

Design Build for Energy and Structural Repairs to Consolidated Submarine Component Operations, B178 (RM 10-4892), Portsmouth Naval Shipyard, Kittery, Maine

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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-7242.

The awarded contract will be a Design Build Services for Energy and Structural Repairs to Consolidated Submarine Component Operations, B178 (RM 10-4892), Portsmouth Naval Shipyard, Kittery, Maine.

The contract will provide energy and structural repairs at B178 specified in the specifications. The project modifies or constructs the following:

Structural repair and modernize B178 to create a consolidated state-of-the-art Shipyard industrial material handling facility. The project includes the B178 envelope and interior, but excludes the east ell and Shop 99 space in the north east corner of the building. The project goal is to provide 25,062 mmBTU of annual energy savings and achieve LEED Silver certification.

The building envelope will be replaced, with new high R-value insulated panels, a new curtain wall glazing system designed to match existing fenestration patterns, new personnel, overhead and vertical lift fabric overhead doors, and new roof decking, high R-value insulation and a cool roof membrane.

The building's floor will be leveled, providing additional storage capacity, and the buildings south foundation will be stabilized through the construction of a new sea wall.

The building's structure will be modified to restore lifting and handling capacity in Bay 3, and an internal berth will be constructed in Bay 3.

A new high-efficiency mechanical system will be installed. New compressed air, plumbing and water systems will be installed. New steam and condensate distribution lines will be installed in the overhead, replacing existing. A new fire protection system will also be installed, including pumps, lines, sprinklers and controls.

New electrical systems, including building distribution and lighting, will be installed. This includes the main switch board and building distribution. The infrastructure for a radio frequency identification (RFID) system will also be installed. B178 infrastructure also provides power to Berth 3, B357 (Security Boat House) and B115.

Finally, the project will meet a number of energy goals. This includes the addition of renewable energy components. A photovoltaic (PV) array will be added to the north roof for electricity generation and solar transpired walls will be added to the infill at the south door openings at Bays 1 and 2 for passive building heat. These, plus energy envelope improvements and improved mechanical systems, will provide a minimum of 25,062 mmBTU of annual energy savings. The project must also achieve LEED Silver certification.

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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