

Design/Build P-451 Officer Training Command Quarters, Naval Station Newport, Rhode Island.

THIS RFP IS FULL AND OPEN, UNRESTRICTED.

This RFP will be issued to obtain contractor qualifications for which a contract, by means of a negotiated firm fixed-price procurement, will be awarded. A contract will be awarded to the best value offeror in accordance with FAR PART 15 and 36 using the Best Value, Design-Build selection procedures. This solicitation will be issued as N40085-09-R-7058.

This project is to construct a new “high rise”, multi-story, structural steel framed building with double-loaded corridors, concrete foundation, brick exterior façade, concrete-filled metal deck floors and insulated metal roof deck with EPDM roofing. The new building will be about 118,500 SF in total size and will contain a total of 116 “2+2” modules with four OTC students assigned per module for a total of 464 OTC students berthed. The new building will also contain the required common areas to include circulation and corridors, stairs, laundry facilities, utility rooms, multi-purpose spaces, vending areas, storage and janitorial closets, linen sorting and storage, and a loading dock. The new building will also contain the training and administrative support space for the OTC Command and administrative staff (6,100 SF in total administrative space within the primary facility). The new facility will include all utility (water, sewage, electric) and mechanical (HVAC) systems, fire alarm and suppression systems, elevator, telephone, Local Area Network (LAN), cable TV and other information technology (IT) systems. Supporting facility requirements include all associated site work, utilities, vehicle parking, landscaping, and Anti-Terrorism/Force Protection (AT/FP) measures including progressive collapse. The new facility will be designed and constructed to meet the requirements of seismic use group I, design category B; to comply with the Energy Policy Act of 2005; and to earn an overall USGBC LEED Silver level certification. Also, as part of this project, a “grinder” area (paved area for formations, marching, and physical training) and two satellite student parking lots will be constructed. In addition, an existing above-ground ammunition storage magazine (Building 1287) will be relocated to another site that is prepared under this project. Finally, the existing Nimitz Hall (Bldg 197, with a total of about 143,000 SF) will be completely demolished and the former building site properly restored under this project.

Estimated cost range is \$25,000,000 to \$50,000,000.

The contractor shall provide all required design, engineering, labor, supervision, materials, equipment, tools, parts, supplies and transportation to perform all work described in the specifications.

Phase I proposals will be evaluated based on their technical merits for the identified criteria for technical factors 1, 2, and 3. A maximum of five (5) offerors will be selected to submit Phase II proposals; however, the Contracting Officer reserves the right to advance more than that number should the circumstances so dictate. The proposal due

date for Phase II will be established by amendment after the completion of Phase I and only those contractors selected to advance to Phase II will be requested to submit Phase II proposals. The technical evaluation ratings from Phase I will carry over to Phase II for an overall rating of technical factors 1 through 4. Phase II proposals will be evaluated based on all technical factors (Factors 1-4) and price factor. All technical factors are of equal importance. Technical is approximately equal to price. The Basis of Award for this procurement shall be based on price and technical merits, which together, constitute a best value to the Government; however, not necessarily the lowest price. The objective is selection of a contractor whose overall proposal demonstrates the best value to the Government based on the specified criteria.

The technical evaluation factors include:

PHASE I – TECHNICAL FACTORS

1. Corporate Experience
2. Past Performance / Safety

PHASE II – TECHNICAL FACTORS

3. Small Business Subcontracting Effort
4. Technical Approach

The estimated Contract Completion for the project with all options is 550 days from Notice to Proceed.

The Government reserves the right to reject any or all proposals prior to award and also to negotiate with any or all offerors. OFFERORS ARE ADVISED AN AWARD IS ANTICIPATED WITHOUT DISCUSSIONS OR ANY CONTACT CONCERNING THE PROPOSALS RECEIVED. Offerors should not assume they would be contacted, or afforded the opportunity to qualify, discuss, or revise their proposals. The Request for Proposals (RFP) should be issued in October 2009. Tentative date/time for submission of proposals should be in November 2009, NLT 2:00 PM. Inquiries shall be emailed to Judy Biboum, judy.biboum@navy.mil, 757-444-0684. The North American Industry Classification System (NAICS) Code for this project is 236220 with a size standard of \$33.5M.

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