

# VIEW SOLICITATION

## General Information

**Solicitation Number:** W912DR-06-R-0021  
**Restrictions:** Unrestricted  
**Title:** Barrack Complex Phase I, Fort Myer  
**Location:** Ft. Myer, Virginia  
**Issue Date:** 2/9/2006  
**Closing Date:** 3/28/2006, 1600 hrs, EST  
**Price Range:** \$25,000,000.00 - \$100,000,000.00  
**Time for Completion:** 640 calendar days  
**NAICS:** 236116  
**FSC:**  
**CBD:** Z  
**Size Standard:** \$31.0M  
**Contracting POC:** [Lydia Hill](#), 202-730-3791  
**Technical POC:** [Antoine Plessy](#), 410-962-6721

**Synopsis:** This proposed procurement is Unrestricted, SIC 1542 NAICS is 236116 with a size standard of \$31,000,000.00. Barracks Complex Phase I, Fort Myer, Virginia is being advertised as a Request for Proposal (RFP). The request for proposal requires separate technical and cost proposals to be evaluated based on low price technically acceptable for award of the project. Competitive proposals will be evaluated based on the evaluation criteria set forth in the solicitation package. Estimated cost of construction is between \$25,000,000.00 and \$100,000,000.00. Construction duration 640 days from receipt of the Notice to Proceed.

The Barracks Complex Phase I project includes the construction of two unaccompanied enlisted personnel housing (UEPH) building, a Consolidated Operations Facility (COF), and a chiller plant addition. It also includes all associated site work, utilities and the demolition of three existing buildings located along Sheridan Avenue. Each new Barracks facility shall provide housing for two hundred ten (210) enlisted personnel. Both Barracks facility are three-story, concrete frame structure at about 91,000 SF each. Overall footprint of the barracks buildings area 'U' shaped. The facilities will have a partial basement that will be utilized for mechanical and electrical equipment. The project site is approximately 6.5 acres located on Sheridan Avenue near the Parade Ground. Siting of new facilities on the site is restricted due to surrounding buildings. The Consolidated Operations Facility (COF) shall consist of administrative, training classrooms, and supply areas for each company, with support spaces, arms vault, and a common locker/shower facilities. The COF facility design is a two-story concrete frame structure, with a full basement used for (~59,000 SF) locker rooms, storage and mechanical space. The COF facility is required to provide full ADA compliance, including an elevator. The existing barracks buildings 402 and 403, and building 412 will be demolished to provide a site for new construction. Building 402 and 403 are five-story concrete frame structure with masonry walls. Building 412 is a small brick administration building with a total area of 2,721 square feet. A total of 296,822 S.F. will be demolished. Abatement of these buildings is required before demolition. There is a dense grid of utilities that occupy the site including water, gas, steam, sanitary, storm drain, electric, cable and telephone/fiber optic duct bank.

The project includes the construction of new utilities, and the removal and/or relocation of existing utilities on the site. A new underground chiller plant (650 tons)

adjacent to the existing chiller plant (Building 252) will also be provided to house new cooling towers and other equipment for this and future phases of the Barracks Complex project. There is an existing main thoroughfare (Gorgas Street) through the center of the site that connects McNair and Sheridan Avenues. A new road will be constructed between McNair Road and Sheridan Avenue as part of the Barracks Complex Phase I. A new pedestrian spline will be constructed that will connect the historic district with the south end of the post.

Large Business Firms are required to submit a subcontracting plan with their proposals. The Following are the projected goals for this project 65% of the total subcontracting dollar value. Of that 65%, 20% should be placed with Small Disadvantaged Businesses, 10%with Women Owned Small Businesses, 3% with HUB Zone Small Business, 3% with Veteran Owned Small Businesses and 3% with Disabled Veteran Owned Small Businesses.

In order to comply with the Debt Collection Improvement Act of 1996, effective March 31, 1998 all contractors must be registered in the Central Contractor Registration (CCR) to be considered for award of a Federal contract. The initial registration date expired 31 May 1998. For information regarding future registration, Contact CCR Web site at <http://www.acq.osd.mil/ec>; (2) dial up modem at (614) 692-6788 (User ID: ccrpub; Password: pub2ccri); (3) through any DoD Certified Value Added Network. To review the database, the web site is: <http://www.fedecnavigator.disa.mil>. Additionally a paper form for registration may be obtained from the DoD Electronic Commerce Information Center at 1-800-334-3414. It is imperative that a small disadvantaged business contacts their cognizant Small Business Administration Office to obtain Small Disadvantaged Business Certification. Without SBA SDB certification, neither a prime contractor nor a federal agency can receive SDB credit when utilizing non-certified SDB contractors/subcontractors. The solicitation will be provided in an electronic format, free of charge, to all registered plan holders. The media through which the Government chooses to issue this solicitation is the Internet only. The solicitation will not be issued in paper.

All responsible sources may submit a proposal, which shall be considered by the agency. Contractors requests for this solicitation will be performed through ASFI. Contractors may register to be placed on the bidders/Offerors mailing lists by going to the web site: <https://ebs.nab.usace.army-mil>

**Site Visit:** 16 February 2006  
Site visit contractors are to meet on 16 February 2006 at 10:00 a.m. in Building 313 Room 125, Fort Myer, Virginia.

**Plans & Specs:** [Available thru FedTeDS](#)

**Amendments:** Amendment 1, dated 27 February 2006  
Amendment 2, dated 3 March 2006  
Amendment 3, dated 13 March 2006  
Amendment 4, dated 15 March 2006  
Amendment 5, dated 17 March 2006  
Amendment 6, dated 21 March 2006

**Register as an Interested Party:** [Download the attached form](#), complete, and return as directed.