

THIS IS A SOURCES SOUGHT NOTICE ONLY. THIS IS NOT A REQUEST FOR PROPOSAL OR INVITATION FOR BID. THERE WILL NOT BE A SOLICITATION, SPECIFICATIONS OR DRAWINGS AVAILABLE AT THIS TIME.

The Naval Facilities Engineering Command, Mid-Atlantic is seeking eligible Small Businesses, HUBZone Small Businesses, Small Disadvantaged Businesses, Service-Disabled Veteran-Owned Small Businesses, and Women-Owned Small Businesses capable of performing construction services for Navy Gateway Inn and Suites (NGIS) Building 172 on Coasters Harbor Island (CHI) and Building 678 on Coddington Point at Naval Station Newport, Newport, RI.

Building 172 is a rectangular, four-story, plus partial basement and crawl space, concrete building with a separate covered entrance and a breezeway/connector to building 442. Built in 1959 and last renovated in 1995, this total 47,974 square foot building has concrete roof and floor construction, with rubber membrane roofing, EIFS and brick veneer exterior walls and aluminum windows. The building has 11 standard rooms, 40 suites and 4 DV rooms. The building is heated with two gas fired boilers and room baseboard radiators. Through wall AC units provide cooling for each room individually. Power is supplied by a utility transformer to a 1200 amp 208/120 volt switch gear, with panel boxes located throughout the building. Domestic water is copper piping with hot water boilers. Sanitary waste lines are cast iron.

This project will renovate the existing 55 guest rooms and suites in building 172. In addition, it will replace existing HVAC and electrical systems throughout the building. Existing finishes and lighting will be brought up to current NGIS standards per UFC 4-720-01 and updated FF&E will also be provided. ADA/ABA accessibility will be provided for all common spaces, as well as entry into the building and one guest room on the first floor level will meet ABA conversion requirements. Several option items will be included such as stair rail replacement, south entrance ramp, lightning protection, and exterior window replacement. HAZMAT remediation (including disposal) will be required for all existing “popcorn” ceiling finishes and floor mastic throughout building 172.

Building 678 is a rectangular, five-story, plus partial basement and crawl space, concrete building with an elevated concrete slab plaza at the north entrance of the building. Built in 1969 and last renovated in the mid-1990s, this total 45,378 square foot building has concrete roof and floor construction, with rigid insulation/membrane roofing, EIFS and brick veneer exterior walls and aluminum windows. The building has 47 guest rooms/suites. The building is heated with campus steam to hot water converters in the winter, which is pumped to Package Terminal Air Conditioners (PTACs) with heating coils, fan coils and cabinet unit heaters at each room. Through wall AC units provide cooling for each room individually. Power is supplied by a utility transformer to a 1200 amp 200/120 volt switch gear, with panel boxes located throughout the building. Domestic water is copper piping with hot water boilers. Sanitary waste lines are cast iron.

This project will renovate the existing 47 guest rooms and suites in building 678. In addition, it will replace existing HVAC, fire protection/alarm systems and electrical systems throughout the building. Existing finishes and lighting will be brought up to current NGIS standards per UFC 4-720-01 and updated FF&E will also be provided. ADA/ABA accessibility will be provided for

all common spaces as well as entry into the building, including existing access ramp repair and ABA parking lot striping. One guest room on the first floor level will meet ABA conversion requirements. This project will also provide full window replacement, to include ATRP and energy criteria compliance. In addition, the entire exterior of the building will be clad with a new prefinished metal panel system. Several option items will be included such as specified damaged sidewalk and patio concrete panels, large tree removal and lightning protection.

The appropriate Northern American Industry Classification System (NAICS) code for this procurement is 226220 - Commercial and Institutional Building Construction, and the Small Business Size Standard is \$36,500,000. In accordance with DFARS 236.204, the magnitude of construction for this project is between \$10,000,000 and \$25,000,000. This office anticipates award of a contract for these services by 31 Aug 2016.

It is requested that interested small businesses submit to the Contracting Officer a brief capabilities statement package including the NAVFAC Sources Sought Questionnaire and Excel matrix provided as attachments to this notice in order to demonstrate the ability to perform the construction services described.

The questionnaire and matrix should be used to document a minimum of three (3) and a maximum of five (5) relevant construction projects completed in the past five (5) years that best demonstrate your experience on projects that are similar in size, scope, and complexity. All projects you list on the questionnaire must also be listed on the Excel matrix (and vice versa), with the appropriate fields filled out to indicate the type of work.

A relevant project is further defined as:

Size: Facility of at least 40,000 total square feet, and a construction cost of no less than \$10,000,000.

Scope/Complexity: Comprehensive, whole building (interior and exterior) renovation of a multi-story (minimum of three stories), reinforced concrete, multi-unit commercial, hotel-type living facility, considered as transient lodging, to include the following:

- Building envelope (windows, doors, exterior walls, cladding and roofs);
- Comprehensive plumbing, mechanical, electrical, fire protection, and alarm renovation;
- ADA/ABA accessibility – Interior and Exterior;
- Comprehensive HAZMAT remediation and disposal;
- Comprehensive interior finishes replacement/renovation, including experience with furnishings, fixtures and equipment (FF&E); and
- Selective demolition.

All responses shall include:

(1) The attached NAVFAC Sources Sought Questionnaire. The description box on the questionnaire shall include the contract number, square footage, Government Agency/Private Entity for which the work was performed, and a brief description of how the contract referenced relates to the size, scope and complexity requirements for the construction services described.

There are only enough boxes to list four (4) projects on the questionnaire. If you are submitting five (5) projects, you will need to fill out a second questionnaire to list the fifth project.

NOTE: EMR is to be provided for years 2013, 2014 and 2015. Due to limitations of the questionnaire form, you will not be able to select a year label prior to 2015. Please use the first EMR box to list your 2015 EMR, the second to list your 2014 EMR, and the third to list your 2013 EMR.

The rest of the questionnaire is self-explanatory, and all boxes should be filled out as applicable.

(2) The attached Excel matrix. Every project that is listed on the questionnaire must also be listed on the matrix, and vice versa.

(3) Company Profile (no more than one page) to include the following:

- a. Number of offices and office location(s);
- b. Number of employees per office;
- c. Available bonding capacity per contract (must be able to bond up to the target award for this contract);
- d. DUNS number;
- e. CAGE Code;
- f. Small business designation/status claimed; and
- g. Annual revenue.

(4) If you are proposing as an 8(a) Mentor-Protégé, indicate the percentage of work to be performed by the protégé and a copy of the SBA letter stating that your Mentor-Protégé agreement has been approved.

(5) In addition to the above items, you may also submit a capabilities statement for review (no page limitation on this, brochures are acceptable), but it is not required.

This notice is a market research tool being used to determine the availability and adequacy of potential small business sources prior to determining the method of acquisition and ultimate issuance of an award. Upon review of industry response to this sources sought notice, the Government will determine whether set-aside procurement in lieu of full and open competition is in the Government's best interest. Large Business submittals will not be considered. The Government is not obligated to and will not pay for any information received from potential sources as a result of this notice.

The information provided in this notice is subject to change and in no way binds the Government to solicit for or award a contract. The Government will not provide debriefs on the results of this research, but feedback regarding the decision to set aside or not set aside the procurement will be accomplished via pre-solicitation synopsis or solicitation for these services as applicable. All information submitted will be held in a confidential manner and will only be used for the purpose intended. Points of contact listed may be contacted for the purpose of verifying performance.

RESPONSES ARE DUE NLT 29 APR 2016 at 12:00 PM (EST). LATE SUBMISSIONS WILL NOT BE ACCEPTED.

The package shall be sent via electronic mail to Crystal Godwin at crystal.godwin@navy.mil or mailed to:

Naval Facilities Engineering Command, Mid-Atlantic
North IPT, Code OPTA
9324 Virginia Ave
Norfolk, VA 23511