PRE-SOLICITATION NOTICE
W912HV26BA009
Renovate Military Family Housing Tower, 4511
Camp Courtney, Okinawa, Japan

The U.S. Army Corps of Engineers, Japan District (POJ) is providing a PRE-SOLICITATION notice pursuant to Revolutionary Federal Acquisition Regulation (FAR) Overhaul (RFO) 5.101(a) (https://www.acquisition.gov/far-overhaul) for an upcoming Invitation for Bid (IFB). This is not a solicitation.

PROJECT INFORMATION

Project Title: Renovate Military Family Housing (MFH) Tower 4511

Project Location: Camp Courtney, Okinawa, Japan

Product Service Code (PSC): Y1FA - CONSTRUCTION OF FAMILY HOUSING FACILITIES

NAICS Code: 236118 - Residential Remodelers

Estimated Project Price Range: Between $20,000,000 and $50,000,000 (between ¥3,008,830,00 and ¥7,522,075,000)

Project(s) Description: The project is to provide whole interior and exterior renovation of family housing Tower 4511, renovation and repair of sixty-eight (68) units at Camp Courtney, Senior Non-Commissioned Officer three-bedroom units. See attached draft Specifications and Drawings for the scope of work.

Anticipated Construction Performance Period: 730 calendar days

SOLICITATION INFORMATION:

1. Procurement Method: The Government will issue an Invitation for Bid (IFB) solicitation.

2. The Government anticipates issuing the solicitation in early June 2026. The solicitation, when issued, will identify the site visit date, RFI and bid submission due dates. All final solicitation documents, specifications and drawings will be posted on the Procurement Integrated Enterprise Environment (PIEE) at piee.eb.mil when issued. It is the responsibility of interested vendors to monitor PIEE for issuance of the solicitation and/or amendments.

3. The Government intends to award a firm-fixed-price construction contract from this IFB around November 2026.

SYSTEM FOR AWARD MANAGEMENT (SAM)

All interested companies shall be actively registered in the System for Award Management (SAM) database in order to be eligible for award of Government contracts. Information on registration and annual confirmation requirements may be found at http://www.sam.gov. For a Joint Venture, the Joint Venture as an independent entity must be registered in SAM as such.

BIDDER ELIGIBILITY

This contract will be performed in its entirety in the country of Japan and is intended only for local sources. Only local sources will be considered under the corresponding solicitation. Local sources are sources (e.g. corporations, partnerships, or Joint Ventures [For a Joint Venture, the Joint Venture as an independent entity must satisfy the local source requirements or, in the alternative, each member of the Joint Venture must individually satisfy the local source requirements]) that are physically located in Japan and authorized (i.e. licensed and registered) to perform in Japan, the type of construction work specific in the corresponding solicitation. Specifically, a prospective offeror must be duly authorized to operate and conduct business in Japan and must fully comply with all applicable laws, decrees, labor standards, and regulations of Japan during the performance of the resulting contracts.

In addition, prior to award of the contracts, offerors must be registered with the Government of Japan to do construction work in Japan and possess necessary construction licenses and permits to perform work required under the corresponding solicitation. Construction license will be verified through the Government of Japan – Ministry of Land, Infrastructure, Transport, and Tourism (MILT) https://etsuran.mlit.go.jp/TAKKEN.

All responsible sources may submit bid, which will be considered by the agency.

The U.S. Government will not offer "United States Official Contractor" status under Article XIV of the US-Japan Status of Forces Agreement (SOFA) to U.S. contractors normally resident in the United States; nor will the U.S. Government certify employees of such contractors as "Members of the Civilian Component" under Article I(b) of the SOFA.

NOTE: The draft Specifications, Drawings and/or Plans included in this Notice are provided for informational purposes only. Draft Specification, Drawings and/or Plans were previously attached under Sources Sought announcement W912HV25Z0007. Interested firms are cautioned that all attachments to this notice are provided in draft format and subject to change.

- → Contracting Officer – Erica Stiner at erica.j.stiner@usace.army.mil
- → Contract Specialist – William House at william.e.house@usace.army.mil

ADDITIONAL INFORMATION

Contracting Office Address:
Japan District, U.S. Army Corps of Engineers
RM. 116, BLDG. 364, Camp Foster
Chatan-Cho, Okinawa-Ken 904-0100
Japan

Attachments:

1. W912HV26BA009 B4511Tower Specs DRAFT
2. W912HV26BA009 B4511 Tower Drawings 1of 2 DRAFT
3. W912HV26BA009 B4511 Tower Drawings 2 of 2 DRAFT