

**DESIGN/BID/BUILD CONSTRUCTION PROJECT P237, ADDITION TO
COMBAT SYSTEM ENGINEERING DEVELOPMENT SITE (CSEDS)
BUILDING AT MOORESTOWN, NJ**

**THIS IS A PRESOLICITATION NOTICE ONLY. THIS IS NOT A REQUEST
FOR PROPOSAL (RFP). NO SPECIFICATIONS OR DRAWINGS ARE
AVAILABLE AT THIS TIME.**

A RFP will be issued to obtain contractor qualifications for which the resulting contract(s), by means of a negotiated, firm fixed-price procurement, will be awarded. The solicitation will be advertised as Unrestricted Full and Open. Formal source selection procedures will be followed to award to the best value offeror(s) as prescribed by Federal Acquisition Regulations (FAR) Part 15 and 36 as applicable. This solicitation will be issued as N40085-12-R-1742.

The awarded contract will be a Design/Bid/Build Construction Project P-237, Addition to Combat System Engineering Development Site (CSEDS) Building at Moorestown, NJ.

This acquisition will result in the award of a Firm-Fixed Price (FFP), contract for construction. The contract will be procured using competitive proposals as it has been determined in accordance with FAR 6.401 to be the most appropriate method of contracting for the subject project.

Project Description:

The work includes the construction of a new 72,000 square feet building addition and incidental related work as indicated on the drawings. The addition to the existing building consists of a two-story primary facility with a two-story Deck House. The new facility will be connected to the existing AEGIS facility (Building 116) - Vice Admiral James H. Doyle Combat System Engineering Development Site (CSEDS) by an enclosed walkway. Construction will utilize structural steel framing, metal panel exterior skin, masonry and gypsum board interior walls, concrete floor and foundation, membrane roofing, fire protection, information systems, Electrical Systems, and HVAC (Heating, Ventilation and Air Conditioning). The building includes combat system equipment spaces, offices, conference rooms, and a space constructed to Sensitive Compartmented Information Facility (SCIF) standards. Built-in equipment includes a passenger and freight elevator; infrastructure for interior and exterior Electronic Security System (ESS). Anti-Terrorism Force Protection include emergency cutoff switches for HVAC Systems, compliant windows and applicable site stand-off distances. Supporting facilities include special construction features: shielding, mechanical and electrical utilities, and site utility connections (water, telephone, electrical, natural gas, sanitary and storm sewers and local area network). LID features, pervious and regular paving and site improvements include vehicle access, new guardhouse, security perimeter fencing and gates, parking area and roadways, sidewalks, landscaping and grading. The project will require the relocation and/or removal of existing metal buildings, guardhouse, site paving, septic field, fencing, guiderails, and other minor site improvements to accommodate the new building.

The estimated cost range of this construction project is between \$25,000,000 and \$100,000,000.

The Request for Proposals will be available for viewing and downloading on or about October 17, 2012. Proposal due date will be approximately November 16, 2012 at 2:00 P.M. EASTERN TIME. The solicitation will be formatted as an RFP in accordance with the requirements designated by FAR 36.

The RFP evaluation factors will be as follows:

Non-Price Factors

- 1. Corporate Experience**
- 2. Technical Approach**
- 3. Safety**
- 4. Small Business**

Performance Confidence Assessment Rating:

- 5. Past Performance**

Price Factor

- 6. Price**

The Government intends on issuing the solicitation through the NECO web site at 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.

Commander, Navy Installations Command (CNIC), has established the Navy Commercial Access Control System (NCACS), a standardized process for granting unescorted access privileges to vendors, contractors, suppliers and service providers not otherwise entitled to the issuance of a Common Access Card (CAC) who seek access to and can provide justification to enter Navy installations and facilities. Visiting vendors

may obtain daily passes directly from the individual Navy installations by submitting identification credentials for verification and undergoing a criminal screening/background check. Alternatively, if the vendor so chooses, it may voluntarily elect to obtain long-term credentials through enrollment, registration, background vetting, screening, issuance of credentials, and electronic validation of credentials at its own cost through a designated independent contractor NCACS service provider. Credentials will be issued every five years and access privileges will be reviewed/renewed on an annual basis. The costs incurred to obtain Navy installation access of any kind are not reimbursable, and the price(s) paid for obtaining long-term NCACS credentials will not be approved as a direct cost of this contract. Further information regarding NCACS is forthcoming.

This solicitation is being advertised as 100% Unrestricted Full and Open Competition.