PRE-SOLICITATION NOTICE

ENERGY MANAGEMENT AND CONTROL SYSTEMS (EMCS-BACnet) & DIRECT DIGITAL CONTROL (DDC-BACnet) SYSTEM FOR HVAC SYSTEMS UPGRADES MARINE CORPS BASE QUANTICO (MCBQ), VA

THIS IS NOT A REQUEST FOR PROPOSAL. The anticipated requirement will be issued under Solicitation N40080-13-R-8390.

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 236220.

This procurement will be conducted in one phase utilizing Full & Open Unrestricted competitive negotiation procedures. This acquisition will result in a FIRM FIXED PRICE contract. The estimated cost exceeds $10,000,000.00.

Project Description:

This project consists of the design and construction of an EMCS (Energy Management and Control System-BACnet) and DDC (Direct Digital Control- BACnet) System for HVAC Systems Upgrades at Marine Corps Base Quantico (MCBQ), VA. The project covers numerous buildings (approximately 160) located throughout MCBQ. The new EMCS shall integrate all buildings into a central system. All new and existing DDC systems shall be seamlessly integrated into an overall EMCS.

Some key objectives of the project are as follows:

1. Reduce energy consumption.
2. Deliver an accredit-able EMCS
3. Enhance HVAC control capabilities so that equipment and systems can be monitored and controlled at a single point.

As defined in the solicitation documents (not to be provided at this time), the existing HVAC control shall be replaced, upgraded, added to or reused to maximize energy performance by providing control and monitoring including temperature control, equipment scheduling, and demand controlled ventilation. The EMCS shall provide features that include dynamic graphics, data analysis tools, trending, alarming, editable functions, and supervisory and audit control methods. The occupancy schedules and profiles of the building occupants shall be accounted for in the optimization of the building DDC system schedules and reset sequences. The current level of building automation control varies from building to building and may include pneumatic controls, electric, or electronic controls and standalone or DDC controls from several different vendors. All existing and new controls and HVAC equipment shall be commissioned to maximize this performance; the complete (new and existing) control system and existing HVAC equipment shall be commissioned/retro-commissioned including calibration, documentation, monitoring and trending. Measurement and verification of building energy use shall be provided.

The existing MCBQ Energy Management Control System Network serves a portion of the buildings and consists of building HVAC control devices connected via a LAN to a central, standalone Siemens Apogee system. This is a non-NMCI, government owned-government operated network.

The contractor shall be responsible for providing an EMCS system that is accredit-able for connection to the Base Area Network, as defined by the Department of Defense DIACAP

Information Assurance process, and shall support Government efforts to obtain Certification & Accreditation. The XACTA software tool shall be used to implement and document the DIACAP process unless otherwise indicated by the owner.

The control system shall be a product of a manufacturer who has had at least ten years experience in the design, fabrication and installation of HVAC control systems and who is regularly engaged in the manufacture such systems.

The controls subcontractor for this project shall be regularly engaged in the design and installation of BACnet DDC systems for building HVAC systems in a network of multiple buildings similar to the size and scope of this project; shall have been a representative of the proposed control system manufacturer for a minimum of two years; accommodate/provide on-site technical support within two hours of being contacted by the Government about system failures or malfunctions; design and installation of DDC systems for a minimum of 5 years. The Controls sub-Contractor performing the work must at minimum have: (a) Completed at least five EMCS/DDC/ICS systems installations of a similar size/scope to this project, based on an open architecture, native BACnet model over the previous three years; (b) Programmed/configured sequences of operation; (c) Designed an EMCS compliant with IA controls for a MAC III, sensitive level system; (d) Supported Government efforts to achieve DIACAP "Authorization to Operate" (ATO) for EMCS of similar scope; and (e) Knowledge using XACTA software to document and administer the DIACAP process.

Base facilities personnel shall be able to view the facility in a dynamic range on the DDC application.

The building DDC system shall utilize 1) Layer II or Layer III managed Ethernet Switches that conform with Defense Information Systems Agency (DISA) Security Technical Implementation Guides (STIGs) (Where Ethernet switches are required) shall be submitted in advance for government approval; and 2) network equipment that is compatible with the NMCI system and infrastructure with which it will be fully integrated. The network management shall fall under the control of the Marine Corps in cooperation with the facility IT and security branches. All network equipment proposed for installation in outdoor or non-environmentally controlled spaces shall be industrial temperature-rated (-40 degrees C to +85 degrees C) or shall be installed in environmentally controlled enclosures.

Alternatively, the network equipment may be installed in an environmentally controlled space and associated cabling run to meters and/or other equipment installed outdoors or in a non-environmentally controlled space. All network equipment shall be configured and approved by the Base G6 and Facility IT branch.

Additional work to support this effort includes construction of telecommunication rooms within existing buildings including walls, doors, power, lighting and HVAC.

Work includes provision of a building control system communications backbone system and horizontal distribution system including, but not necessarily limited to, wiring, pathway systems, grounding, backboards, connector blocks, racks, and cable trays, copper patch panels, fiber optic distribution panels, terminators for fiber optic cables, outlet boxes, data jacks and cover plates to support the installation of active devices in the HVAC EMCS network.

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Work also includes provision of a Category 6 Unshielded Twisted Pair (UTP) copper cable for horizontal data cables carrying TCP/IP, BACnet UDP IP protocol; provision of serial cabling per ASHRAE 135 BACnet standard for MS/TP protocol (new devices); and provision of serial cabling tailored to specific supervisory controller manufacturers (existing devices).

Any construction phasing shall be per RFP requirements.

Except for some minor efforts, neither exterior site electrical work nor exterior site telecommunications work is anticipated. Provide interior electrical materials and installation consisting of, conduits, feeder and branch circuit cabling, power and lighting panelboards and circuits (normal & emergency), dry type transformers, communications, UPS, including accessories and devices as necessary and required for modifications of building control systems, telecommunication room renovation or construction and other alterations associated with the HVAC EMCS project.

The Government intends to award one (1) firm fixed-price contract. Award will be made to the lowest price technically acceptable Offeror whose proposal, will be most advantageous to the Government.

The solicitation is expected to be posted to NECO on or about 22 July, 2013.

The Government intends to post all notices/amendments related to this solicitation on the Navy Electronic Commerce Online (NECO) website at https://www.neco.navy.mil. All documents published in NECO will be transmitted to the Federal Business Opportunities at www.fbo.gov. All interested firms must be registered on the NECO or FBO web sites in order to obtain the solicitation documents and all information regarding the solicitation. Hard copies of the solicitation will not be provided. It is the responsibility of the Offeror to check the website daily for any updates/amendments. Prospective Offerors will have access to the solicitation at the NECO or FBO web sites by searching for solicitation number N4008013R8390 (no hyphens). Offerors are encouraged to check the NECO or FBO web sites frequently in order to be notified of any changes to this solicitation.

All Offerors must be registered in the System for Award Management (SAM) at www.sam.gov to be considered for contract award. In order to register in SAM, Offerors must have a Dun and Bradstreet (DUNS) Number from http://fedgov.dnb.com/webform and a Commercial and Governmental Entity (CAGE) Code from http://www.dlis.dla.mil/Forms/Form_AC135.asp. It is highly encouraged for Offerors to begin the SAM registration process as early as possible.

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