

PRE-SOLICITATION SYNOPSIS

SOLICITATION NUMBER: N40085-16-R-3033

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 a Design-Build construction project for MILCON project P285, Unaccompanied Housing, Portsmouth Naval Shipyard, Kittery, ME.

PROJECT DESCRIPTION: This project provides the first of two projects to consolidate mission essential housing by constructing approximately 55 rooms/110 beds using the Navy's Shared/Mobilization Unit as a basis. The Navy Shared/Mobilization Unit, formerly referred to as the "2+0 design", includes a double occupancy sleeping area, two personal closets, a shared toilet with a shower compartment, a sink service area and a kitchenette. As a multi-level housing facility, the facility requires additional infrastructure support space. The housing maintenance workshop, currently located in Building #191, will be provided for storage and repair of small equipment and furnishings. Also provides liberty center, currently located in Building #191, supporting the sailors who are living at Portsmouth Naval Shipyard (PNSY). Built-in equipment includes one passenger/freight elevator, fire booster pump and emergency generator. This project will provide Anti-Terrorism/Force Protection (AT/FP) features and comply with AT/FP regulations and physical security mitigation in accordance with DoD Minimum Anti-Terrorism Standards for Buildings. Special costs include post construction contract award services (PCAS). Department of Defense and Department of the Navy principles for high performance and sustainable building requirements will be included in the design and construction of this project in accordance with federal laws and Executive Orders. Low Impact Development will be included in the design and construction of this project as appropriate. Project will demolish existing barracks Building #191, Quarters X and Garage A75. Facilities will be designed to meet or exceed the useful service life specified in DoD Unified Facility Criteria. Facilities will incorporate features that provide the lowest practical life cycle cost solutions satisfying the facility requirements with the goal of maximizing energy efficiency.

This solicitation will be advertised as a Total Small Business set-aside. 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 236220 – Commercial and Institutional Building Construction, and the Small Business Size Standard is \$36,500,000.

A sources sought notice was issued on August 2, 2016 with a required response date of August 16, 2016. There were two responses to this request. In accordance with FAR 19.501(c), the Contracting Officer has determined that there is a reasonable expectation that an adequate number of small business firms would respond to or be qualified to perform the requirements of this solicitation. The activity small business office concurs with this decision.

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 October 7, 2016. All documents will be in Adobe Acrobat PDF file format and downloadable from the Navy Electronic Commerce Online (NECO) website. The official address to the solicitation will be <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.

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.

Questions regarding this notice should be directed to Philip Cole at philip.j.cole@navy.mil.