

THIS SYNOPSIS IS NOT A REQUEST FOR PROPOSAL. IT IS A PRE-SOLICITATION NOTICE. The Naval Facilities Engineering Command, Mid-Atlantic is seeking eligible business firms capable of performing Design-Build construction services for the Q-1218 SOF Marine Battalion Company/Team Facilities and Q-1393 SOF Survival Evasion Resistance Escape Training. The target award for this construction project will be \$51,227,909.00. This is an unrestricted full and open acquisition. The appropriate NAICS Code is 236220. This will be a Design-Build (DB/BVSS 2-Step) solicitation.

DESCRIPTION OF ACQUISITION

1. This acquisition will result in a Firm Fixed Price (FFP) contract for design and construction services.

2. **Q-1218:** This project will provide facilities for the Battalion Headquarters and four (4) subordinate Companies that comprise the 3rd Marine Special Operations Battalion (3rd MSOB) under U.S. Marine Corps Forces Special Operations Command (MARSOC). This project is located at the Stone Bay U.S. Marine Corps Forces Special Operations Command (MARSOC) Compound aboard MCB Camp Lejeune, NC.

Battalion HQ:	32,000 SF
Company HQ/Team Ops Facilities:	141,000 SF
Company Storage Buildings:	16,000 SF
Covered Gear Cleaning/Drying Area:	8,000 SF
Covered Loading/Staging Building:	16,000 SF

Site:

Site plan development shall exercise the necessary technical and creative effort to save as much of the existing natural environment as possible. Note that the construction site is within an area that has been set aside for future endangered species habitat; accordingly the site plan development should give preference to retaining natural forest areas within the project limits to the greatest extent practicable. Offerors must demonstrate experience in the design and construction of similar facilities within similar stringent and environmentally sensitive context.

Buildings:

This project constructs single-story rigid framed buildings with brick veneer over metal studs, standing seam metal roof, metal soffits and trim, translucent wall panels, and rigid framed canopy loading areas. Built-in equipment includes gear storage cages, compressor, mezzanine storage, oil-water separator, and casework. Special construction features include pile foundations and storm-water management BMP's. Electrical systems include: primary power distribution, lighting, energy monitoring/control systems, intrusion detection system, telephone/data switch/server rooms, photovoltaic cells, electrical switch gear, transformers, circuits, and fire alarms. Mechanical systems include: plumbing, fire protection, compressed air, dehumidification, HVAC systems, Energy Management Control Systems (EMCS) and Direct Digital Controls (DDC). Information systems include telephone, data, local area network (LAN), mass notification and intercom. This project will require (150) NMCI seats. The public areas of the project must comply with Americans with Disabilities Act (ADA) regulations. The

project requires Operation and Maintenance Support Information (OMIS) and Geospatial digital data.

AT/FP and physical security shall be provided per Military Handbook 1024/1, Unified Facilities Criteria (UFC) 4-010-01 DOD Minimum Anti-Terrorism Standards for Buildings.

Low Impact Development will be included in accordance with UFC 3-020-10 Low Impact Development. Sustainable design features will be included in the design, development, and construction. The project shall be designed and constructed so it is capable of achieving, at a minimum, US Green Business Council's Leadership in Energy and Environmental Design (LEED) Silver certification.

Supporting Facilities:

The contractor shall provide site and building utility systems/connections. They include utility distribution systems, roads, traffic control, parking, electrical power, domestic water, fire protection water, sanitary sewer, perimeter security fencing, gates, storm water management, fire alarm, telephone communication, fiber optics, and cable television.

EPAAct05 LEED compliance will include pedestrian and bicycling features, storm water drainage/management features, and energy efficiency features.

This project includes technical operating manuals, environmental mitigation, Geospatial Data Surveying/Mapping, and special foundation features for poor soil bearing conditions.

The project provides mitigation for natural, cultural and environmental resources.

Q-1393: This project constructs a 1600 m² (17,200 SF) Applied Instruction Lab for Survival, Evasion, Resistance, and Escape (SERE) Training, as well as supports Advanced Urban Reconnaissance and Infiltration (Special Activities) Training. This project also constructs a fenced compound, and 326 m² (3,500 SF) of covered mock-up pads.

Site:

Site plan development shall exercise the necessary technical and creative effort to save as much of the existing natural environment as possible. Note that the construction site is within an area that has been set aside for future endangered species habitat; accordingly the site plan development should give preference to retaining natural forest areas within the project limits to the greatest extent practicable. Offerors must demonstrate experience in the design and construction of similar facilities within similar stringent and environmentally sensitive context.

Building:

This project consists of single-story rigid framed buildings with brick veneer over metal studs, standing seam metal roof, metal soffits and trim, translucent wall panels, and rigid framed canopy loading areas. Built-in equipment includes compressor, mezzanine storage, oil-water separator, and casework. Special construction features include pile foundations and storm-water management BMP's. Electrical systems include: primary power distribution, lighting, energy monitoring/control systems, intrusion detection system, telephone/data switch/server rooms,

photovoltaic cells, electrical switch gear, transformers, circuits, and fire alarms. Mechanical systems include: plumbing, fire protection, compressed air, dehumidification, HVAC systems, Energy Management Control Systems (EMCS) and Direct Digital Controls (DDC). Information systems include telephone, data, local area network (LAN), mass notification and intercom. This project will require (50) NMCI seats. The public areas of the project must comply with Americans with Disabilities Act (ADA) regulations. The project requires Operation and Maintenance Support Information (OMSI) and Geospatial digital data.

AT/FP and physical security shall be provided per Military Handbook 1024/1, Unified Facilities Criteria (UFC) 4-010-01 DOD Minimum Anti-Terrorism Standards for Buildings.

Low Impact Development will be included in accordance with UFC 3-020-10 Low Impact Development. Sustainable design features will be included in the design, development, and construction. The project shall be designed and constructed so it is capable of achieving, at a minimum, US Green Business Council's Leadership in Energy and Environmental Design (LEED) Silver certification.

Supporting Facilities:

The contractor shall provide building utility systems/connections. They include utility distribution systems, traffic control, parking, electrical power, domestic water, fire protection water, sanitary sewer, sewage, pump station, perimeter security fencing, gates, storm water management, fire alarm, telephone communication, fiber optics, and cable television.

EPAAct05 LEED compliance will include pedestrian and bicycling features, storm water drainage/management features, and energy efficiency features.

This project includes technical operating manuals, environmental mitigation, Geospatial Data Surveying/Mapping, and special foundation features for poor soil bearing conditions.

The project provides mitigation for natural, cultural, and environmental resources.

Q-1218 and Q-1393 project site plan development shall exercise the necessary technical and creative effort to save as much of the existing natural environment as possible. Note that the construction site is within an area that has been set aside for future endangered species habitat; accordingly the site plan development should give preference to retaining natural forest areas within the project limits to the greatest extent practicable. Both projects provide mitigation for natural, cultural and environmental resources. The projects include technical operating manuals, environmental mitigation, Geospatial Data Surveying/Mapping, and special foundation features for poor soil bearing conditions.

The projects will provide AT/FP and physical security as per Military Handbook 1024/1, Unified Facilities Criteria (UFC) 4-010-01 DOD Minimum Anti-Terrorism Standards for Buildings.

Site preparation includes site clearing, excavation and preparation for construction. Also included are utility distribution systems, roads, traffic control, parking, electrical power,

domestic water, fire protection water, sanitary sewer, perimeter security fencing, gates, storm water management, fire alarm, telephone communication, fiber optics, and cable television.

Mechanical utilities include heating, ventilation and air conditioning, water lines, plumbing and plumbing fixtures, sewage pumping station, sanitary sewer lines, fire protection systems and supply lines. Also included oil/water separators.

Sustainable design principles will be included in the design and construction of the projects in accordance with Executive Order 13123 and other laws and Executive Orders. Facilities will meet a minimum of LEED silver ratings and comply with Energy Policy Act of 2005. Low Impact Development will be included in the design and construction of this project.

THIS IS A FULL AND OPEN COMPETITION. All prospective Offerors must be registered in the Central Contractor Registration (CCR) database (www.ccr.gov) and the Online Representations and Certifications Application (ORCA) database (<https://orca.bpn.gov>). Contractors will be searched against the <https://www.sam.gov> to ensure they are eligible for Federal contract awards. Contractors are encouraged to register for the solicitation when downloading from the website. Only registered contractors will be notified by email when amendments to the solicitation are issued. Please forward technical inquiries to Mr. Ray Hinman via EMAIL at ray.hinman@navy.mil.