

PRE-SOLICITATION NOTICE
UPGRADES TO STEAM DISTRIBUTION
P-222
NSF INDIAN HEAD, MARYLAND
SOLICITATION N40080-11-R-0155

This procurement is for project P222, at NSF Indian Head, MD.

MILCON Project P-222, Upgrades to Steam Distribution System at NSF Indian Head at Indian Head, MD consists of constructing a decentralized steam distribution system with steam nodal plants and a 34,000 square foot, low-risk, utilities and energy management (UEM) support building. Nodal plants and UEM building will include infrastructure for cranes. One nodal plant will be capable of cogeneration of steam and electricity. Natural gas will serve as the primary fuel source for the nodal steam plants. Boilers or alternate heating systems will be installed in buildings not served by the new nodal steam system. This project will include Anti-Terrorism (AT) features and comply with AT regulations, physical security, and progressive collapse mitigation in accordance with DOD Minimum Anti-Terrorism Standards for Buildings. The UEM support building includes offices, control room, training/break room, shop space for utilities personnel and warehouse/storage areas that are currently located in buildings scheduled for demolition in this project. The UEM Building will be LEED Silver certified and in compliance with the Energy Policy Act of 2005. UFC and MDE Low Impact Development criteria will be included in the design and construction of this project. Electrical utilities include primary and secondary service distribution systems, lighting, transformers, telephone and communication networks and electrical lines to tie the cogeneration plant into the existing electrical infrastructure. Built-in equipment includes back-up generators. Mechanical utilities include heating, ventilation and air conditioning, water lines, plumbing and plumbing fixtures, sanitary sewer lines, fire protection systems and supply lines. This includes 7.5 miles of natural gas distribution lines. Scope of work also includes installation six mile natural gas feeder line originating outside of the installation and delivering this utility to NSF Indian Head. Coordination with Washington Gas will be required. Paving and site improvements include parking lots and access roads, landscaping, stormwater management. Demolition of existing infrastructure includes the existing Goddard Power Plant, multiple supporting buildings and steam lines. The total area of demolition is approximately 54,000 square feet. Environmental mitigation includes tree replacement, clean-up of contaminated soil, archaeological site investigations, wetland remediation and compliance with Maryland's coastal zone regulations.

This acquisition will result in a Firm Fixed Price (FFP) contract for Construction Services. The contract will be procured using a two-phase selection negotiation procedure, as it has been determined in accordance with FAR 6.401 and FAR 15.202 to be the most appropriate method of contracting for this construction project; the award will be based on the best value to the government considering the price and non-priced factors.

The Design Build Budget Amount is \$60,525,296.

The solicitation will be issued Friday 14 October 2011.