SOURCES SOUGHT

FOR INDEFINITE DELIVERY/INDEFINITE QUANTITY CONTRACT FOR ARCHITECT-ENGINEER SERVICES FOR COST ENGINEERING AND RELATED SERVICES FOR PROJECTS LOCATED THROUGHOUT THE NAVAL FACILITIES ENGINEERING SYSTEMS COMMAND (NAVFAC) ATLANTIC AREA OF OPERATIONS, WORLDWIDE

Solicitation No: N6247027R0007

Issue Date: 27 October 2026

Response Date: 10 November 2026, 2:00PM EST

Attachments:
1. Capabilities Questionnaire
2. Sources Sought - Project Information Form

This is a Sources Sought notice, a market survey for information to be used for preliminary planning purposes. The information received will be used within Naval Facilities Engineering Systems Command (NAVFAC) Atlantic to facilitate the decision-making process. THIS IS NOT A REQUEST FOR PROPOSAL (RFP) AND NO CONTRACT WILL BE AWARDED FROM THIS REQUEST.

This Sources Sought notice is being used as a market research tool to determine the availability and adequacy of potential qualified small business sources prior to determining the method of acquisition and issuance of a request for proposal/solicitation.

The Government reserves the right to cancel this acquisition at any time. The Government is not obligated to and will not pay for any information received from potential sources as a result of this synopsis.

NAVFAC Atlantic is seeking to identify potential qualified Small Businesses, U.S. Small Business Administration (SBA) certified 8(a) businesses, SBA certified HUBZone businesses, Service Disabled Veteran-Owned Small Businesses (SDVOSB), SBA certified Women Owned Small Businesses (WOSB), or SBA certified Economically Disadvantaged Women Owned Small Businesses (EDWOSB) with current and relevant qualifications, experience, personnel, and the capability to perform multidiscipline AE services in support of projects within NAVFAC Area of Operations (AO), Worldwide, which includes the continental United States (CONUS) and areas outside the continental United States (OCONUS). OCONUS areas include the Caribbean, Europe, Africa, Western Asia, South America, Hawaii, the Far East, and Marianas. Upon review of industry response to this Sources Sought Notice, the Government will determine whether a set-aside acquisition in lieu of full and open competition is in the Government's best interest. This is not a solicitation but a Sources Sought only.

After review of the responses submitted, a solicitation announcement will be published in the Sam.gov website if the Government intends to continue with the procurement.

The Government intends to award a Fixed Price, Indefinite Delivery/Indefinite Quantity (IDIQ) Contract. Tasks orders issued against this contract are estimated to be between $50,000 and $1,000,000.

The NAICS code for this proposed procurement is 541330 (small business size standard is $25.5 million). The procurement method will be in accordance with 40 USC, Chapter 11, Selection of Architects and Engineers. If a solicitation is issued, the solicitation will consist of a base period of two years and three (3) one-year options totaling five (5) years of performance. The anticipated total work to be issued over the life of the contract via task orders (base period plus three one-year options) shall not exceed the estimated maximum amount of $15 Million.

The successful contractors to any forthcoming solicitation shall provide all labor, management, supervision, tools, materials, and all equipment necessary to perform the services listed below. The preponderance of the work under this contract shall involve the accomplishment of work in the following major categories, including but not limited to:

1. Development and preparation of detailed cost estimates for complex facilities encompassing horizontal and vertical construction. This may include specialties such as dredging, hazardous and toxic materials remediation, unexploded ordinance location, waterfront facilities and contract modifications. This would be done using the latest DoD and NAVFAC approved software (MII, PACES, and RACER). This would be Class 1, 2 or 3 estimates for Design-Bid-Build or Design-Build projects (Estimate classes as defined by the AACE International cost estimate classification system for the Building and General Construction industries.)

2. Development and preparation of concept and budget estimates for those types of projects described above. This would be done using the latest DoD and NAVFAC approved software. (Currently MII, PACES and RACER). These would be for Class 3, 4 or 5 for studies or 1391 development (Estimate classes as defined by the AACE International cost estimate classification system for the Building and General Construction industries.). This would also include rough order of magnitude estimates and alternative cost analysis.

3. Preparation of comprehensive DD Form 1391 documentation, which may include:

    a. Planning deliverables: requirements definition, Basic facility requirement/facilities planning document preparation, and economic analysis for project justification.
    b. 1391 Preliminary Design Charrette facilitation and report.
    c. Field investigations deliverables: surveying and mapping, tests, evaluations, consultations, soil borings, hazardous materials identification.
    d. Sustainable design deliverables: LEED Checklist or NAVFAC Sustainability and Energy Data Record Card, etc.
    e. Cybersecurity Deliverables.

f. Design deliverables: MILCON Planning Checklist, Preliminary Collateral Equipment list, related studies, multi-discipline conceptual designs, floor plan and site plan preparation cost estimates including Physical Security Equipment (PSE) and or Electronic Security Systems (ESS) costs if required, energy computation, life safety code studies, interior space comprehensive planning/design, conceptual designs, and other associated engineering services.
g. Familiarity with and access to Program Administration DD form 1391 Processer system (PAX) is required.

4. Development of general and specific economic analysis, life cycle cost analysis, Total Ownership Costs and other non-present value cost analyses. These should be done using either DOD's ECONPACK software or other energy audit type analysis package.

5. Cost and Schedule Risk Analysis in accordance with FC 1-300-09N.

6. Construction schedule development including contract modifications and impact analysis in accordance with FC 1-300-09N.

7. Value Engineering Studies and Charrette facilitation.

8. Other cost engineering support services associated with facility construction and environmental remediation such as regional construction market analysis or economic evaluation.

9. Quality Reviews (QRs) and Constructability Reviews (CRs) consisting of a study by a multi-disciplined team of professionals. For QRs, the team will concentrate on coordination aspects of the design documents, rather than technical aspects of the design. For CRs, the team will concentrate on the appropriateness of the design documents, based on the proposed materials, project location, and current standard construction practices.

10. Reports and / or detailed regional cost studies to provide guidance on enhancing the accuracy of construction cost estimates for future projects at various locations under the cognizance of NAVFAC.

11. Cost estimating tool creation and data analysis.

References:
Available from www.wbdg.org:
FC 1-300-09N Navy and Marine Corps Design Procedures
UFS 3-701-01 DOD Facilities Pricing Guide
UFS 3-730-01 Programming Cost Estimates for Military Construction
UFS 3-740-05 Construction Cost Estimating

The contract requires that the selected firms have on-line access to E-mail via the Internet for routine exchange of correspondence.

It is requested that interested parties submit a brief capabilities package. The capabilities package will determine the feasibility and/or basis for the Navy's decision to proceed with acquisition. This capabilities package shall address, at a minimum, the following:

1. **Company Profile and Type of Business:** Provide information in Attachment 1.

2. **Experience:** Provide information in Attachment 2. Submit a minimum of two (2), maximum of five (5) projects worked within the past five years that would best demonstrate your experience in the following key areas:

    a. Experience in detailed Cost Estimating of complex military facilities for both CONUS and OCONUS projects.
    b. Experience in NAVFAC DD1391 Development and comprehensive program budget cost estimates for complex construction assemblies and building systems composites for all facility types for both CONUS and OCONUS projects.
    c. Experience in performing Value Engineering, Charrette facilitation, Quality/Constructability Reviews, and economic analysis.
    d. Experience in Cost and Schedule Risk Analysis.

3. Response should describe ability to respond to multiple/simultaneous Task Orders. For each of the contract(s)/ project(s) submitted, provide the title, location, indicate role (prime contractor or subcontractor), award and completion date, dollar value of the contract/project, type of work, scope of work, brief description of how the referenced contract/project relates to the work being sought, and customer information including point of contact (phone number and email address). DO NOT submit basic contracts for IDIQ work, only the Task Orders issued against or under the basic contract.

4. If you are considering entering into a teaming arrangement, provide the name of all teaming partners and the anticipated type of teaming arrangements. Address the specific services each member will provide, include applicable professional qualifications and experience for each member and to what extent your firm has worked with proposed subcontractors in the past. For other than bundled requirements, you may be able to joint venture with one or more small businesses and not be considered affiliated as long as each member of the joint venture is small under applicable NAICS code (see 13 CFR 121.103(h)(3)). The small business prime will be required to comply with FAR 52.219-14 (FEB 2023) (Deviation 2021-O0008), which states that it will not pay more than 50 percent of the amount paid by the Government for contract performance to subcontractors that are not similarly situated entities. Provide evidence that your firm (as the prime contractor/entity) will be able to comply with this requirement under the proposed contract.

It is requested that interested firms submit a brief capabilities package to demonstrate the ability to meet and execute the requirements as set forth above. The capabilities package must be complete and sufficiently detailed to allow for a determination the firm's qualifications to perform the defined work. The Statement of Capabilities must be on 8 ½ by 11-inch standard

paper, single spaced, Times New Roman, 12 point font minimum and is limited to eight (8) single-sided pages (including all attachments).

Responses to this Sources Sought announcement are due no later than Tuesday, 10 November 2026, by 2:00 PM EST.

The package shall be sent electronically to Kimberly Hall, at kimberly.a.hall.civ124@us.navy.mil no later than 2:00 PM EST on 10 November 2026. Questions or comments regarding this notice may be addressed to Kimberly Hall by e-mail.

LATE RESPONSES WILL NOT BE ACCEPTED.

The Government will not provide a debriefing on the results of this notice. All information submitted will be held in confidential manner and will only be used for the purpose intended.