



**PRE-SOLICITATION NOTICE**  
**SPECIAL PROJECT RM14-0753, DESIGN/BID/BUILD (D/B/B)**  
**REPAIR BUILDING SYSTEMS AT RICKOVER HALL, BLDG 590,**  
**UNITED STATES NAVAL ACADEMY ANNAPOLIS (USNA),**  
**ANNAPOLIS, MARYLAND**

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THIS NOTICE DOES NOT CONSTITUTE A REQUEST FOR PROPOSAL, REQUEST FOR QUOTE, OR AN INVITATION FOR BID. NO SPECIFICATIONS OR DRAWINGS ARE AVAILABLE AT THIS TIME.

The Naval Facilities Engineering Command (NAVFAC) Washington intends to issue a Request for Proposals (RFP) for a Design-Bid-Build, firm fixed-price, construction contract to repair building systems at Rickover Hall, Building 590, United States Naval Academy (USNA), Annapolis, MD.

The anticipated requirement will be issued under RFP N40080-15-R-0455. The RFP is expected to be posted to the Navy Electronic Commerce Online (NECO) at [www.neco.navy.mil](http://www.neco.navy.mil) in May 2015.

This procurement will be conducted utilizing Full & Open Unrestricted competitive negotiation procedures under FAR Part 15. Evaluation will be conducted utilizing the Best Value Source Selection (BVSS) Trade-off process. The Government intends to award one (1) firm fixed-price contract. In accordance with DFAR 236.204(i), the construction magnitude of this project is estimated between \$25,000,000-\$100,000,000.

The North American Industry Classification System (NAICS) Code for this procurement is 236220 with the annual size standard of \$36.5M.

**Project Description:** Special Project RM14-0753, D/B/B, Repair Building Systems Rickover Hall at U.S. Naval Academy, Annapolis, MD.

This project restores and modernizations the Heating, Ventilation, and Air Conditioning (HVAC) mechanical system in Rickover Hall, Building 590, located on the Lower Yard of the United States Naval Academy (USNA). Other building systems components will be repaired at the time of the mechanical repairs.

Mechanical and plumbing systems repairs include replacement of all deteriorated HVAC components (including control system and distribution lines/ducts, etc.) to provide a system that meets current standards and the flexibility of climate control required to effectively manage the variety of space uses and conditions in Rickover Hall. The high temperature hot water heat exchangers will be relocated to eliminate maintenance and safety concerns associated with routing high temperature hot water within the building

up to the third floor. Repair by replacing existing HVAC system controls. Minor plumbing repairs include repair by replacement of sump pumps at sub-basement and replacing any deteriorated or leaking system components made accessible by removal of suspended ceilings.

Electrical system repairs include replacement of components that are deteriorated, damaged, unreliable or not suited for their environment (e.g., panel boards, motor control centers, transformers, receptacles, junction boxes, pull boxes, lighting fixtures, etc.). Repair by replacing existing degraded lighting system throughout the building. Lighting repairs will also be required in wet areas such as the tow tank and utility tunnels as well as emergency lighting as needed.

Interior repairs include patching, repairing, replacing, and painting interior finishes as required which are associated with the mechanical repairs; repair by replacing ceiling system as needed to provide access to overhead service distribution; and improve waterproofing of sub-basement to prevent water damage to exterior and interior walls.

Selective demolition work includes abatement of hazardous materials (asbestos and lead) as well as non-hazardous materials. Demolition of non-hazardous material includes flooring, tile, ceramic, toilet fixtures, and associated rough-in piping, temporary partitions and life-safety items as well as general interior demolition.

Fire protection system repairs include replacement of the existing fire alarm system with a combination fire alarm/mass notification system to meet current standards, addition of smoke detectors to release held-open fire doors and replacement of the existing automatic sprinkler systems to provide complete protection throughout the building as required by the National Fire Protection Association (NFPA) code.

Temporary relocation costs for accommodating required academic functions to minimize disruption in academic schedules while facilitating the most aggressive, yet safe, facility renovation schedule. Moving services will be employed for relocation of functions to the temporary spaces and return to the renovated building upon completion of work.

Exterior enclosure and superstructure repairs include full repair by replacement of roof membrane.

A Source Sought was issued on January 16, 2015 under Solicitation #N40080-15-R-0455 for responses potential qualified Small Businesses, local U.S. Small Business Administration (SBA) certified 8(a), SBA certified HUB Zone, SBA certified Service Disabled Veteran-Owned Small Businesses (SDVOSB), SBA certified Women Owned Small Businesses (WOSB) and SBA certified Economically Disadvantaged Women Owned Small Businesses (EDWOSB) for Repair Building Systems Rickover Hall at U.S. Naval Academy, Annapolis, MD. Based on responses received, this procurement will be conducted utilizing Full & Open Unrestricted competitive negotiation procedures.

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The Government intends to post all notices/amendments related to this solicitation on the Navy Electronic Commerce Online (NECO) at [www.neco.navy.mil](http://www.neco.navy.mil) and the Federal Business Opportunities at [www.fbo.gov](http://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. Offerors are encouraged to check the FBO web sites frequently in order to be notified of any changes to this solicitation.

IMPORTANT NOTICE: All contractors submitting bids, proposals, or quotes on Department of Defense solicitations must be registered in the System for Award Management (SAM) database. Failure to register in the SAM database will make an Offeror ineligible for award. The SAM website can be accessed at [www.sam.gov/portal/SAM](http://www.sam.gov/portal/SAM).

Points-of-contact for this Pre-Solicitation Notice:

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