FCKY Air Traffic Control Tower - Pre-Solicitation Synopsis

DESCRIPTION: The U.S. Army Corps of Engineers (USACE) Louisville District intends to issue a Request for Proposal **(Single Phase Evaluation Board – RFP)** for the FCKY Air Traffic Control Tower (ATCT), located in Fort Campbell, KY. Construct a standard Design Flight Control Tower. The Primary Facility (Air Traffic/Flight Control Tower) includes spaces on the first floor and throughout the functional vertical shaft space for equipment maintenance, open and closed administrative offices, administrative support spaces, passenger elevator, a server room, storage, bathrooms with showers, locker rooms, training and conference rooms, a ready room, janitors' closets, break room, control tower cab, Army Radar Approach Control functional space, mechanical, electrical and equipment rooms. Project includes special foundations, backup power generation and an uninterruptable power supply. Fire Life Safety (FLS) systems, Building Control Systems (BCS), and Electronic Security Systems (ESS) are included. Energy Monitoring and Control Systems (EMCS) connection will be provided if applicable. Access for individuals with disabilities will be provided up to the tenth floor. Measures in accordance with the Department of Defense (DoD) Minimum Antiterrorism for Buildings standards will be provided and costs are included in the building unit cost. Fort Campbell has designated this facility as a critical asset and requested additional antiterrorism measures over the minimum required by UFC 4-010-01 be included. The cost for the additional measures is included in the Building Antiterrorism Measures line item. Supporting facilities include paving, walks, parking, lighting, and site improvements. Comprehensive interior design and furnishings are required. Heating and air conditioning will be provided by a self-contained system. Facilities will be designed to a minimum life of 40 years in accordance with DoD's Unified Facilities Criteria (UFC 1-200-02) including energy.

TYPE OF CONTRACT AND NAICS: This RFP will be for one (1) Firm-Fixed-Price (FFP) contract. The North American Industrial Classification System Code (NAICS) for this effort is 236220 – Commercial and Institutional Building Construction.

TYPE OF SET-ASIDE: Full and Open (Unrestricted).

SELECTION PROCESS: This will be a single-phase Design-Bid-Build procurement process. The proposals will be evaluated using a Best Value Trade Off source selection process.

CONSTRUCTION MAGNITUDE: The magnitude of this construction project is anticipated to be between $25,000,000 than $100,000,000 in accordance with FAR 36.204.

DISCUSSIONS: The Government intends to award without discussions but reserves the right to conduct discussions should it be deemed in the Government's best interest.

ANTICIPATED SOLICITATION RELEASE DATE: The Government anticipates releasing the solicitation July 2026. Details regarding the Optional Site Visit will be included in the solicitation. Actual dates and times will be identified in the solicitation. Additional details can be found in the solicitation when it is posted to http://Sam.gov. PLEASE BE SURE TO SEND RESPONSES TO THE INDIVIDUAL LISTED IN THE SOLICITATION AND BE AWARE OF THE DATE FOR SUBMISSION IF YOU WISH TO ATTEND THE SITE VISIT.

SOLICITATION WEBSITE: The official solicitation, when posted, will be available free of charge by electronic posting only and may be found at the Contracting Opportunities website, http://Sam.gov. Paper

copies of the solicitation will not be issued. Telephone and Fax requests for this solicitation will not be honored. Project files are Portable Document Format (PDF) files and can be viewed, navigated, or printed using Adobe Acrobat Reader. To download the solicitation for this project, contractors are required to register at the Contracting Opportunities website at http://Sam.gov. Amendments, if/when issued, will be posted to the above referenced website for electronic downloading. This will be the only method of distributing amendments prior to closing; therefore, it is the Offerors responsibility to check the website periodically for any amendments to the solicitation.

REGISTRATIONS:

Offerors shall have and shall maintain an active registration in the following database:

System for Award Management (SAM): Offerors shall have and shall maintain an active registration in the SAM database at http://Sam.gov to be eligible for a Government contract award. If the Offeror is a Joint Venture (JV), the JV entity shall have valid SAM registration in the SAM database representing the JV as one business/firm/entity. If at the time of award an Offeror is not actively and successfully registered in the SAM database, the Government reserves the right to award to the next prospective Offeror.

POINT-OF-CONTACT: The point-of-contact for this procurement is Thomas Nauert, Contract Specialist, at Thomas.s.nauert@usace.army.mil

This announcement serves as the Advance Notice for this project. Responses to this synopsis are not required.