

# VIEW SOLICITATION

## General Information

**Award Info:** W912DR-07-C-0027, dated 10 August 2007, Clark/Balfour Beatty – NGA, JV, 7500 Old Georgetown Road, Bethesda, MD 20814. in the amount of \$334,391,000.00

**Solicitation Number:** W912DR-07-R-0006

**Restrictions:** Unrestricted

**Title:** National Geospatial Intelligence Agency New Campus East

**Location:** Fort Belvoir, Virginia

**Issue Date:** 16 April 2007

**Closing Date:** ~~30 May 2007, 1500 hrs~~, REV per Amd 3, dtd 5/17/07 – 14 June 2007, 1500 hrs

**Price Range:**

**Time for Completion:**

**NAICS:** 236220 -- Commercial and Institutional Building Construction

**CBD:** Y

**Size Standard:** \$31.0M

**Contracting POC:** [Famane Brown](#), (410) 962-0191

**Technical POC:**

**Synopsis:** **MODIFICATION DATED 30 MARCH 2007:**

This is a modification to the previous. The modification reads as follows: The contract resulting from this solicitation will consist of a base bid for construction integration phase services, with one or more bid options for construction. A pre-proposal conference and site visit will be held on Monday, 30 April 2007. The conference will begin at 10 am. The location will be the Humphreys Engineer Center Support Activity (HECSA), Kingman Building (Building 2593) in the Hearing Room, 7701 Telegraph Rd., Alexandria, VA 22315. Directions are available on the internet at <http://www.hecsa.usace.army.mil/hec/transportation.asp>. Following the conference, a site visit at EPG will be conducted. Offerors must arrange their own transportation from the conference to the site visit. The performance and payment bond requirements will not equal 100 percent of the contract amount. The performance and payment bond requirements are \$500M.

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This procurement is unrestricted. On or about 16 April 2007, the U.S. Army Corps of Engineers, Baltimore District intends to issue a request for proposals for construction integration phase services and construction of the National Geospatial Intelligence Agency New Campus East (NGA-NCE).

The source selection will be a One-Step Best Value process with an Integrated Design Bid Build concept (IDBB). In addition to construction, the selected contractor will perform construction integration phase services during design as a collaborative member of the project delivery team. The construction will be fast-tracked, with discrete design packages for portions of the facility. As portions of the design are completed, the Government will direct the contractor to proceed with those portions of construction. As required by BRAC 2005, NGA plans to consolidate operations from its current locations throughout the National Capital Region (NCR) to a new facility tentatively planned to be located at Engineer Proving Ground, Fort Belvoir, Virginia. BRAC law requires implementation be complete by 15 September 2011.

The facility is in the early stages of design. Construction is planned to begin after all required environmental approvals are received, currently anticipated in the summer of 2007. The NGA-

NCE must accommodate phased occupancy with an eventual goal to accommodate a total of approximately 2.4 million gross square feet (gsf) of development on a site of approximately 130 acres at the Engineer Proving Ground of Ft. Belvoir, Virginia.

The project includes: Office and Support Spaces (approximately 2,399,800 gsf); Technology Center (approximately 129,200 gsf); Central Utility Plant (approximately 88,600 gsf); Visitor Control Center (approximately 8,367 gsf); 10 MW power generation facility with capability to be expanded up to approximately 30 MW in the future; Structured Parking (up to 6,375 spaces); campus roads with a 4-lane bridge over Accotink Creek; and supporting utilities and infrastructure. Construction will be incrementally funded from 2007 through 2011. Construction will be fast-tracked. Occupancy will occur in a phased manner as the building is completed.

A series of questions and answers from the 5 March 2007 pre-solicitation conference held at the Humphreys Engineer Center Support Activity Kingman Building will be posted by close of business Friday, 23 March 2007, at the following location:

<http://www.nab.usace.army.mil/BRAC/NGA/>

The solicitation will be issued to all authenticated account holders of Federal Technical Data Solution System (FedTeDS). There is a one-time registration process for vendors/contractors, and accounts may only be attained by CCR-registered contractors/vendors; go to [www.fedteds.gov](http://www.fedteds.gov) for additional information. The solicitation will be issued on DVD disk as PDF files and/or CAL files. The disks will be subject to a Refundable \$200.00 Deposit. The contractor must certify in writing that the contents of the disk will not be distributed via email, internet, or any other electronic forum.

The last date to submit questions concerning the request for proposals is 14 May 2007.

**Q&As:** Pre-Solicitation Conference 5 March 2007 - [Questions and Answers](#)

**Site Visit:** A second site visit will be held on 16 May 2007 (Wednesday) at 9:00 am on the Engineering Proving Ground (EPG), Fort Belvoir, Virginia. Interested parties should report to the Conti Project Trailer. For detailed directions, please contact Tim Holland at 410-320-9534 or Miles West at 410-320-3983. Registration is not required to attend; however, you will be required to sign in upon arrival and participate in a short safety briefing. Site escorts will be available to coordinate the visit which is anticipated to last no more than 1.5 hours in duration.

Pre-Proposal Conference Attendees List and Presentation can be found at <http://www.nab.usace.army.mil/BRAC/NGA/>

A pre-proposal conference and site visit will be held on 30 April 2007 starting promptly at 10:00 am at a location to be determined. Technical and administrative personnel will be on hand to discuss the project requirements. Prospective offerors are requested to submit written questions that they would like addressed at the conference to reach the contracting officer not later than close of business, Friday, 26 April 2007, specifying the section, paragraph and drawing of the RFP for which clarification is desired. Offerors are encouraged to submit all questions electronically. However, questions which cannot be submitted in time to reach the contracting office on or before close of business Friday, 26 April 2007, may be submitted at the conference. The government reserves the right not to entertain and/or respond to any technical questions verbally presented at the pre-proposal conference and site visit. All questions must be submitted in writing.

Contractors are requested to contact Linda Evans at [Linda.Evans@usace.army.mil](mailto:Linda.Evans@usace.army.mil) no later than 23 April 2007 to request attendance at the site visit. The following is required for each attendee: name, social security number and a statement of U.S. citizenship (only U.S. citizens may attend). Naturalized citizens must provide documentation.

**Plans & Specs:** DVDs must be picked up in person at the City Crescent Building, Room 7000, 10 S. Howard St., Baltimore, MD 21201. After issuance of the solicitation, contractors may request the DVD through FedTeDS:  
<https://www.fedted.gov/fedted/start.nsf/frn.vendorlogin?openform&SolicitationNumber=W912DR07R0006>. Plans and specifications will not be available in paper format.

**Amendments:** Amendment 1, dated 7 May 2007  
Amendment 2, dated 11 May 2007  
Amendment 3, dated 17 May 2007  
Amendment 4, dated 24 May 2007  
Amendment 5, dated 5 June 2007  
Amendment 6, dated 11 June 2007

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