

PRE-SOLICITATION SYNOPSIS ONLY

SOLICITATION NUMBER: N40085-16-R-3014

This notice does NOT constitute a request for proposal, request for quote, or invitation for bid. The intent of this pre-solicitation synopsis is to make notice of a proposed contract action 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.

PROJECT DESCRIPTION: 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 ATFP 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.

This solicitation is being advertised as an Unrestricted, Full and Open procurement. This is a source selection procurement requiring both non-price (technical) and price proposals. In accordance with DFARS 236.204, the magnitude of construction for this project is between \$10,000,000 and \$25,000,000. 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.

The drawings and specifications for this project will be posted with the solicitation and are not available at this time.

The Request for Proposal (RFP) will be issued on or about 07 Jun 2016. ALL DOCUMENTS will be in the Adobe Acrobat PDF file format and downloadable from the Navy Electronic Commerce Online (NECO) website. The official address to the solicitation is <https://www.neco.navy.mil> or www.fbo.gov. A free Acrobat Reader, required to view the PDF files, can be downloaded from the Adobe website. All contractors are encouraged to attempt download prior to obtaining the solicitation through alternate sources. Amendments will also be posted on the websites. 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.

IMPORTANT NOTICE: All prospective offerors must be registered in the System for Award Management (SAM) database (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.