

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

INDEFINITE DELIVERY/ INDEFINITE QUANTITY (IDIQ), MULTIPLE AWARD CONTRACT(S) (MAC), FOR DESIGN BUILD (DB), DESIGN BID BUILD (DBB), NEW CONSTRUCTION, RENOVATION, ALTERATION AND REPAIRS FOR PROJECT WITHIN AREA OF RESPONSIBILITY (AOR) LOCATED IN THE STATES OF MAINE, NEW HAMPSHIRE, VERMONT, MASSACHUSETTS, CONNECTICUT, RHODE ISLAND, NEW YORK, PENNSYLVANIA, NEW JERSEY AND DELAWARE

This acquisition will result in a multiple award Firm-Fixed Price (FFP), Indefinite-Delivery/Indefinite Quantity (IDIQ), Multiple Award Construction Contract (MACC). The awards will be the result of negotiated procedures, as it has been determined in accordance with FAR 6.401 to be the most appropriate method of contracting for the subject project. The solicitation will be a 100% Small Business Set-Aside

The solicitation is formatted as a Request For Proposal (RFP) in accordance with FAR Part 36.3 and FAR Part 15. It has been determined that more than five offerors are anticipated to respond to the solicitation, the project requirements have been sufficiently refined, and time constraints for the delivery of the project are acceptable. Therefore, this acquisition process will use the two-phase design-build selection procedure, consisting of one solicitation covering both phases.

Phase One of the solicitation will be conducted in accordance with FAR Part 36.3. The Phase One written technical proposal will address evaluation factors of **Technical Approach, Corporate Experience, Past Performance and Safety**. The Phase One evaluation will result in a determination of the most highly qualified offerors. Only these offerors will be requested to submit a Phase Two proposal. A multiple number of offerors, up to a maximum of twelve, may be selected to submit a Phase Two proposal, however the Contracting Officer reserves the right to limit the number to a number determined to be manageable.

Phase Two of the solicitation shall be comprised of a written technical and a price proposal, which will be evaluated separately in accordance with Part 15. The Phase Two written technical proposal will address the evaluation factors of **Technical Solution and Energy & Sustainable Design**. The Phase Two price proposal shall set forth the offeror's price for the seed project for the MACC contracts. Phase Two will require submission and evaluation of evaluation factors specifically designated as Phase Two Factors. Ratings for these factors will be combined with the rating for factors evaluated during Phase One to determine a composite rating and ranking for each offeror participating in Phase Two. For the overall rating and best value consideration, only Factors 2 – 6 and Price will be considered in total.

NOTE: Any offeror who receives an Unacceptable rating for any Technical Factor under Phase One or Two will receive an overall Unacceptable rating.

The Government reserves the right to limit the number of awards under this solicitation to five (5) contracts. The duration of the contract(s) is for one (1) year from the date of contract

award with four (4) one-year option periods. The total five-year (base and four one-year options) estimated construction cost for all contracts is not to exceed \$95,000,000.00 for the life of the contract. The limit is the maximum for the life of the contract of \$95,000,000.00. The range for individual task orders estimated cost is approximately \$1,000,000.00 to \$20,000,000.00; however, smaller and larger dollar value projects may be considered. The minimum guarantee for this contract for each awardee is \$5,000.00 over the life of the contract.

MACC Contractor Description:

The Government will be seeking teams of construction firms, engineers and designers with significant past performance, qualification, and experience in recent relevant projects. The construction contractor will be evaluated for customer satisfaction based on recentness and relevancy of projects, general trends in past performance, quality of workmanship, timely completion of work, reasonableness in price, effective management of the construction, business integrity, cooperation, responsiveness, and a satisfactory safety record. The design firms will be evaluated for customer satisfaction in the design of the most recent relevant projects. The designer's past performance will be evaluated on customer satisfaction based on recentness and relevancy of projects, general trends in performance, quality of work, compliance with performance schedules, cost control, cooperation and responsiveness. Because of the relatively broad scope of this contract, the government will conduct best value (price/technical) tradeoff evaluations and design-build procedures.

The Government may also use the following documents to assess past performance information:

- Past Performance Information Retrieval Systems (PPIRS)
- Past Performance Questionnaires
- Federal Awardee Performance and Integrity Information System (FAPIS)
- Other Known Sources by the Government

Relevant projects shall be defined as: The ability to complete both Design Build and Design Bid Build type projects for facility renovations and new construction projects, meeting specified energy reduction goals and LEED certifications requirements. Relevant experience also includes, but is not limited to, completion of simultaneous projects in diverse geographic locations, projects in industrial, congested or urban areas with limited laydown areas, projects with significant phasing and coordination requirements, and projects involving historic buildings or in historic districts.

The Request For Proposals will be available for viewing and downloading on or about January 29, 2013. Proposal due date will be approximately February 28, 2013, 2:00 P.M. EASTERN TIME. The solicitation will be formatted as an RFP in accordance with the requirements designated by FAR 36.

The Government intends on issuing the RFP Solicitation 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 System for Award Management Registration (SAM) prior to award of the contract. Reference is FAR Clause 52.204-99. The North American Industry Classification System (NAICS) Code for this project is 562910 with a size standard of \$33.5M.

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.