

PRE-SOLICITATION SYNOPSIS

This is not a request for either a quote or proposal, or an invitation for bid. The intent of this pre-solicitation synopsis is to identify potential offerors for P851, Design-Build First Naval Construction Division Operations Control Facility, Joint Expeditionary Base Little Creek – Fort Story, Norfolk, Virginia.

The purpose of this project is to design and construct a new First Naval Construction Division Headquarters Facility (1NCD). This facility will consolidate 151 personnel from various departments, which are currently located in building 3006 within the Joint Expeditionary Base Little Creek – Fort Story, Norfolk, Virginia. The construction of this facility will enhance the daily operations of the 1NCD by providing well configured, adequately sized work spaces capable of handling the computer and communications technology required while improving the quality of life in the workplace for existing personnel. In addition to this, the new facility will be in compliance with the Department of Defense AT/FP requirements, the Master Plan for Joint Expeditionary Base Little Creek and the Installation Appearance Plan (IAP) Naval Amphibious Base Little Creek. The Two-story facility will provide efficiently configured command headquarters, administrative areas, a Sensitive Compartmented Intelligence Facility (SCIF), data processing areas, administrative storage space, support facilities, open work areas, mechanical, electrical, and communications spaces. The government desires the design to be of significant visual quality as this facility will contain office space for high ranking officers and be used to receive high profile visitors. Building 3006 will be demolished once the new First Naval Construction Division Headquarters Facility is complete as part of this project.

The building will be supported by concrete foundation systems on spread footings and constructed of steel bar joists on structural steel with steel deck and a concrete topping slab. Exterior finishes will include brick veneer and ground face concrete masonry with split faced accents. The building will also be provide with aluminum windows, tinted low-e glass, a low sloped modified bitumen roof, and exterior building signage.

The interior walls of the building shall be constructed of gypsum board on metal stud framing with finishes including painted gypsum board and vinyl and fabric wall covering. Floor finishes will be terrazzo, carpet, linoleum, and porcelain tile. Toilet facilities shall be provided with full height ceramic tile walls, phenolic partitions, ceramic tile floors, and gypsum board ceilings with moisture resistant paint. The Quarterdeck Lobby and Executive spaces will have upgraded finishes. Refer to Finish Schedule for specific location of all finishes.

Building systems will include, but not be limited to; DDC Controls, fire protection, heating, ventilation, air conditioning, plumbing, and electrical power and lighting. Building utility connections will include, but not be limited to; water, natural gas, sanitary sewer, electricity, telephone, and NMCI.

Site improvement will include, but not be limited to; improving existing roads, paving for flag officer parking, site lighting, storm drainage, concrete sidewalks, final grading, and sod.

Based on the Storm Vulnerability Study and Little Creek Amphibious Base criteria, Designer of Record (DOR) shall ensure the design of all critical equipment should be located above CAT III storm levels. This RFP includes 35%± Site Plans and Schematic Floor Plans, Contractors shall use these included documents as the basis of their price proposals and their design. The 1NCD Headquarters building is an integral part the base of master plan Campus Concept. 1NCD Headquarter Building will be approximately 28,331 SF. The architectural concept for 1NCD

shall allow the building to appear cohesive and complement the surrounding facility and future buildings included in the base master plan. For the purposes of this project, 1NCD shall be designed so that it can be modified in the future. Consider the entire site for base master plan "Campus Concept" when designing criteria related to Leadership in Energy and Environmental Design (LEED,) Anti-Terrorism/Force Protection (AT/FP,) and all other required standards. Contractor is encouraged to implement LID criteria to the greatest extent possible, in anticipation of the follow-on Buildings projects (not in this contract.)

Item 0001, Base Price is the price for the entire work, complete in accordance with the requirements of the RFP including drawings and specifications, but excluding work described in Items 0002, 0003, 0004, 0005, and 0006. Item 0002, Option 1 is Furniture, Fixtures and Equipment (FF&E) that support this contract including all work indicated in the contract documents as "FF&E". Item 0003, Option Item 2 is Physical Security Equipment Systems (PSE) that supports this contract including all work indicated in the Contract Documents as "PSE". Item 0004, Option Item 3 is additional LEED Requirements to attain the LEED Gold Level for the project. Item 0005, Option Item 4 is additional LEED Requirements to include Photovoltaic Technology for the project. Item 0006, Option Item 5 is additional LID Requirements to include rain water harvesting of site storm water for usage at the site.

The completion time for this contract is 565 calendar days after award.

The NAICS Code for this procurement is 236220 and the annual size standard is \$33.5M.

This procurement is a Total Small Business Set-Aside.

The total estimated cost for this project is between \$10,000,000 and \$25,000,000.

The Request for Proposal (RFP) will be issued on or about 05 March 2010. The solicitation will be listed as N40085-10-R-3010 on the Navy Electronic Commerce Online website (NECO) at: <https://www.neco.navy.mil/index.aspx>. A Vendor User Guide is available for download at the site, as well as the NECO Help Desk contact phone number for any issues/questions related to the website. Ensure you register with the site so you will receive emails applicable to your solicitation in the event of any modifications/amendments, and/or any changes regarding this solicitation and/or solicitations of interest. Primary POC: Crystal Hux, Phone: (757) 445-7423, Email: crystal.r.hux@navy.mil.