

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

A Request for Proposal (RFP) will be issued to obtain contractor qualifications for which the resulting contract, by means of negotiated firm fixed-price procurement, will be awarded. The solicitation will be advertised as Small Business (S/B) Set Side 100%, Firm-Fixed Price (FFP), Indefinite- Delivery/Indefinite Quantity (IDIQ), Multiple Award Contract (MAC). 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.

This solicitation will be issued as N40085-14-R-5217 Multiple Award Construction Contract (MACC). The awarded contracts will be for Design-Bid-Build (DBB) and Design-Build (DB) projects in the Northeast area of responsibility (AOR) of NAVFAC Mid-Atlantic. AOR consists of the following ten (10) states; Connecticut, Delaware, Maine, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island and Vermont. However; projects may also be considered throughout the NAVFAC Mid-Atlantic and NAVFAC Atlantic AOR.

Projects may be new construction, renovations, alteration or repair to various facility types. No more than five (5) contracts will be awarded as a result of this solicitation. 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 awarded contracts shall not exceed \$95,000,000.00 for the life of the contract. Individual MACC task orders for the DB or DBB have an anticipated construction cost between \$1,000,000.00 and \$10,000,000.00; however, smaller and/or larger dollar value projects may be considered. The Northern American Industry Classification System (NAICS) code for the MACC is 236220.

**DESCRIPTION OF CONTRACT SEED PROJECT:**

The awardee of the seed project will perform a Whole Center Repair (WCR) to the Navy Operational Support Center (NOSC) located in Buffalo, NY. This project main building work will include but not be limited to the following: Replace the roof, fire alarm system, install fire sprinkler system, interior HVAC components, dropped ceiling, floor tiles and carpet, boiler with energy efficient boiler and water heater. Replace lighting and electrical work incidental to renovation; provide new LED lighting and paint interior walls. Repair men's and women's restrooms. Provide back-up HVAC to NMCI server room on second floor. Replace drill hall floor. Reconfigure CO's office, admin & training spaces. ARMORY: Various repairs to lighting, HVAC, walls & paint. EXTERIOR: Replace existing lights with LED fixtures. Install new along perimeter near seawall. Seal coat and restripe parking lot. VEHICLE MAINT FACILITY: Replace vinyl flooring in admin spaces. Install new ladder access to roof. Prep and paint interior walls. Replace electric radiant heat in restrooms. Mobilization costs include project phasing, miscellaneous IT changes incidental to project, and rental of temp storage containers during

project execution. The Northern American Industry Classification System (NAICS) code for this project is 236220. The estimated period of performance for the seed project is 472 calendar days from date of award (includes 15 days for payment and performance bonds processing).

The Government intends on issuing the solicitation, to include plans and specifications, approximately **March 2014**. All documents will be posted on the <https://www.fbo.gov/or> <https://www.neco.navy.mil/> website, in the Adobe Acrobat PDF file format and downloadable from the website. The Acrobat Reader is required to view the PDF files. 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 prospective offerors must be registered in the System for Award Management (SAM) database ([www.sam.gov](http://www.sam.gov)) and the Online Representations and Certifications Application (ORCA) database (<https://orca.bpn.gov>). Contractors will be searched against the Excluded Parties List (EPL) to ensure they are eligible for federal contract awards. Contractors are encouraged to register for the solicitation when downloading from the website. The information being requested does not constitute a commitment on the part of the Government to award a contract nor to pay for any costs incurred as a result of replying to this notice.

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.

