PROJECT DESCRIPTION

Project Description: Two-Phase Design-Build (DB) Western Federal Lands Highway Division (WFLHD) Building Renovation

Solicitation Notice Number: 69056726R000008

Project Location: 610 E 5th Street, Vancouver, Washington 98661

Estimated Price Range: $25 Million to $35 Million

Estimated Solicitation: Summer 2026

Requirement: Construction renovation project to address deferred maintenance, code compliance issues, and modern space planning layouts for WFLHD Main Office building and site. The Main Office building consists of three wings constructed in 1932, 1952, and 1977.

Key objectives include:

- Upgrading existing office, and materials lab.
- Addressing code compliance deficiencies (e.g., ADA access, fire protection, structural).
- Implementing utility upgrades, including electrical service to 480V, secondary water connections, and stormwater management system.
- Renovating/reconfiguring on-site and off-site parking areas.
- Assessment and abatement of hazardous materials, such as asbestos and lead-based paint, are required before renovations.

The attached Master Plan Summary (redacted and reduced) are being furnished to aid prospective Offerors in identifying type of work for this project. The Master Plan Summary is not final and should not be used to calculate an offer prior to the solicitation. The Master Plan Summary should be used as informational only.

The solicitation will be issued using North American Industrial Classification System (NAICS) code 236220 – Commercial and Institutional Building Construction. The Product and Service Code (PSC) is anticipated to be Z2AA, Repair or Alteration of Office Buildings.

The Government intends to use a Two-Phase DB selection process. The Phase I Solicitation is anticipated to be issued as full and open competition through the Governmentwide Point of Entry (GPE) System for Award Management (SAM - www.SAM.gov) Summer 2026. During Phase I of the two-phase design-build selection procedure, interested firms will be required to submit specified performance capability proposals, demonstrating their capability to successfully execute the design-build construction contract resulting from this solicitation. The Government

will evaluate the performance capability proposals in accordance with the criteria described in the solicitation and will short-list no more than five (5) of the Phase I offerors to compete for the design-build contract in Phase II.

Phase II proposals will be evaluated using the best value trade-off process described in RFO 15.103 where technical factors, past performance, and cost will be weighed to determine the best value to the Government.

Please **DO NOT** request a copy of the solicitation, or draft plans and specifications, as they are not currently available. Any available technical data required to respond to the solicitation will be furnished as part of the solicitation. Following solicitation release, all responsible sources may submit proposals that shall be considered by the agency. This project and/or the anticipated solicitation may be changed, delayed, or canceled at any time.

PRE-SOLICITAION SITE TOUR: A guided tour will be made available on June 03, 2026 at 0900-1030 PST and again (To Be Determined at a later date) during the solictaion phase. Contracators are to email wfl.contracts@dot.gov with their firm's name, number of attendees, and contact information no later than June 01, 2026 1400 PST if interested in attending. The guided tour **will not** answer specific questions that may pertain to the solicitation requirements. All questions and inquiries shall be submitted in writing, see below for email contacts. Questions and Responses will be made available to the public through SAM.gov.

Beginning on May 7, 2025, visitors attempting to enter any Department of Transportation owned/leased facility using a driver's license that is not REAL ID-compliant will need to present an alternative form of acceptable identification (See List Below). Department of Transportation employees and contractors will need to ensure that they share this requirement with their visitors/guests prior to scheduling an event or meeting to avoid potential delays or denial of entry.

As an alternative to a REAL ID-compliant driver's license, visitors may use the following forms of identification for building access:

- State-issued Enhanced Driver's License
- U.S. Passport
- U.S. Passport Card
- DHS Trusted Traveler Cards (Global Entry, NEXUS, SENTRI, FAST)
- U.S. Department of Defense ID, including IDs issued to dependents
- Permanent Resident Card
- Border Crossing Card
- An acceptable photo ID issued by a federally recognized, Tribal Nation/Indian Tribe
- HSPD-12 PIV card
- Foreign Government-issued Passport

- Canadian provincial driver's license or Indian and Northern Affairs Canada card
- Transportation Worker Identification Credential (TWIC)
- U.S. Citizenship and Immigration Services Employment Authorization Card (I-766)
- U.S. Merchant Mariner Credential
- Veteran Health Identification Card (VHIC)

Technical Questions: All technical questions must be submitted by email wfl.plans-spec@dot.gov

General Questions: Contract our office at wfl.contracts@dot.gov or 360-619-7520