



**PRE-SOLICITATION SYNOPSIS
FOR
SOLICITATION N69450-13-R-1255**

**MEDIUM MULTIPLE AWARD CONSTRUCTION CONTRACT (MACC) FOR NORTH
FLORIDA AND SOUTH GEORGIA AREA**

Description:

The Naval Facilities Engineering Command Southeast (NAVFAC SE) has been tasked to develop, solicit, and award an indefinite delivery indefinite quantity (IDIQ) multiple award construction contract (MACC) for general construction type work for activities in the North Florida and South Georgia areas. Work may be required in other areas in the area of responsibility of NAVFAC SE if deemed necessary.

This acquisition will result in the award of an Indefinite-Delivery/Indefinite Quantity (IDIQ) Firm-Fixed Price (FFP) Design-Build Multiple Award Construction Contract (MACC) for the North Florida and South Georgia area of responsibility.

The work will primarily consist of general building type projects (new construction, renovation, alteration, demolition, and repair work. Projects (Task Orders) issued under this contract will require either single discipline or multi-discipline design services or may include 100% construction performance specifications. Work may be required in other areas within the geographic area of responsibility of NAVFAC SE if deemed necessary and approved by the NAVFAC SE Chief of Contracts.

A seed project will be identified and included in Phase-Two of the process.

The solicitation should be available at this site on or about 02 January 2013.

Procurement Method: Contracting by Negotiation.

This solicitation is formatted as a Request for Proposal (RFP) for a negotiated procurement utilizing the Two-Phase Design/Build selection procedures. The source selection process to be used is Best Value Trade-Off Approach.

The best value continuum source selection process to be used for this acquisition is the tradeoff analysis process as described in FAR 15.101-1 and utilizes the Two-Phase Design/Build selection procedures of FAR Subpart 36.3. One solicitation will be issued covering both phases.

Revised Nov 2009

Phase-One of the procurement process is a narrowing phase of offerors down to approximately ten (10) offerors (design-build teams) that offer the best technical value to the government. Only those proposers selected in Phase-One will be allowed to proceed into Phase-Two.

In Phase-Two, the successful Phase-One offerors will be required to submit technical and price proposals for a seed project. Offerors who fail to submit technical and price proposals for the seed project will not be considered for a MACC award.

The NAICS Code for this procurement is 236220 with an annual size standard of \$33,500,000

Each contract will be awarded for one base year with four (4) option years. The anticipated workload is \$85,000,000 over the life of all contracts and the maximum combined value of all contracts will not exceed \$95,000,000. Each MACC will include a minimum guarantee of \$1,000. Projects will vary in size from approximately \$4,000,000 to \$20,000,000. However, task orders under or over these amounts may be considered if deemed to be in the Government's best interest and approved by the NAVFAC SE Chief of Contracts.

The Government intends to award five (5) contracts resulting from this solicitation to the responsible offerors whose proposal represents the best value after evaluation in accordance with the factors in the solicitation.

This is a new procurement. It does not replace an existing contract. No prior contract information exists.

Offerors can view and/or download the solicitation, and any attachments, at <https://www.neco.navy.mil/> when it becomes available at this site on or about 02 January 2013

The proposed contract listed here is 100 percent competitive set-aside restricted to Service Disabled Veteran Owned Small Businesses (SDVOSB) with the specialized experience and qualifications required by this project. The Government will only accept offers from SDVOSB concerns.

The solicitation utilizes source selection procedures which require offerors to submit a technical proposal, past performance, experience information, and a price (or cost) proposal for evaluation by the Government.

Offeror shall submit a bid bond (SF-24) in the amount of 20% of total seed project bid price or \$3,000,000, whichever amount is less.

Offerors shall also provide a letter from the Bonding Company indicating the company's bonding limit for a single project. Offerors must have a single award bonding capacity of at least \$20M and the ability to bond multiple projects.

This notice does NOT constitute a request for proposal, request for quote, or invitation for bid.