



**PRE-SOLICITATION NOTICE**  
**P975, UNACCOMPANIED HOUSING & ALERT FACILITY NAS**  
**PATUXENT RIVER, PATUXENT RIVER, MD**

The Naval Facilities Engineering Command Washington intends to issue a Request for Proposals (RFP) for a Design-Build construction, firm fixed-price, contract for the P975, Unaccompanied Housing & Alert Facility NAS Patuxent River, Patuxent River, MD

THIS IS NOT A REQUEST FOR PROPOSAL. The RFP will be issued under N40080-16-R-2098 and is expected to be posted to Navy Electronic Commerce Online (NECO) at [www.neco.navy.mil](http://www.neco.navy.mil) and Federal Business Opportunities (FBO) at [www.fbo.gov](http://www.fbo.gov) in early April 2016.

This RFP will be solicited utilizing a two-phase competitive procurement, negotiation procedures under FAR Part 15. Evaluation will be conducted utilizing Best Value. The Government intends to award one (1) firm fixed-price contract. The North American Industry Classification System (NAICS) Code is 236220. In accordance with DFAR 236.204(i), the construction magnitude of this project is between \$25,000,000 and \$100,000,000.

**Project Description:**

This project constructs a multi-story unaccompanied housing (UH) facility consisting of eighty-nine (89) two-bedroom market-style units for housing E1-E4 permanent party personnel (108,823 SF), demolition of seven existing UH facilities, and construction of an Alert Facility (AF) (10,226 SF). The UH facility will consist of apartment modules with sleeping and living areas, a kitchen, bathrooms, and in-module laundry facilities. The facility will also include administrative offices, building support areas, a multipurpose room, vending areas, and other common use spaces. The facility will have a structural-steel frame with concrete masonry and slab-on-grade on pile foundation system. The facility will be constructed of concrete block walls faced with brick veneer and a sloped standing seam metal roof.

This project constructs a built-in equipment includes one combination passenger/freight elevator and generator. This project constructs an alert facility (AF) adjacent to Building #2199 to support administrative and training spaces for aircraft squadron personnel currently located in Building #468 which will be demolished. The AF will be constructed of bearing reinforced concrete block walls with exterior finish insulation system, concrete slab on grade, spread footing foundation, and low-slope built-up roof. This project will provide Anti-Terrorism/Force Protection (AT/FP) features and comply with AT/FP regulations, and physical security mitigation in accordance with DoD Minimum Anti-Terrorism Standards for Buildings.

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The Government intends to post all notices/amendments related to this solicitation on the NECO and FBO. 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 and FBO websites by searching for solicitation number N4008016R2098 (no hyphens). Offerors are encouraged to check the NECO and FBO websites 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](http://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](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.

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

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