checks, and observation for abnormal behavior
- Additional verification to include security testing and regulatory compliance testing

3.2 **Commissioning of the Power Switchyard Control House, excluding its SCADA System and fiber optic communication equipment**, to ensure that all equipment and systems within the control house are properly designed, installed, tested, and operating in accordance with Tyndall AFB and GCEC's requirements. The Awardee Subcontractor will need to coordinate performance of services and their Scope of Work with that of the other subcontractors to prevent any scope gaps that could prevent GCEC from receiving a ready-to-use Power Switchyard Control House.

3.2.1 Awardee Subcontractor will verify the following:

- All identified issues and/or discrepancies are resolved.
- All necessary adjustments, corrections, fine-tuning, and debugging are properly addressed prior to the turnover of the control house to GCEC.

- All furnishings, fixtures, and equipment (“FF&E”), as detailed in the Technical Design Package, attached as Exhibit P, have been delivered and assembled or installed in the control house.

3.2.2 The Awardee Subcontractor will prepare and submit a Power Switchyard Control House commissioning test report that documents all test results and verifies all equipment, and systems operate as designed and meet project requirements. The report should include, but not be limited to, the testing results from Bid Item 3.1. The report should also detail test procedures, results, any issues encountered, and recommendations for resolution.

Bid Item 4 – Power Switchyard Control House - Documentation, Training, and Handover

Work for Bid Item 4 includes, but is not limited to, documentation, training, and handoff of the Power Switchyard Control House, with exception to its SCADA system and fiber optic communication equipment, to GCEC. The Awardee Subcontractor will provide all necessary management, documentation, training, incidentals, and quality assurances as part of the approach.

The major Work required to document, conduct training, and formally deliver the Power Switchyard Control House, excluding its SCADA System and fiber optic communication equipment, to GCEC includes, but is not limited to, the following:

- 4.1 **Comprehensive documentation of the Power Switchyard Control House.** The Awardee Subcontractor will (a) review and revise plans, as-built documentation,² bill of materials, equipment datasheets, safety documentation, visual inspection records, Power Switchyard Control House commissioning test report, and environmental checks to accurately reflect any changes made during the commissioning process and (b) provide documentation that includes, but is not limited to, the following:
- As-built CAD drawings that accurately reflect the final installed Power Switchyard Control House and identify the labeled equipment, components, and final connection points
 - Installation procedures
 - Power Switchyard Control House commissioning test reports, and certificates, that detail electrical testing, functional testing, system integration testing, and equipment testing
 - Equipment datasheets and manuals, including manufacturers’ instructions
 - Protection relays as-built settings
 - Verification of documentation confirming proper labeling for all installed equipment
 - Verification of FF&E against the IFC Design Analysis, Specifications, and Drawings for Zone 4.1 inventory list
 - Comprehensive operating manuals and procedures, including parameter settings for all equipment and detailed O&M instructions
 - Troubleshooting guides

- Safety documentation
 - Warranties
- 4.2 **Training.** The Awardee Subcontractor will provide training on the operation, maintenance, and optimal performance settings of the Power Switchyard Control House. Training topics will also include, but not be limited to, building systems and equipment such as HVAC and lighting, building automation systems, and the electric distribution system and associated components. Training should also include monitoring strategies, troubleshooting techniques, building performance analysis, and emergency protocols.
- 4.3 **Formal handover.** Conduct a formal handover meeting with GCEC to review the final delivery process, finalize documentation and warranties, provide access information, and formally transfer ownership of the Power Switchyard Control House to GCEC. The Awardee Subcontractor will provide GCEC with relevant contact information for support, maintenance, and future system upgrades.

Bid Item 5 – Meetings and Briefs

Work for Bid Item 5 includes, but is not limited to, the following:

5.1 **Meetings and Briefs**

- Post-bid Review Meeting
- Weekly one-page brief including, but not limited to, work completed, work in progress, upcoming work, schedule changes, and estimated completion date.
- Monthly in-person meetings to discuss work in progress and schedules for upcoming weeks. The purpose of the monthly meetings is to promote coordination between parties.
- Project Closeout Meeting

5.2 **Bi-weekly Progress Reports**

- Bi-weekly progress reports, including but not limited to tracking of work for payment on tasks, quantities of items installed, and percent completion.

5.5.3 **Provide necessary materials, tools and software for meetings and briefs.**

The scheduled completion date of the Work is **January 5, 2027.**

Power Switchyard Control House – Ancillary and Electric Distribution Systems, Furnishings, Wiring, Programming, and Commissioning
Electric Infrastructure

Base Bid Schedule

Lump Sum Amount for each Bid Item must include all general construction costs, labor, materials, equipment, training, and incidentals necessary to construct all electric distribution system improvements as defined in the Scope of Work. The lump sum amounts stated in the Bid Base Schedule should match the prices listed in the Price Proposal Worksheet within the submitted proposal.

BID ITEM	DESCRIPTION	Lump Sum Amount
1	General Construction Cost (Total price to include all general construction costs as defined in the Scope of Work.)	\$
2	Power Switchyard Control House – Ancillary and Electric Distribution Systems, Furnishings, Wiring, and Programming Cost ^a (Total price to include all labor, materials, equipment, and incidentals necessary to (a) submit a comprehensive, itemized list of all materials; (b) purchase and install ancillary systems and furnishings; (c) install electric distribution components (along with the procurement of components, except those indicated as GCEC owner furnished materials); (d) provide and install all necessary interconnecting wiring; and (e) program relays for the breakers in the switching station as defined in the Scope of Work.)	\$
3	Power Switchyard Control House – System Testing, Verification, and Commissioning Cost (Total price to include all labor, materials, equipment, commissioning services, and incidentals necessary to (a) perform testing and verification of the Power Switchyard Control House equipment and systems and (b) complete commissioning of the Power Switchyard Control House, excluding its SCADA System and fiber optic communication equipment, as defined in the Scope of Work.)	\$
4	Power Switchyard Control House – Documentation, Training and Handover Cost (Total price to include all labor, materials, equipment, and incidentals required to deliver comprehensive documentation, conduct training, and perform formal handover of the Power Switchyard Control House to GCEC as defined in the Scope of Work.)	\$

Gulf Coast Electric Cooperative, Inc.

RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution Infrastructure Services

BID ITEM	DESCRIPTION	Lump Sum Amount
5	Meetings and Briefs Cost (Total price to include all labor, fees, software/tool costs, material/production expenses, and travel costs necessary to prepare briefs, produce biweekly progress reports, and conduct project meetings as defined in the Scope of Work.)	\$
TOTAL CONSTRUCTION COST =		\$

^a Respondents should assume that all materials identified in the Technical Design Package (Exhibit P), unless otherwise specified in the RFP as owner furnished materials or provided by other subcontractors, will be allowable for the purpose of submitting a price proposal to GCEC.

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services

EXHIBIT B. PRO FORMA SUBCONTRACT AGREEMENT

A copy of the contract titled, “GULF COAST ELECTRIC COOPERATIVE, INC. AGREEMENT, Construction Services for Zone 4.1 Infrastructure Ph 1 and Ph 2 (Electric and Water Distribution Infrastructure Services)” is attached and available in the GCEC SharePoint folder for your review. An updated version of this contract will be provided to the Awardee Subcontractor upon award of Work.

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services

EXHIBIT C. NON-DISCLOSURE AGREEMENT

A copy of the “NON-DISCLOSURE AGREEMENT” is attached and available in the GCEC SharePoint folder for your review. Respondents must submit a signed copy of the attached NDA in order to receive the complete RFP and the complete set of exhibits.

Email the completed NDA to Tress Dameron at tdameron@gcec.com and Gayla Burge at gburge@gcec.com. Submit signed agreement no later than July 1, 2026, by 12:00 PM CDT.

EXHIBIT D. NOTIFICATION OF INTENT TO RESPOND
Reference RFP No. TAFB.2026.03

CONSTRUCTION SERVICES SUBCONTRACT
FOR ZONE 4.1 INFRASTRUCTURE PHASE 1 AND PHASE 2
(ELECTRIC AND WATER DISTRIBUTION INFRASTRUCTURE SERVICES)

(Return signed statement no later than July 1, 2026, by 12:00 PM CDT.)

On behalf of the Subcontractor identified below:

- I hereby certify that it intends to submit a response.
- I hereby certify that it does NOT intend to submit a response.

Authorized Signature

Individual/Institution/Firm

Title

Date

Email Address for Receiving Notices

NOTE

Email this completed form to Tress Dameron at tdameron@gcec.com and copy Gayla Burge at gburge@gcec.com.

EXHIBIT E. QUALIFICATION QUESTIONNAIRE

(Return completed questionnaire no later than July 1, 2026, by 12:00 PM CDT.)

All questions on this questionnaire must be answered; do not leave blanks—where appropriate, state “None” or “Not Applicable” (N/A). If additional space is required to fully respond to any questions, please add sheets to this questionnaire and reference the questions/answers appropriately. GCEC reserves the right to inquire further with respect to any matter in this questionnaire or otherwise to determine the suitability of a Subcontractor to receive an award of a contract.

Identity of Subcontractor

- A. Subcontractor’s full legal name: _____
- B. Tax ID Number (“TIN”), Employer Identification Number (“EIN”), and Social Security Number (“SSN”), as applicable: _____
- C. Subcontractor’s form of legal entity (corporation, joint venture, sole proprietorship, etc.): _____

If the Subcontractor is a Joint Venture or Partnership, please list all partner companies and/or parties to the Joint Venture below. All partners and/or parties listed are also required to individually complete a separate Qualification Questionnaire.

- (1) Partner/Party Name: _____
TIN, EIN, or SSN: _____
UEI #: _____ Percentage of Ownership: _____
- (2) Partner/Party Name: _____
TIN, EIN, or SSN: _____
UEI #: _____ Percentage of Ownership: _____
- D. State or country under whose laws the Subcontractor is organized, and year organized: _____
- E. Number of Employees: Company-wide _____ Local office _____

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services

F. Does the Subcontractor currently use or has used in the past ten (10) years any TINs, EINs, DBAs, names, trade names or abbreviations other than those listed in Part I.B., above? If so, provide the prior identifying information. _____

G. Subcontractor's mailing address: _____

H. Subcontractor's street address (complete only if different than Part I.G.): _____

I. Has the Subcontractor changed address in the past five (5) years and, if so, what was the company's prior address(es)? _____

J. Subcontractor's telephone number: _____

Fax number: _____

Email address: _____

K. List each person or legal entity which has a 10% or more ownership or control interest in Subcontractor.

L. List the name and title of each director and principal officer of Subcontractor:

Identity of Person Completing this Questionnaire

- A. Name: _____
- B. Employer/Title: _____
- C. Telephone number: _____
- Mobile number: _____
- Email address: _____
- Fax number: _____

Subcontractor Representations

If for any reason a representation on this questionnaire is not accurate and complete as of the time the Subcontractor signs this form, the Subcontractor must identify the provision and explain the reason in detail on a separate sheet. Absent such an explanation, the Subcontractor represents that the following statements are complete and accurate.

The following questions apply to (i) Subcontractor, Subcontractor’s parent, subsidiaries, and affiliates (if any); (ii) any joint venture (including its individual members) and any other form of partnership (including its individual members) which includes Subcontractor or Subcontractor’s parent, subsidiaries, or affiliates; (iii) Subcontractor’s directors, officers, principals, managerial employees, and any person or entity with a 10% or more interest in Subcontractor; (iv) any legal entity, controlled, or 10% or more of which is owned, by Subcontractor, or by any director, officer, principal, managerial employee of Subcontractor, or by any person or entity with a 10% or more interest in Subcontractor.

If the answer to any question is “YES,” Subcontractor must provide all relevant information on a separate sheet attached hereto.

Please check this box if a separate sheet is attached:

(1) Within the past five (5) years, has Subcontractor been declared not responsible to receive a public or private contract?	<input type="checkbox"/> No <input type="checkbox"/> Yes
(2) Has Subcontractor been debarred, suspended, or otherwise disqualified from bidding, proposing, or contracting?	<input type="checkbox"/> No <input type="checkbox"/> Yes
(3) Is there a proceeding pending relating to Subcontractor’s responsibility, debarment, suspension, or qualification to receive a public or private contract?	<input type="checkbox"/> No <input type="checkbox"/> Yes

(4) Within the past five (5) years, has Subcontractor defaulted on a contract or been terminated for cause on a public or private contract?	<input type="checkbox"/> No <input type="checkbox"/> Yes
(5) Has a public or private entity requested or required enforcement of any of its rights under a surety agreement on the basis of Subcontractor’s default or in lieu of declaring Subcontractor in default?	<input type="checkbox"/> No <input type="checkbox"/> Yes
(6) Within the past five (5) years, has the Subcontractor been required to engage the services of an Integrity Monitor in connection with the award of or in order to complete any public or private contract?	<input type="checkbox"/> No <input type="checkbox"/> Yes
(7) Within the past (5) years, have Subcontractor’s safety practices/procedures been evaluated and ruled as less than satisfactory by a public or private entity?	<input type="checkbox"/> No <input type="checkbox"/> Yes
(8) Has Subcontractor’s Workers’ Compensation Experience Rating (also known as the Experience Modification Rate or EMR) been 1.2 or greater at any time in the last five (5) years? If yes, please explain.	<input type="checkbox"/> No <input type="checkbox"/> Yes
(9) Within the past five (5) years, has the Subcontractor been accused of violating equal opportunity or nondiscrimination laws?	<input type="checkbox"/> No <input type="checkbox"/> Yes
(10) Within the past five (5) years, has the Subcontractor been accused of violating prevailing wage laws, regulations, or executive orders?	<input type="checkbox"/> No <input type="checkbox"/> Yes

Questions Which Must Be Answered by “Yes” or “No”

To the best of your knowledge after diligent inquiry, in connection with the business of Subcontractor or any other company which is related to Subcontractor by any degree of common ownership, control, or otherwise, do any of the following statements apply to: (i) Subcontractor, Subcontractor’s parent, subsidiaries, and affiliates (if any); (ii) any joint venture (including its individual members) and any other form of partnership (including its individual members) which includes Subcontractor or Subcontractor’s parent, subsidiaries, or affiliates; (iii) Subcontractor’s directors, officers, principals, managerial employees, and any person or entity with a 10% or more interest in Subcontractor; (iv) any legal entity, controlled, or 10% or more of which is owned, by Subcontractor, or by any director, officer, principal, managerial employee of Subcontractor, or by any person or entity with a 10% or more interest in Subcontractor? (If the answer to any question is “YES,” Subcontractor must provide all relevant information on a separate sheet attached hereto.)

<p>(1) Within the past ten (10) years has been convicted of or pleaded nolo contendere to (i) any felony or (ii) a misdemeanor related to truthfulness in connection with business conduct.</p>	<p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>(2) Is currently disqualified from selling or submitting bids/proposals to or receiving awards from or entering any contract with any federal, state, or local government agency, any public authority, or any other public entity.</p>	<p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>(3) Has within a ten (10) year period preceding the date of this Questionnaire been convicted of or had a civil judgment rendered against it for or in relation to: (i) commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; (ii) collusion with another person or entity in connection with the submission of bids/proposals; (iii) violation of federal or state antitrust statutes or False Claims Acts; or (iv) commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.</p>	<p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>In the past ten (10) years, has Subcontractor entered into a consent decree, deferred prosecution agreement or a non-prosecution agreement?</p>	<p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>In the past seven (7) years, have any bankruptcy proceedings been initiated by or against the Subcontractor (whether or not closed) or is any bankruptcy proceeding pending by or against the Subcontractor regardless of the date of filing?</p>	<p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>In the past five (5) years, have there been any judgments or tax liens of \$100,000 or more, including but not limited to judgments based on taxes owed, fines and penalties assessed by a government agency against Subcontractor at any time?</p>	<p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>During the past five (5) years, has the Subcontractor failed to file any applicable federal, state, or local tax return?</p>	<p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>

Background

- A. Indicate if your business qualifies as one of the following:
- | | |
|---|---|
| <input type="checkbox"/> Small Business Enterprise | <input type="checkbox"/> Women’s Business Enterprise |
| <input type="checkbox"/> Minority Business Enterprise | <input type="checkbox"/> Labor Surplus Area Firm ³ |
- B. List any licenses your company holds. Attach a separate sheet if necessary.
-

Insurance Information

- A. Worker’s Compensation Carrier: _____
Policy Expiration Date: _____
- B. CGL Carrier: _____
Policy Expiration Date: _____
Address: _____
Telephone: _____ Contact Name: _____
- C. Other Carrier: _____
Coverages: _____
Policy Expiration Date: _____
Address: _____
Telephone: _____ Contact Name: _____

³ A list of labor surplus areas is available at <https://www.doleta.gov/programs/lisa.cfm>.

Affidavit and Acknowledgement

STATE OF _____)

COUNTY OF _____)

On the _____ day of 20____, before me personally came and appeared _____

by me known to be said person, who swore under oath as follows:

1. I am _____ (print name), _____ (print title) of
_____ (print name of company).
2. I am duly authorized to sign this Qualification Questionnaire on behalf of said company and duly signed this document pursuant to said authorization.
3. The answers to the questions set forth in the Qualification Questionnaire and the representations set forth in this questionnaire, including any attachments, are true, accurate, and complete. I authorize GCEC to verify any such information and to conduct any background checks it deems appropriate.
4. I acknowledge and understand that the Qualification Questionnaire includes provisions which are deemed included in the Subcontract if awarded to the company.

Signature

Sworn to and subscribed to before me

this ___ day of _____, 20 ____

(Notary Public)

Notary Public _____ County

My commissions expire: _____

EXHIBIT F. PROJECT SITE MAP
Tyndall AFB, Zone 4.1

A copy of the “PROJECT SITE MAP” will be provided through a GCEC SharePoint folder after your firm submits the Notification of Intent to Respond (Exhibit D) and Qualification Questionnaire (Exhibit E), and GCEC reviews these documents and executes the NDA (Exhibit C).

The project site map depicts the project site location along with an overlay of the contamination and cultural areas. Additional site maps are in the Technical Design Package (Exhibit P).

Map: Tyndall AFB, Zone 4.1 E&W SCADA Connection Points with Contamination and Cultural Overlay

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services

EXHIBIT G. N/A

EXHIBIT H. GCEC ZONE 4.1 POWER SWITCHYARD CONTROL HOUSE - TASKS AND
RESPONSIBILITIES, DETAILED

The Awardee Subcontractor will be responsible for the tasks indicated below as part of this RFP (RFP No. TAFB.2026.03, Power Switchyard Control House – Ancillary and Electric Distribution Systems, Furnishings, Wiring, Programming, and Commissioning, Electric Infrastructure). Tasks and responsibilities of PowerSouth EC and/or their subcontractor, Aubrey Silvey Enterprises, Inc., are also identified in the table.

		PowerSouth EC and/or their subcontractor ^b	Control House Building Subcontractor (TAFB.2026.02)	Control House Subcontractor – Systems & Programming (TAFB.2026.03)
Permitting				
	ERPs - Environmental Resource Permits		TBD	TBD
	Building Permit		N/A	N/A
	Electric Permit		N/A	N/A
	Dig Permit		✓	N/A
	Hazardous Materials Inventory and Documentation		TBD	TBD
Construction				
<i>Pre-foundation</i>				
	Clears and grades the switching station site which includes the Switchyard Control House footprint	✓		
	Excavates the Switchyard Control House site (to the depth of the foundation)		✓	
	Ensures the Switchyard Control House site properly drains		✓	
	Compacts the Switchyard Control House site's soil to create stable base		✓	
	Installs precast trench system	✓		
	Installs any remaining length of precast trench system to the edge of the Switchyard Control House footprint		✓	

		PowerSouth EC and/or their subcontractor ^b	Control House Building Subcontractor (TAFB.2026.02)	Control House Subcontractor – Systems & Programming (TAFB.2026.03)
	Installs conduit system into the Switchyard Control House footprint		✓	
	Installs grounding system’s grounding rods at the Switchyard Control House		✓	
<i>Foundation</i>				
	Prepares the sub-base		✓	N/A
	Completes construction of the foundation-formwork, reinforcement, and footings		✓	N/A
<i>Post-Foundation</i>				
	Makes any necessary connections to the PowerSouth EC installed ground grid		✓	
	Installs Switchyard Control House building		✓	
	Installs communications and power cables from Switchyard equipment into the precast trench system to the control house and makes necessary connections			✓
	Installs/builds out Switchyard Control House ancillary components (HVAC system, electrical system, lighting, etc.) ^a			✓
	Installs all components inside the Switchyard Control House including the relay panels, AC/DC power panels, batteries and battery float charger, etc. Assembles furnishings			✓
	Installs regulator control panels			✓
	Installs all necessary interconnecting wiring			✓
	Programs relays for the breakers in the switching station			✓

		PowerSouth EC and/or their subcontractor ^b	Control House Building Subcontractor (TAFB.2026.02)	Control House Subcontractor – Systems & Programming (TAFB.2026.03)
	Purchases and installs the SCADA System (including hardware and materials); Programs and integrates the SCADA System ^d			
Inspection & Commissioning				
	Foundation Inspection		✓	
	Final Building Inspection		✓	
	Commissioning of the Switchyard Control House building		✓	
	Electric Inspection			✓
	Testing and verification of the Power Switchyard Control House equipment and systems			✓
	Commissioning of the Power Switchyard Control House, with the exception of the SCADA System and fiber optics communication equipment; Formal handover to GCEC			✓
Other				
<i>Communications</i>				
<u>Modified Scope</u>	Installs conduit for two (2) runs of conduit for fiber optic cables to the Switchyard precast trench system ^c			
	Pulls fiber optic cables from pullboxes at FPL poles to the Switchyard Control House relay panel ^e			
	Installs one (1) Schweitzer Remote I/O module ^d			
	Connects and configures Schweitzer I/O module to integrate the FPL Approved Tie breaker lockout scheme ^d			
<i>Roads and pavement</i>				

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services

		PowerSouth EC and/or their subcontractor^b	Control House Building Subcontractor (TAFB.2026.02)	Control House Subcontractor – Systems & Programming (TAFB.2026.03)
	Access road to substation	✓		
	Asphalt/concrete pavement	✓		

^a GCEC will purchase the ATS in the Power Switchyard Control House that feeds from both transformers that are on separate sides of the split bus arrangement in the switchyard.

^b PowerSouth EC’s subcontractor for the Switchyard Substation is Aubrey Silvey Enterprises, Inc.

^c GCEC will install conduit for two (2) runs of conduit for fiber optic cables.

^d The Awardee Contractor under RFP No. TAFB.2026.04 is responsible for the SCADA System.

^e The Awardee Contractor under RFP No. TAFB.2026.05 is responsible for running fiber optic cables and making fiber optic connections.

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services

EXHIBIT I. N/A

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services

EXHIBIT J. N/A

EXHIBIT K. PRICE PROPOSAL WORKSHEET

Respondents must complete and submit a Price Proposal Worksheet using the provided Microsoft Excel template. A complete Price Proposal Worksheet, saved in the provided Excel format, should be uploaded to the GCEC SharePoint folder prior to the deadline. Instructions are provided within the Price Proposal workbook. Cost-plus-a-percentage-of-cost will not be accepted by GCEC.

Materials and prices stated within the electronic PDF proposal should match the materials and prices, respectively, as listed in the Excel file. In the event of any discrepancy, the Excel file will control.

EXHIBIT L. BILL OF MATERIALS WORKSHEET

Respondents must complete and submit a Bill of Materials Worksheet using the provided Microsoft Excel template. A complete Bill of Materials Worksheet, saved in the provided Excel format, should be uploaded to the GCEC SharePoint folder prior to the deadline. Instructions are provided within the Bill of Materials workbook.

Materials and quantities stated within the electronic PDF proposal should match the materials and quantities, respectively, as listed in the Excel file. In the event of any discrepancy, the Excel file will control.

Equivalent, “or-equal” equipment and materials are not accepted by GCEC. Note that any substitution requires verification and written approval by GCEC and will be reviewed by GCEC on a case-by-case basis.

EXHIBIT M. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY,
AND VOLUNTARY EXCLUSION—LOWER-TIER COVERED TRANSACTIONS

Instructions for Certification

1. By signing and submitting this proposal or agreement, the prospective lower-tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered. If it is later determined that the prospective lower-tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower-tier participant shall provide immediate written notice to the person to whom this proposal is submitted if at any time the prospective lower-tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms covered transaction, debarred, suspended, ineligible, lower-tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower-tier participant agrees by signing or certifying and submitting this proposal or agreement that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower-tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower-tier participant further agrees by signing or certifying and submitting this proposal or agreement that it will include the clause titled Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion—Lower-Tier Covered Transactions, without modification, in all lower-tier covered transactions and in all solicitations for lower-tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may but is not required to check the non-procurement list.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower-tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion -
Lower-Tier Covered Transactions

1. The prospective lower-tier participant certifies, by signing or certifying and submitting this proposal or agreement, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

2. Where the prospective lower-tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation.

_____ Subcontractor Name	_____ Subcontract Number
_____ Name	_____ Title
_____ Signature	_____ Date

EXHIBIT N. CERTIFICATION REGARDING LOBBYING FOR CONTRACTS, GRANTS,
LOANS, AND COOPERATIVE AGREEMENTS

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of the fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

SUBCONTRACTOR certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, SUBCONTRACTOR understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

Subcontractor Name

Signature of Subcontractor’s Authorized Official

Name and Title of Subcontractor’s Authorized Official

Date

EXHIBIT O. TEMPORARY ENVIRONMENTAL CONTROLS – TYNDALL AFB STANDARD

A copy of the “TEMPORARY ENVIRONMENTAL CONTROLS – TYNDALL AFB STANDARD” will be provided through a GCEC SharePoint folder after your firm submits the Notification of Intent to Respond (Exhibit D) and Qualification Questionnaire (Exhibit E), and GCEC reviews these documents and executes the NDA (Exhibit C).

Respondents must review the Environmental Controls set by Tyndall AFB. Respondents should also review Section VIII, SUBCONTRACT AGREEMENT AND COMPLIANCE, Temporary Environmental Controls of the RFP for additional information.

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services

EXHIBIT P. TECHNICAL DESIGN PACKAGE

A copy of the “TECHNICAL DESIGN PACKAGE” will be provided through a GCEC SharePoint folder after your firm submits the Notification of Intent to Respond (Exhibit D) and Qualification Questionnaire (Exhibit E), and GCEC reviews these documents and executes the NDA (Exhibit C).

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services

EXHIBIT Q. ZONE 4 ENVIRONMENTAL RESOURCE PERMIT (NO. 0397692-002-EI/03)
AND HAZARDOUS MATERIAL FORMS

Copies of the “ZONE 4 ENVIRONMENTAL RESOURCE PERMIT (NO. 0397692-002-EI/03) AND HAZARDOUS MATERIAL FORMS” will be provided through a GCEC SharePoint folder after your firm submits the Notification of Intent to Respond (Exhibit D) and Qualification Questionnaire (Exhibit E), and GCEC reviews these documents and executes the NDA (Exhibit C).

Subcontractors working on Tyndall AFB must adhere to the guidelines regarding hazardous materials to ensure the safety of personnel and the environment. Awardee Subcontractors must complete the attached hazardous material forms - Hazardous Material Questionnaire (AFB FORM 81), Hazardous Material Inventory (AFB FORM 82), and Environmental Reporting Entry IMT (AFB FORM 83).

EXHIBIT R. CERTIFICATION REGARDING DRUG-FREE WORKPLACE REQUIREMENTS

The grantee certifies that it will provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the grantee’s workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing a drug-free awareness program to inform employees about—
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee’s policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation and employee assistance programs, and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will—
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after each conviction;
- (e) Notifying the agency within ten days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction;
- (f) Taking one of the following actions, within 30 days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted—
 - (1) Taking appropriate personnel action against such an employee, up to and including termination; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency.
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).

Subcontractor Name

Signature of Subcontractor’s Authorized Official

Name and Title of Subcontractor’s Authorized Official

Date

Gulf Coast Electric Cooperative, Inc.
RFP # TAFB.2026.03 – Tyndall AFB, Zone 4.1 Ph 1 and Ph 2, Electric and Water Distribution
Infrastructure Services

EXHIBIT S. N/A