

**N40085-11-R-7239**

**DESIGN/BID/BUILD CONSTRUCTION PROJECT RM 09-1077 REPAIR/MODERNIZE  
PRINGLE HALL, NAVAL WAR COLLEGE, NAVAL STATION NEWPORT,  
NEWPORT, RHODE ISLAND**

**THIS IS A PRESOLICITATION NOTICE ONLY. THIS IS NOT A REQUEST FOR PROPOSAL. NO SPECIFICATIONS OR DRAWINGS ARE AVAILABLE AT THIS TIME.** The Naval Facilities Engineering Command, Mid-Atlantic is seeking eligible small business firms capable of performing Design/Bid/Build Construction Project RM 09-1077 Repair/Modernize Pringle Hall, Naval War College, Naval Station Newport, Newport, Rhode Island.

This solicitation is being advertised as 100% Small Business (SB) Set-Aside.

The contractor shall provide all labor, supervision, materials, equipment, tools, parts, supplies and transportation to perform all work described below.

Project description:

This project consists of repairs to Pringle Hall's exterior envelope and interior space meeting all applicable model building codes and Uniform Facility Criteria (UFC) requirements. The project will provide the Naval War College (NWC) with an improved energy efficient building with a quality, safe and effective work environment.

The scope of work includes:

Item 0001 (Base Bid) will include:

1. Exterior repairs

a. Roof

i. Re-roofing included for all roofs except for Stage roof and mechanical equipment roof on south side of auditorium

ii. Access hatch and ladders

iii. New gutters and downspouts to match existing in profile, material and connection method. Downspouts shall have grates at downspout/gutter connection.

iv. Fall Arrest protection as required by NAVFAC and OSHA

b. Flashing

i. Replacement of flashing at connection between Pringle/Mahan bridge and building and all flashing at building roof

c. Windows

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- i. Remove and replace sealant around skylights
  - ii. Scrape and paint all windows
  - iii. Install new storm windows (all facades)
  - iv. Remove and replace perimeter window sealant and sealant at open joinery
  - v. Replace head or sill as needed
  - vi. Install wood consolidator at head jamb or sill as needed
  - vii. Dutchman repair at head jamb or sill as needed
  - viii. Replace all glass in disrepair
- d. Granite
- i. Core patch and block replacement as needed (drawings to define which granite to be replaced and which granite to be repaired (not using Dutchman repair method))
  - ii. Re-pointing select areas of granite (clear quantities to be defined and identified on drawings)
  - iii. Cleaning of granite veneer
- e. Low Impact Development
- f. Repair of known water infiltration
- g. Replace dormer wood siding and copper roofs
- h. Repair copper spandrel panels
2. Life Safety
- a. New standpipes in stairwells if exemption from MIDLANT is not obtained (approval by SHPO required)
  - b. New sprinkler lines and sprinkler heads in corridors
  - c. Penetrations through corridor walls into offices
  - d. New sprinkler heads in offices (corridor wall mounted)

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- e. New dropped ceiling in corridors
  - f. New Fire Alarm Panels without mass notification
  - g. Smoke detectors in areas with Ordinary Hazard Sprinklers
  - h. Hold open mechanisms at stair enclosures connected to alarm system
  - i. HVAC shut offs from the fire alarm panel
  - j. Replace door hardware with accessible hardware
3. Electrical Improvements
- a. Repairs and improvements as needed to support life safety
  - b. Install Lightning Protection System
4. Interior Finishes
- a. Replacement or repair to match existing of finishes affected by all work in base bid.
  - b. Replacement or repair to match existing of finishes with water damage.
5. Hazardous Materials Abatement
- a. Replacement or repair to match existing of finishes affected by all work in base bid.

Item 0002 (Option 1) will include:

1. HVAC Improvements
- a. Replace the heat exchanger, primary hot water pumps, expansion tanks, and appurtenances. Provide full DDC control of heat exchanger plant with associated modifications to existing Johnson Controls (JCI) DDC in the building and with modification of programming and graphics on console at Building 1 and Barry Prisk's console in Building 686. Also include the addition of air conditioning to areas of the South wing (1st and 2nd floors), and the east and west conference rooms and offices on either side of the 1st-floor auditorium. Provide a new chiller plant with some spare future capacity for lower priority items which follow. Add CRUs at auditorium AHUs to repair leaking condensate returns.
  - b. Provide zoning of existing radiant heating to give each space individual control with DDC system. Some systems will require additional piping to allow for the sub-zoning. If

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possible, it is preferred that the primary HW pumps in the heat exchanger room be made to provide all pumping power and the zone pumps be eliminated entirely.

c. Upgrade or repair four existing air handling units and their accessories. Replace the DX unit in the attic of the south wing and its associated condensing unit, provide outside air duct, and put on DDC system. Replace DX unit in basement of south wing with chilled water unit and put on DDC system. Replace condensing unit to DX unit serving Quinn Lecture hall. Repair 100% outside air unit serving ward room.

d. Complete building DDC system. Add ward room units, Quinn unit, existing fan-coil AC units, CO2 monitoring of Ward Room and Quinn, and air-flow monitoring stations to outside air ducts.

e. Add outside air systems to areas that don't currently have and out on DDC system.

f. Provide dedicated cooling units for IT (telecom) rooms and dedicated cooling or exhaust to the AV room in the auditorium.

**2. Plumbing**

a. Replace all above ground galvanized drain, waste, & vent piping with cast iron.

b. Provide point of use domestic water heating at each floor toilet room. (Four 10 gallon, 3 kW water heaters.)

**3. Electrical Improvements**

a. Repairs and improvements as needed to support HVAC work

**4. Telecommunications**

a. One large telecom room in basement and one on mezzanine

b. Incoming copper service terminated in the basement.

c. Analog telephone service

d. (2) CAT6 per box, one voice and one data. At each workstation as determined by NWC

**5. Electronic Security Systems**

a. Provide access control extension to telecom rooms

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6. Interior Finishes

a. Replacement or repair to match existing of finishes affected by all work in option 1.

7. Hazardous Materials Abatement

a. Replacement or repair to match existing of finishes affected by all work in option 1.

Item 0003 (Option 2) will include:

1. New generator

2. New portico at entry to south wing

3. Replace roofs at Stage and South Mechanical Roof

The period of performance for this construction project is 270 days from date of award.

The magnitude of this construction project is between \$5,000,000 and \$10,000,000 IAW FAR 36.204. The RFP will be issued to obtain contractor qualifications for which a contract, by means of negotiated firm fixed-price procurement, will be awarded.

The Northern American Industry Classification System (NAICS) code for this project is 236220.

#### EVALUATION

The proposed Contract will be awarded to the responsible offeror offering the **LOWEST PRICE TECHNICALLY ACCEPTABLE (LPTA)** proposal to the Government IAW FAR parts 15 & 16. To make a determination of LPTA, the Government shall evaluate each offeror on the following criteria:

1. Price
2. Corporate Experience
3. Past Performance
4. Safety

The Government reserves the right to eliminate from consideration for award any or all offers at any time prior to award of the contract; to negotiate with offerors in the competitive range; and to award the contract to the offeror submitting the lowest price technically acceptable proposal. The LPTA process is selected as appropriate for this acquisition because the best value is expected to result from selection of the technically acceptable proposal with the lowest evaluated price.

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An overall technical rating must be at least “ACCEPTABLE” in order to be eligible for award. An “UNACCEPTABLE” rating in any factor results in the overall technical proposal being rated ‘UNACCEPTABLE’ unless corrected through discussions.

Please be advised of on-line registration requirements in the Central Contractor Registration (CCR) database <https://www.ccr.gov> and directed solicitation provisions concerning electronic annual Online Representations and Certifications (ORCA) at <https://orca.bpn.gov>; Representation and Certifications are required to be updated annually as a minimum to keep information current, accurate and complete. The electronic annual representations and certifications are effective until one year from date of submission or update to ORCA.

The solicitation will be available in electronic format only. All documents will be in Adobe Acrobat PDF file format on the NAVY ELECTRONIC COMMERCE ONLINE. The address is <https://www.neco.navy.mil/>. Contractors are asked to register in the site when downloading from NECO. **ONLY REGISTERED CONTRACTORS WILL BE NOTIFIED WHEN AMENDMENTS TO THE SOLICITATION ARE ISSUED.**

**OFFERORS ARE ADVISED AN AWARD IS ANTICIPATED WITHOUT DISCUSSIONS OR ANY CONTRACT CONCERNING THE PROPOSALS RECEIVED.** Offerors should not assume they would be contacted or afforded the opportunity to qualify, discuss, or revise their proposals.

Contracting Office address:  
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