

PRE-SOLICITATION NOTICE

The Naval Facilities Engineering Command Europe Africa Southwest Asia (NAVFAC EURAFSWA) intends to issue a Request for Proposals (RFP) for a design-build, firm fixed-price, contract for a Dormitory Design and Construction at Aviano Air Base, Italy.

The anticipated requirement will be issued under Solicitation N33191-11-R-0413.

The work includes providing all labor, management, supervision, tools, materials, utilities, and equipment necessary to provide the following construction project:

CLIN 0001: Dormitory Design and Construction at Aviano Air Base, Italy.

Design and construct a Dormitory with a seismic and progressive collapse structural design, concrete foundation and floors, with clay tile roofing, providing 144 rooms with private bathroom in the standard 4 room configuration (36 "Quad Modules"). The building will have shared common area (kitchen and laundry included), dayroom spaces, storage for personal belongings and other minor support spaces to facilitate a complete living environment, like a multipurpose room, an elevator and restroom (Americans with Disabilities Act (ADA) accessible). Special construction features include seismic and building construction; electrical systems include new electrical distribution system, fire alarms, information systems, Installation-Wide Direct Digital Control (DDC) system, and a fully AT/FP compliant facility. Mechanical systems include plumbing, fire protection systems, heating and ventilation. Supporting facilities work includes site and building utility connections (water, sanitary and storm sewers, electrical, telephone, Local Area Network (LAN), Satellite and Cable Television (CATV)). The Site Improvements and Infrastructure sections include paving, sidewalks, earthwork, grading new storm drainage and landscaping.

CLIN 0002 (OPTION 1): Shared Balcony.

Construct a shared balcony to each "Quad Module" layout, outside the kitchens in accordance with the architectural and structural drawings in the RFP. Architectural and structural drawings shown in Part 6 of the RFP package properly have shown both cases: Quad Module with and Quad Module without the shared balconies. The Government may exercise this option prior to commence the full design of the new dormitory.

CLIN 0003 (OPTION 2): New Parking Layout.

Site improvement, including the reconfiguration of parking area for 27 vehicles. By exercising this option, the installation of active solar panels for domestic hot water preheating will be provided above the parking area, as shown in the RFP package. If this option is not exercised, the location of the new solar panel will be determined during the design phase of the contract. In this last case, the designer shall comply with the Antiterrorism/Force Protection (AT/FP) norms, limiting the accessibility of the existing parking area from the new building.

Società Organismi di Attestazione (SOA) Certification. The following qualification standards must be met by the offeror:

Category OG1 Class VI (Prevailing)
Category OF11 V (Minor)

This requirement will be solicited as a Request for Proposal (RFP) using competitive negotiation procedures under FAR Part 15 under the North American Industry Classification System (NAICS) Code 236116, New Multifamily Housing Construction. The estimated for this project, using the price ranges outlined in DFARS 236.204(ii), is between \$10,000,000 and \$25,000,000.

The Government intends to award one (1) firm fixed-price design-build contract. Award will be made to the responsible proposer whose proposal, conforming to the RFP, will be most advantageous to the Government resulting in the Best Value, price and other factors considered. The anticipated contract will be structured with one (1) Base Contract Line Items (CLIN) and two (2) Option CLINs. In accordance with FAR 52.217-5, Evaluation of Options, the Government will evaluate offers for award purposes by adding the total price for all options to the total price for the basic requirement. Evaluation of options will not obligate the Government to exercise the option(s).

The solicitation is expected to be posted to EuroNECO on or about 12 January, 2011. Proposals will be expected by 16 February, 2011, at 1400 Central European Time (CET). All dates are tentative and are subject to change.

The Government intends to post all notices/amendments related to this solicitation on the Navy Electronic Commerce Online (EuroNECO) website at <https://euro.neco.navy.mil>. All interested firms must register on the EuroNECO website in order to obtain the solicitation documents and all information regarding the solicitation. Hard copies of the solicitation will not be provided. Note: Contractors must check the "NAVFAC Vendor" Box When Registering in EuroNECO to be notified of NAVFAC business opportunities. It is the responsibility of the proposer to check the website daily for any updates/amendments.

Prospective offerors will have access to the solicitation at the EuroNECO Web Site located at <https://euro.neco.navy.mil> searching by solicitation number N3319111R0413 (no hyphens). Unless otherwise indicated in the synopsis, the anticipated solicitation will only be advertised on the internet at <https://euro.neco.navy.mil>. It is offerors responsibility to check this site daily in order to be notified of any changes to this solicitation. If you register for this solicitation, you will receive a courtesy e-mail notifying you of all amendments for this solicitation that are posted on the website. Registration for this solicitation, however, does not release the offeror from the responsibility of checking the solicitation daily for amendments.

All contractors proposing on Department of Defense Solicitations must be registered in the Central Contractor Registration (CCR) www.ccr.gov to be considered for award of any United States of America Department of Defense contract. In order to register in CCR, proposers must have a Dun and Bradstreet (DUNS) Number from <http://fedgov.dnb.com/webform> and a Commercial and Governmental Entity (CAGE) Code (U.S. firms) or a NATO Commercial and Governmental Entity (NCAGE) code (foreign firms) from http://www.dlis.dla.mil/Forms/Form_AC135.asp. The CCR requirement applies to all contract awards, regardless of the country where the work is performed. It is highly encouraged for prospective proposers to begin the CCR registration process as early as possible.

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