

Design/Build Construction Services for RM 182-08, Energy and Building Renovation, West End Waterfront Support Facility, Building 174, Portsmouth Naval Shipyard, Kittery, Maine

NOTE: FUNDS ARE NOT PRESENTLY AVAILABLE FOR THIS REQUIREMENT. THE GOVERNMENT'S OBLIGATION UNDER THIS SOLICITATION, OR ANY TASK ORDER OR CONTRACT THAT MIGHT RESULT FROM THE SOLICITATION, IS ENTIRELY SUBJECT TO, AND CONTINGENT UPON, THE AVAILABILITY OF APPROPRIATED FUNDS. NO LEGAL LIABILITY ON THE PART OF THE GOVERNMENT SHALL ARISE UNTIL FUNDS ARE MADE AVAILABLE TO THE CONTRACTING OFFICER AND A TASK ORDER OR CONTRACT IS AWARDED BY THE CONTRACTING OFFICER. ANY OFFEROR PROPOSING ON THIS SOLICITATION DOES SO AT ITS OWN COST AND WITH THE FULL KNOWLEDGE THAT A CONTRACT, OR TASK ORDER, MIGHT NOT RESULT FROM THIS SOLICITATION.

THIS RFP IS FULL AND OPEN, UNRESTRICTED.

This RFP will be issued to obtain contractor qualifications for which a contract, by means of 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 N40085-11-R-7241.

This project will provide a whole building renovation to approximately 157,600 sq ft of the West End Waterfront Support Facility (Bldg. 174), which supports several waterfront shops and multiple project engineering teams totaling approximately 1,700 personnel servicing two dry docks and outfitting piers used for Virginia and Los Angeles Class submarine overhauls.

The overall intent of the project is to demolish the interior of the facility, in a phased approach, that will leave the structural elements, exterior walls, and roof in place, with all remaining elements replaced in total. All building systems and components will be provided to fulfill user requirements, meet current codes and regulations, and result in a state-of-the-art facility. It is paramount that the design addresses all related impacts and requirements to ensure the occupied portions of the building to remain during this phased work maintain continuous operations with minimal affects of construction occurring elsewhere in the building.

Project specifically includes, but is not limited to, complete reconfiguration of all spaces to optimize Shipyard performance, providing structural/seismic upgrades, and providing ADA and life safety upgrades. It will also result in the complete replacement of the medley of severely deteriorated HVAC, electrical, fire protection, and plumbing systems. A completely new exterior envelope and glazing system should be provided with

increased thermal insulation. A Furniture, Fixture & Equipment plan and report will be done to address all user requirements, integrating both new and existing items into the end result. Integrated solar technologies will be considered for the facility's roof to increase the Shipyard's renewable energy portfolio, including solar thermal ventilation, solar hot water, and photovoltaic (PV) power generation. A whole building management and metering system including occupancy/CO2 sensors for lighting and heating controls will be installed to control and monitor consumption/generation of all utilities (electricity, water, & steam) by providing robust zone control and automation that can be integrated into a base-wide utility management system using internet protocols and open standards, such as BACnet. Lastly, a green roof will be considered with Low Impact Development (LID) principles to alleviate storm water issues within the Controlled Industrial Area (CIA) where natural ground infiltration is not permitted.

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 be available for viewing and downloading on or about August 18, 2011. Proposal due date will be approximately September 20, 2011 2:00 p.m. Eastern Time. The solicitation will be formatted as an RFP in accordance with the requirements designated by FAR 36.3 utilizing the Two-Phase Design Build approach as well as sections of FAR 15.203. This method permits evaluation of proposals based on price competition, technical merit and other factors; permits impartial and comprehensive evaluation of offerors' proposals; permits discussions if necessary, and ensures selection of the source whose overall proposal provides the best value to the Government.

This solicitation will consist of **two phases**: Phase 1 is the qualification phase. Up to five (5) firms will be pre-qualified to participate in Phase II, however, the Contracting Officer reserves the right to advance more than that number should the circumstances so dictate. The Navy will determine which offerors proceed to Phase II. The evaluation factors for Phase 1 are as follows: **Experience, Past Performance, Safety and Small Business**. Upon determination of the contractors advancing to Phase II, those offerors will receive an RFP containing current and future design specifications. Phase II will include the following evaluation factors: **Technical Approach and Price**. 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 Government intends on issuing the RFP Solicitation for Phase 1 and Phase II through www.neco.navy.mil. All prospective offerors **MUST** register themselves on the website. All contractors are encouraged to attempt download prior to obtaining the solicitation through alternate sources. Amendments will also be posted on the website. This is the normal method for distributing amendments; therefore, it is the offerors' responsibility to check the website periodically for any amendments to this solicitation. 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. IMPORTANT NOTICE: All contractors submitting proposals on DOD solicitations must be registered in the Central Contractor Registration (CCR) prior to award of the contract. Reference is DFAR Clause 252.204-7004. The North American Industry Classification System (NAICS) Code for this project is 236220 with a size standard of \$33.5M.

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