



Navy Old Town Campus Revitalization

NAVWAR
NAVY OTC REVITALIZATION

70.3 Acres
Federal Land
Near Freeways
Downtown
Airport
Trolley
Train

Pre-Proposal Conference
December 7, 2022

www.NAVWAR-Revitalization.com



Captain Laurie Scott

Commanding Officer
NAVFAC SW



Presentations will be Posted / Photos OK



NAVWAR

Home About Get Involved Environmental Review Historic Properties Documents
FAQs Developer Solicitation

NAVWAR

NAVY OTC REVITALIZATION

Welcome to the Project Website for the revitalization of Naval Information Warfare Systems Command's (NAVWAR) facilities on the Old Town Campus (OTC) at Naval Base Point Loma, San Diego, California

Sign up to receive email / text updates



Posted to Web Page

- Video of Today
- Presentations
- Company Registration List



Agenda

Welcome, Introductions and Program Overview

CAPT Laurie Scott

Commanding Officer, Naval Facilities Engineering Systems Command, Southwest (NAVFAC SW)

A Message from the Mayor of San Diego

Mayor Todd Gloria

City of San Diego

A Message from ASN Berger

The Honorable Meredith Berger

Assistant Secretary of the Navy (ASN), Energy, Installations & Environment (EI&E) / Chief Sustainability Officer

NAVWAR's Mission

Mr. Arthur Sterrett, Jr.

Director of Corporate Operations, Naval Information Warfare Systems Command (NAVWAR)

Regional Impacts

RDML Bradley Rosen

Commander, Navy Region Southwest

15 Minute Break



Agenda

OTC Site Location

Mr. Garth Nagel

Senior Facility Planner, NAVFAC SW

OTC Site Details

CAPT Kenneth Franklin

Commanding Officer, Naval Base Point Loma

NAVWAR Requirement and Scope Ladder

Mr. Greg Geisen

NAVWAR Revitalization Project Manager, NAVWAR

Environmental Planning Review – NEPA

Ms. Rebecca Loomis

Senior NEPA Planner, NAVFAC SW

**Environmental – Installation Restoration
Program Review**

Mr. Dane Jensen

Environmental Engineer, NAVFAC SW

**Real Estate Authority and Solicitation
Structure**

Ms. Erin Grandgirard

Realty Specialist, Real Estate Business Line, NAVFAC SW

**Government Technical Panel Responses to
Industry Questions**

Moderator: Ms. Content Arnold

Navy OTC Revitalization Program Manager, NAVFAC SW

Self-Guided Site Tour Led by Greg Geisen



Mayor Todd Gloria

City of San Diego Mayor





Mayor Todd Gloria

City of San Diego

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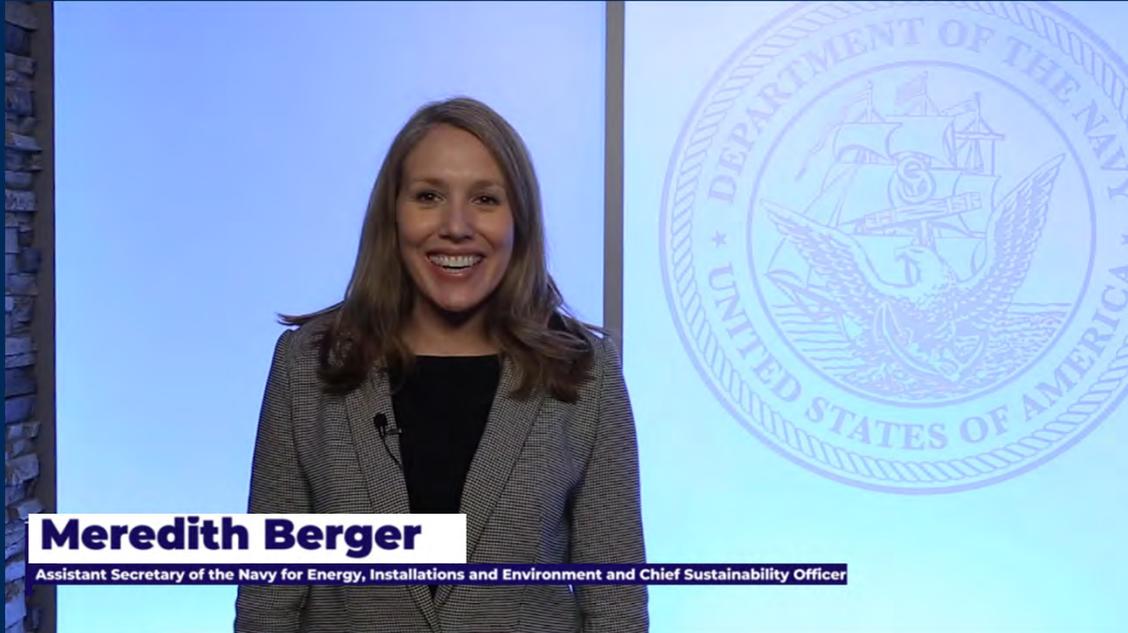




The Honorable Meredith Berger

Assistant Secretary of Navy, Energy, Installations & Environment
(ASN EI&E)
Chief Sustainability Officer





Meredith Berger

Assistant Secretary of the Navy for Energy, Installations and Environment and Chief Sustainability Officer



The Honorable Meredith Berger

Assistant Secretary of Navy, Energy, Installations & Environment
(ASN EI&E)

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NAVWAR Mr. Arthur Sterrett, Jr.



Director of Corporate Operations
NAVWAR





Navy Systems Commands



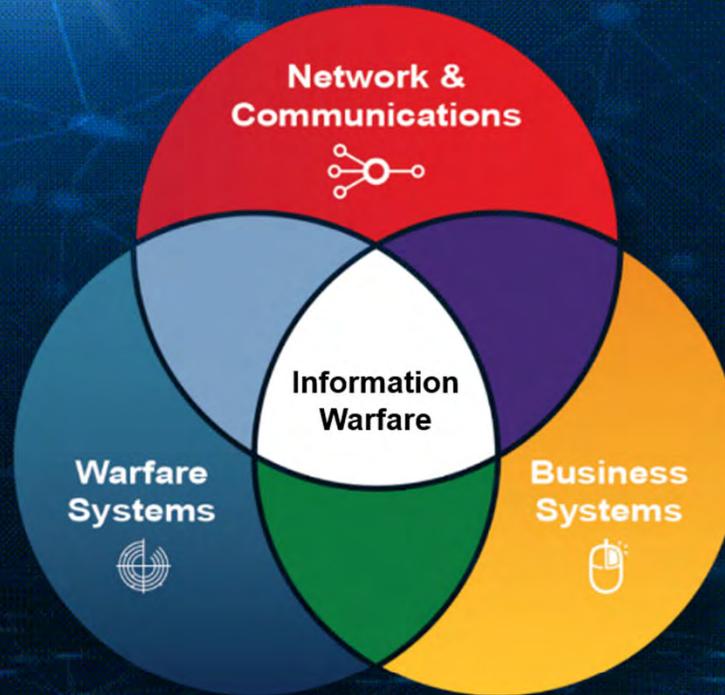


Naval Information Warfare Systems Command



11,000+
**Military & Civilian
Personnel Worldwide**

5,200+ in San Diego
3,300+ in Charleston
2,100+ Elsewhere in CONUS
500+ OCONUS



**FY 21 Budget
\$10B**

Contracts w/Industry
\$7.2B (72%)
Small Business Contracts
\$1.9B

MISSION: Identify, develop, deliver, and sustain information warfighting and enterprise capabilities and services to enable Naval, Joint, national, and coalition operations in warfighting domains from Seabed to Space



What We Do to Support the Fleet

ACQUISITION SUPPORT



C4ISR, Space, & Enterprise
Info Systems RDT&E



Support PEOs



Technical Authority



Contracting Authority

CYBER



Cyber Security

FLEET READINESS



Readiness



Maintenance &
Modernization



Our People



599

Associate's

Highly Educated



4,960

Bachelor's



3,253

Master's



284

Doctorate

FLEET CONNECTION

6% Active Duty, 40% Military Veterans

Top 6 Communities

1,687

Program Mgmt & Analysis

308

Contracting

3,395

Engineering

422

Science & Tech

3,695

Cyber

510

Logistics





NAVWAR Revitalization Requirements

Bottom Line

Urgent Mission Requirement

- ▼ NAVWAR needs secure, safe, modern, state-of-the-art facilities to support expanding mission.
- ▼ Command, Control and Communications modernization requires increased classification of nearly everything we do.
- ▼ Project Overmatch has placed large classified mission requirements on already strained facilities.

Existing Facilities Beyond Their Useful Life

- ▼ Degraded conditions negatively affect mission, security, and workforce safety.
- ▼ 80 year old World War II aircraft factories are falling apart.
- ▼ Can no longer meet mission requirements.
- ▼ New facilities will dramatically improve the work environment for employees, helping in the recruitment and retention of a world class and high-tech workforce.



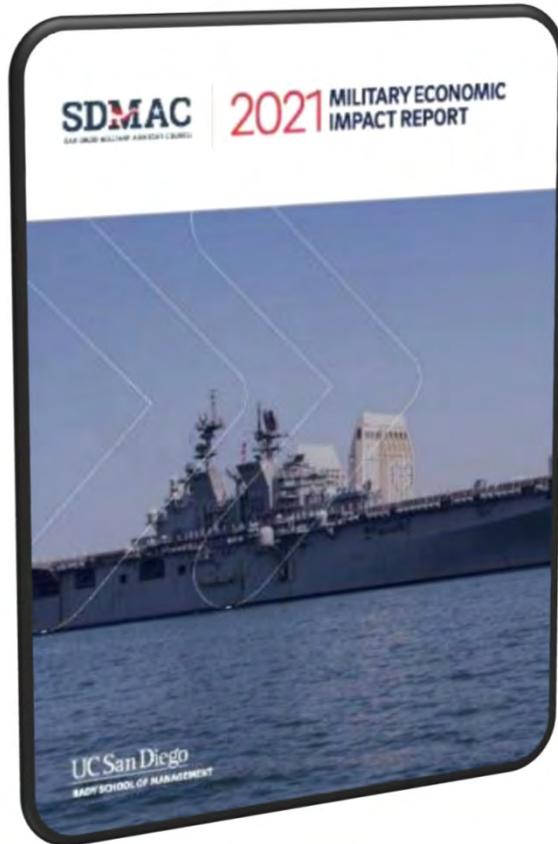
Rear Admiral Bradley Rosen

Commander
Navy Region Southwest





Military Impact to San Diego



UCSD Rady School of Management

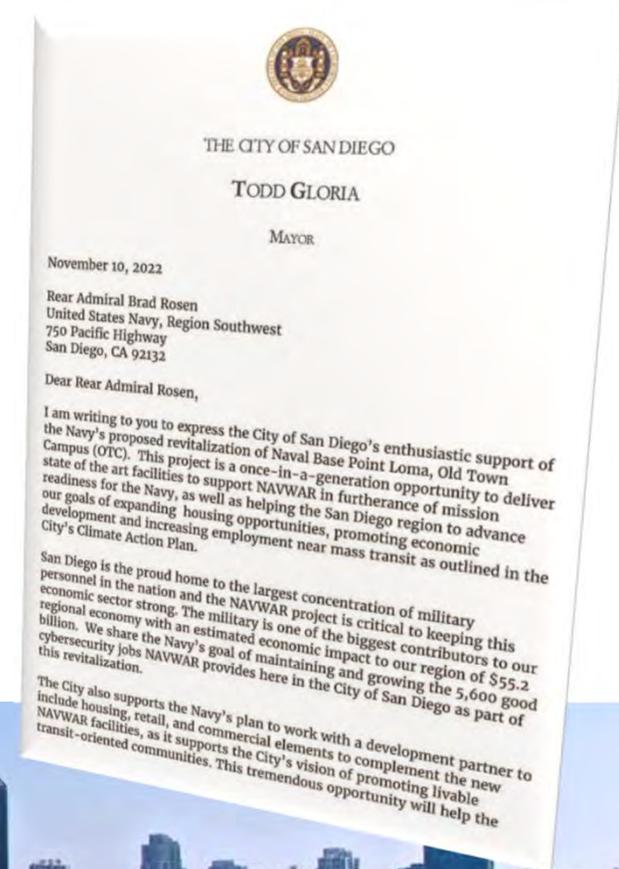
- Military is Largest Economic Driver in San Diego
 - ✓ \$35.3 Billion in Direct Spending Related to Defense
 - ✓ More Than Twice The Size Of Tourism
 - ✓ Largest Employer in San Diego
- 25% of SD County's Gross Regional Product (\$55.2B)
- 23% of Jobs Created by The Military Sector
 - ✓ 349,112 Jobs
- Largest Concentration of Military in the World
 - ✓ 24% of All Navy Ships (72 and growing)
 - ✓ 153,000 personnel (17% All USN Active Duty)
 - ✓ 3 Aircraft Carriers
 - ✓ 25% of All U.S. Marines



San Diego Potential Benefits from NAVWAR Revitalization

A Once-in-a-Generation Opportunity

- 4K-10K Housing Units Possible
 - SD Region Short 171K Units by 2029
- Midway-Pacific Community Revitalization Cornerstone
 - Could Drive Tremendous 30 Year Economic Stimulus
- Transit Oriented Development Reduces Emissions
 - High-density Housing In Urban Epicenter Reduces Sprawl Traffic
- Large New City, County, and State Tax Base





Navy Old Town Campus Revitalization

*** 15 Minute ***

BREAK

Pre-Proposal Conference
December 7, 2022

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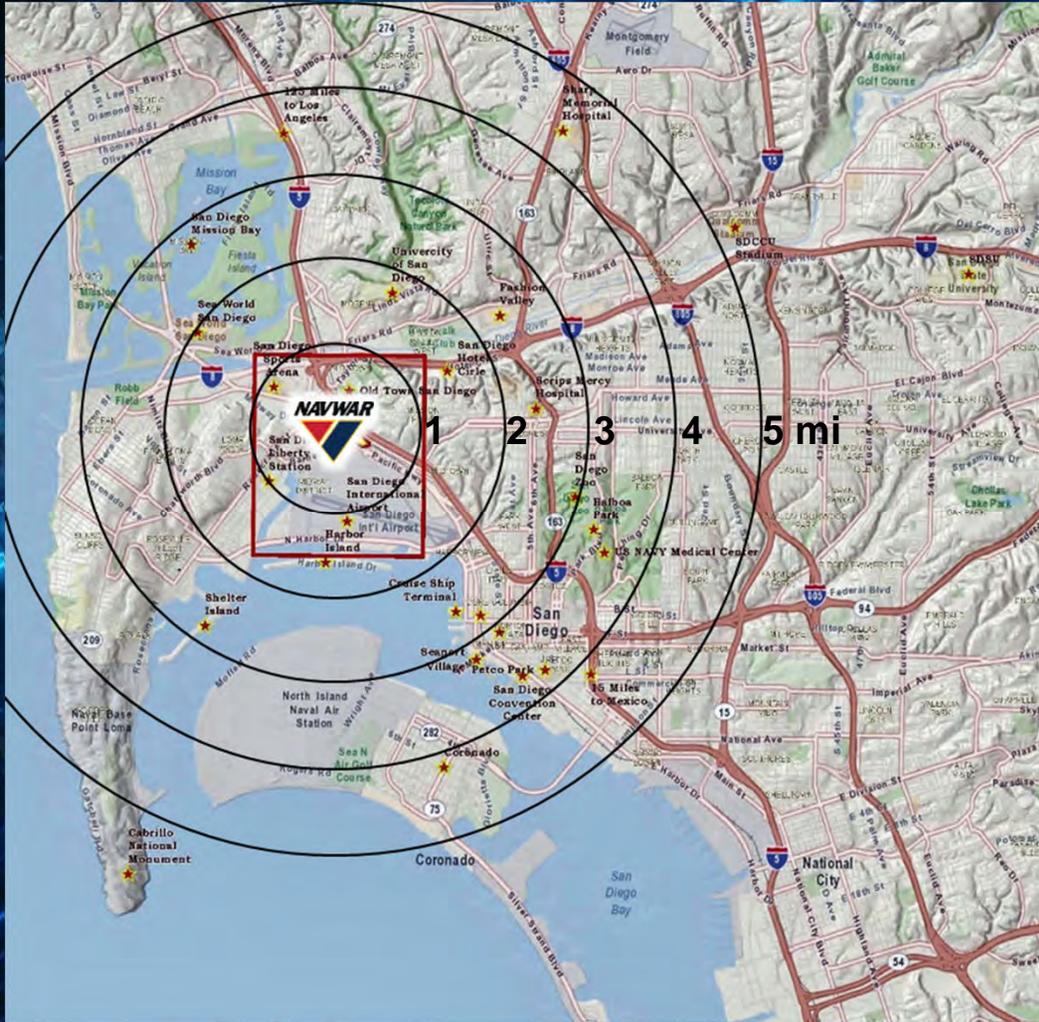


Mr. Garth Nagel

Senior Facility Planner
NAVFAC SW



Location, Location, Location



Close proximity:

- ✓ SD International Airport
- ✓ Interstates 5 and 8
- ✓ Pacific Hwy
- ✓ Old Town Transit Center
TOD (Rail, Trolley, Bus)
- ✓ Downtown San Diego
- ✓ Convention Center
- ✓ Four Major Universities
(USD, UCSD, SDSU, PLNU)
- ✓ Military Bases
- ✓ Commercial Ports
- ✓ Balboa Park
- ✓ SD Zoo
- ✓ Sea World
- ✓ Beaches

San Diego Downtown

One America Plaza – View North



Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat/Copernicus
Data LDEO, Columbia USC, NOAA
Data USGS



Sports
Arena

Midway-Pacific Hwy District

Transit
Station

Old
Town



NBPL OTC
Site 2 23.64 Ac

NBPL OTC
Site 1 46.62 Ac

Pacific Highway

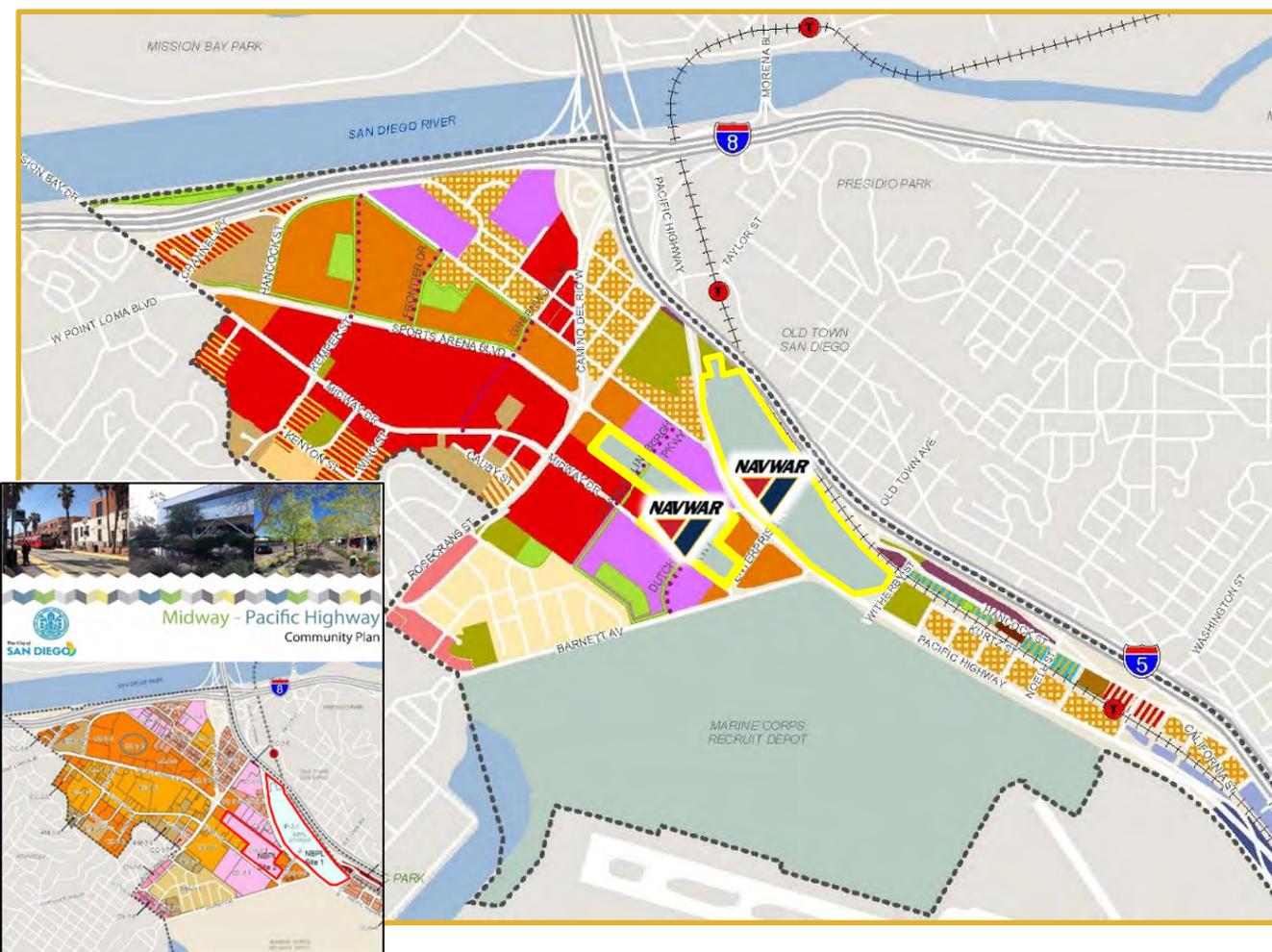


2D





Midway-Pacific Highway Community Plan



- Community Plan Area Boundary
- Future Streets (Conceptual)
- Residential - Low Medium (10-14 du/ac)
- Residential - Medium (15-29 du/ac)
- Residential - Medium High (30-54 du/ac)
- Residential - High (45-73 du/ac)
- Residential - Very High (74-109 du/ac)
- Neighborhood Commercial - Residential Permitted (0-54 du/ac)
- Community Commercial - Residential Prohibited
- Community Commercial - Residential Permitted (0-44 du/ac)
- Community Commercial - Residential Permitted (0-54 du/ac)
- Community Commercial - Residential Permitted (0-73 du/ac)
- Mixed Commercial Residential (0-44 du/ac)
- Mixed Commercial Residential (0-73 du/ac)
- Mixed Commercial Residential (0-109 du/ac)
- Business Park - Residential Permitted (0-44 du/ac)
- Heavy Commercial
- Institutional
- Urban Industrial
- Military
- Port Properties
- Proposed Parks (See Recreation Element Figure 7-1 and Table 7-1)

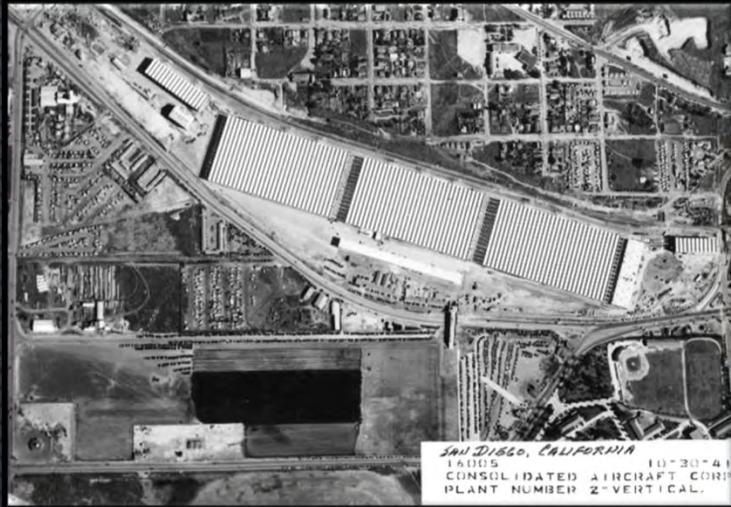


Captain Kenneth Franklin

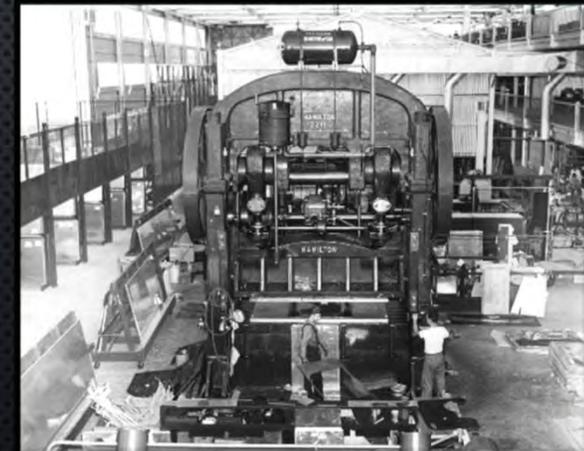
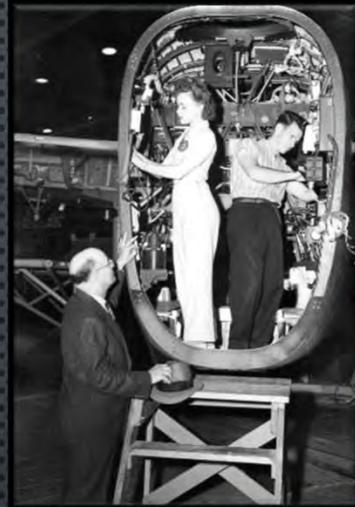
Commanding Officer
Naval Base Point Loma



Consolidated Aircraft Corporation, WWII



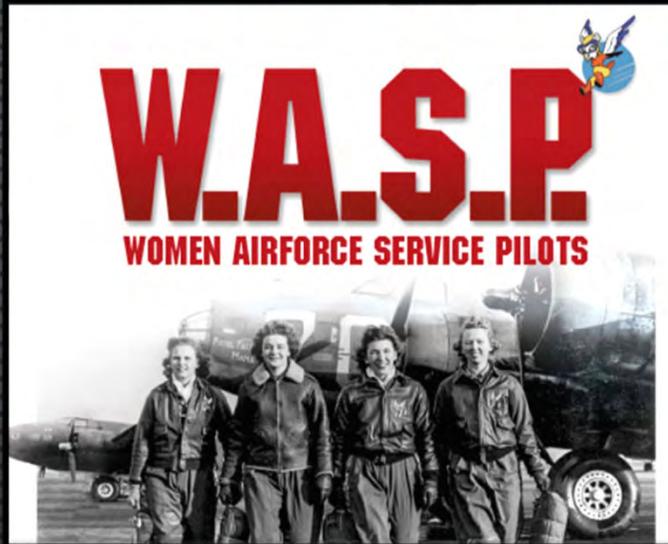
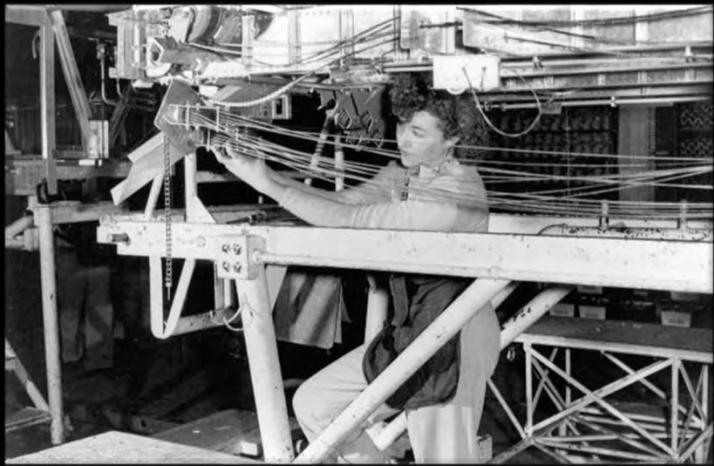
Consolidated Aircraft Corporation, WWII



Consolidated Aircraft Corporation, WWII



Consolidated Aircraft Corporation, WWII

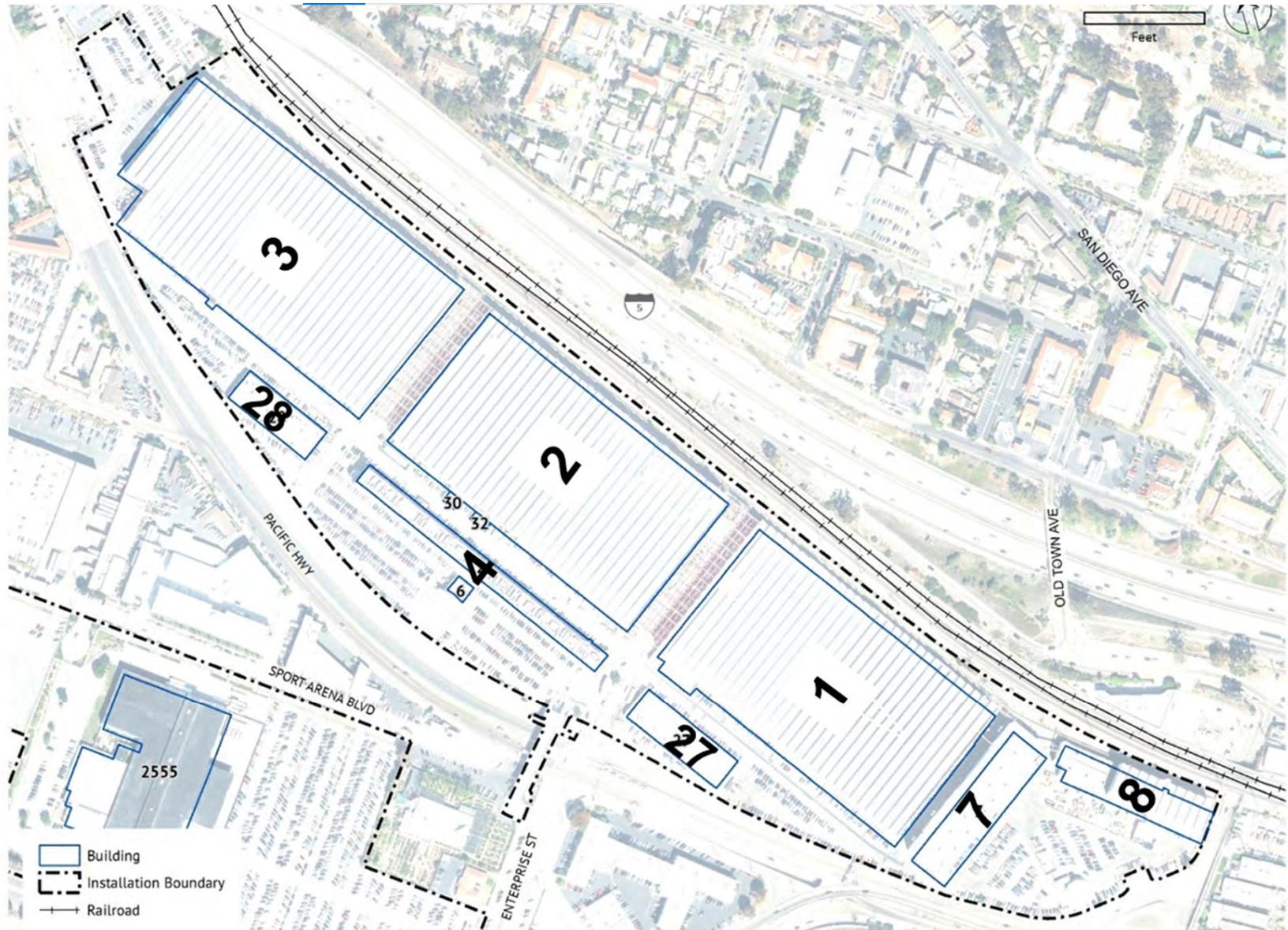


OTC Sites 1 & 2

Total Gross SF (GSF)
1,683,384 SF

Building Height Max
65 Feet

*Heights and GSF
are approximate*

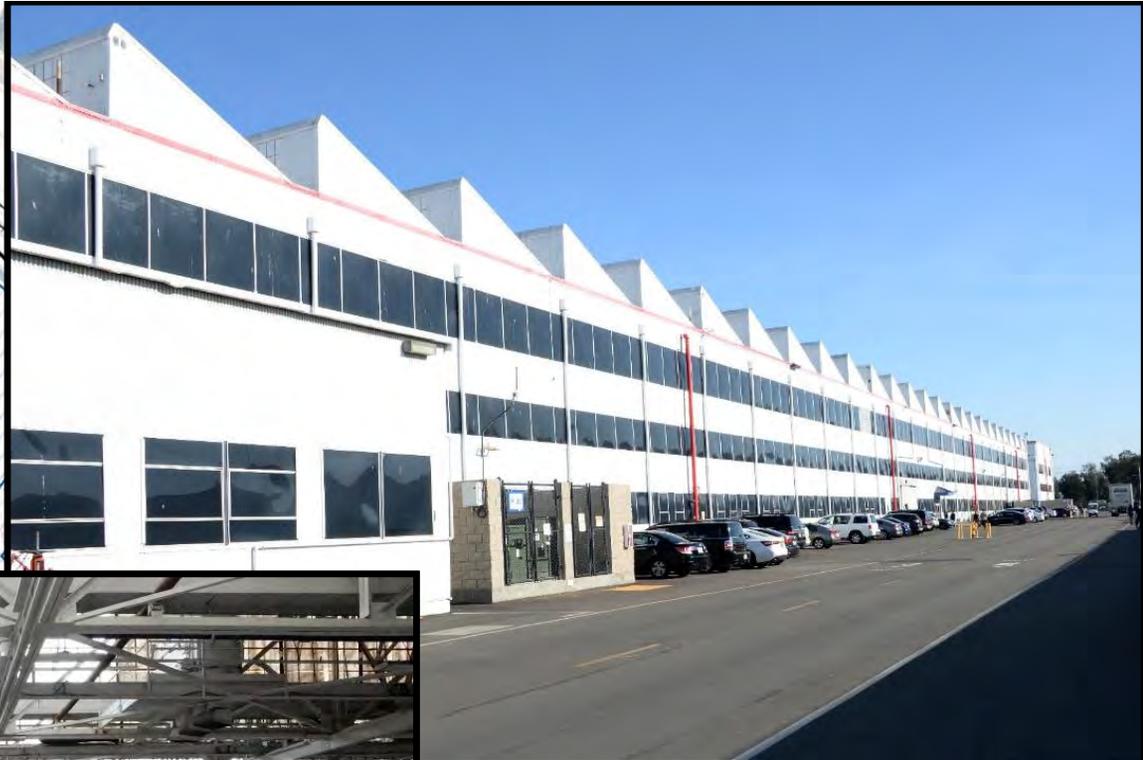
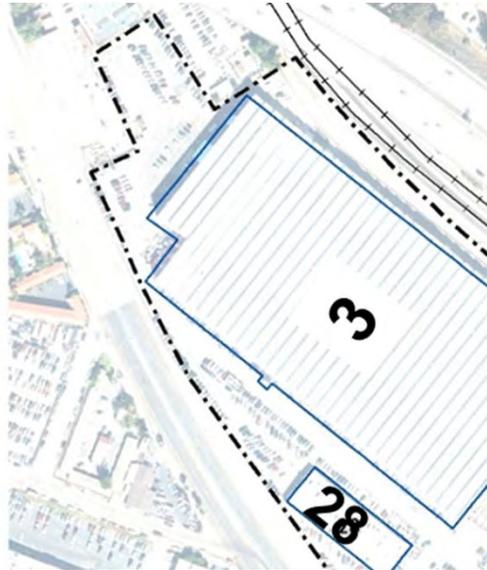


OTC Site 1 OT1

GSF: 443,781 SF
Height: 47 Feet

Administration
Research Labs
Warehouse

*Heights and GSF
are approximate*

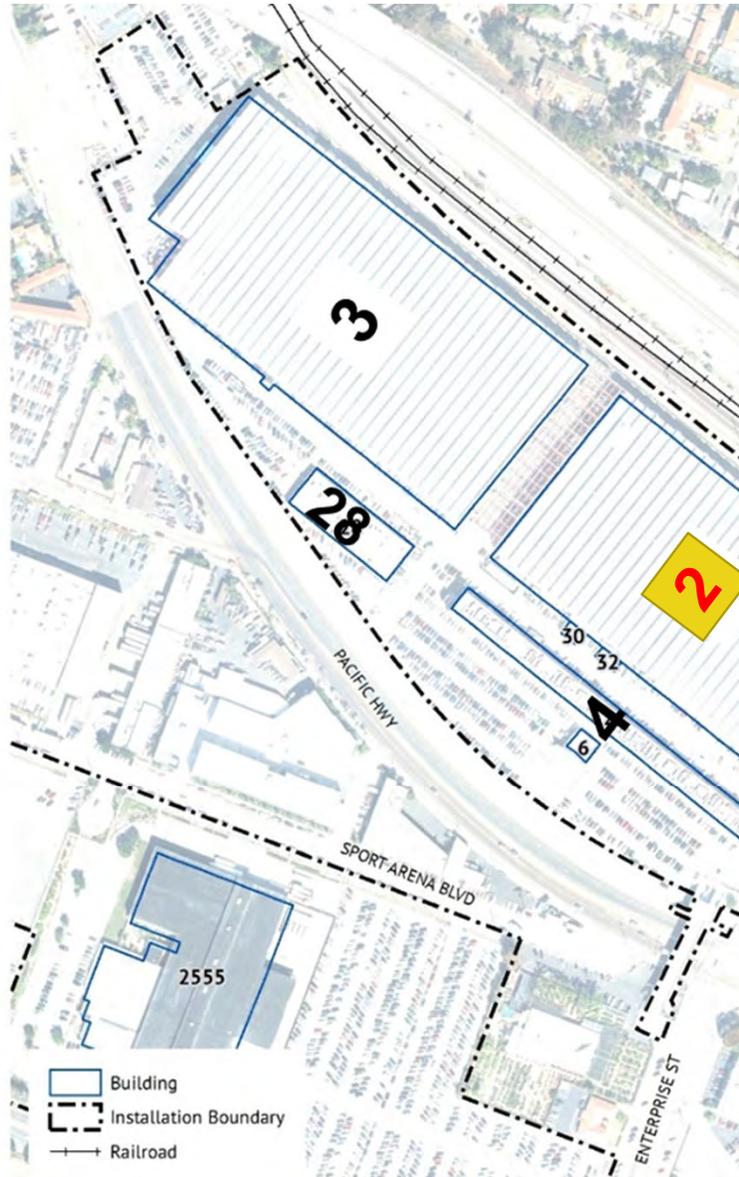


OTC Site 1 OT2

GSF: 414,802 SF
Height: 55 Feet

Administration
Research Labs
Warehouse
Light Assembly

*Heights and GSF
are approximate*

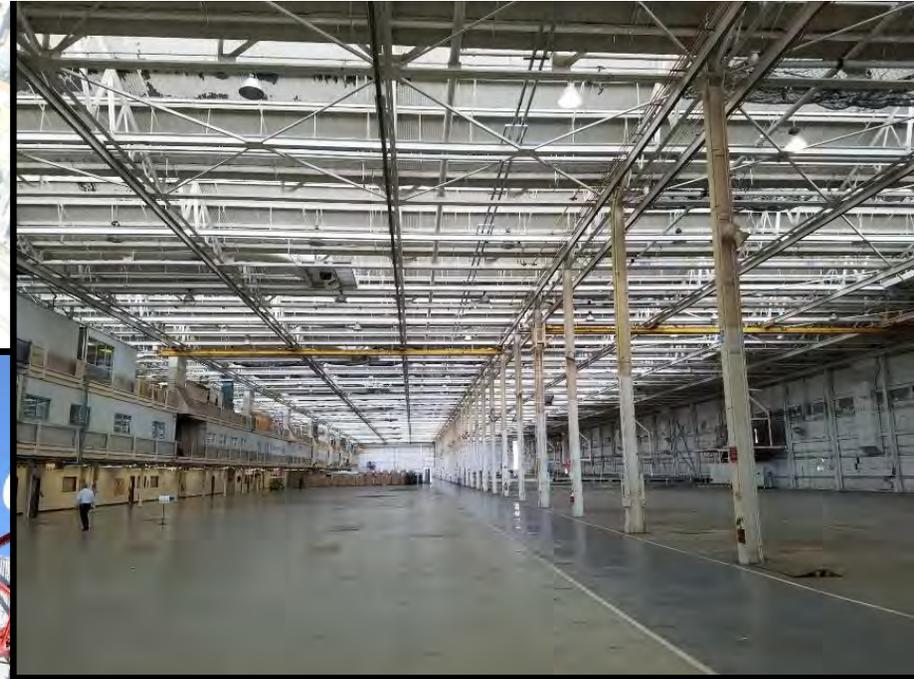


OTC Site 1 OT3

GSF: 458,757 SF
Height: 48 Feet

Administration
Research Labs
Warehouse

*Heights and GSF
are approximate*



OTC Site 1 OT4

GSF: 78,304 SF
Height: 35 Feet

Administration
2-Stories

*Heights and GSF
are approximate*

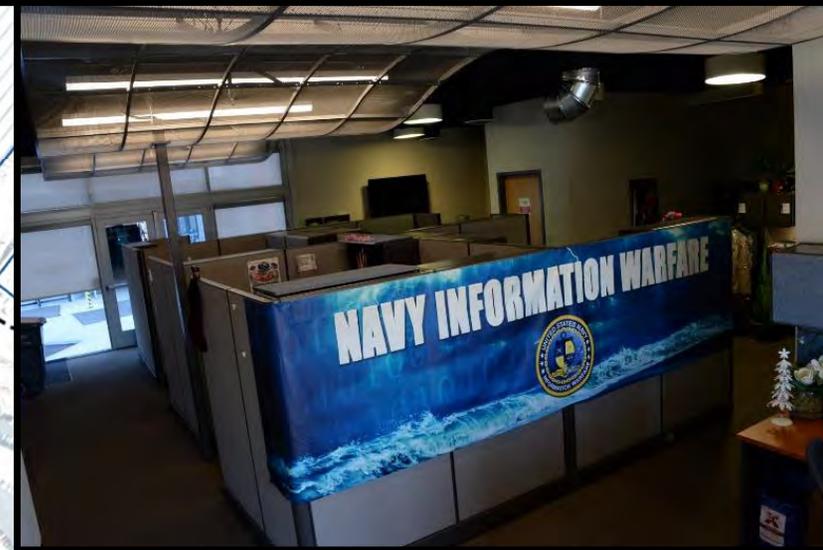


OTC Site 1 OT6

GSF: 2,235 SF
Height: 16 Feet

Administration

*Heights and GSF
are approximate*

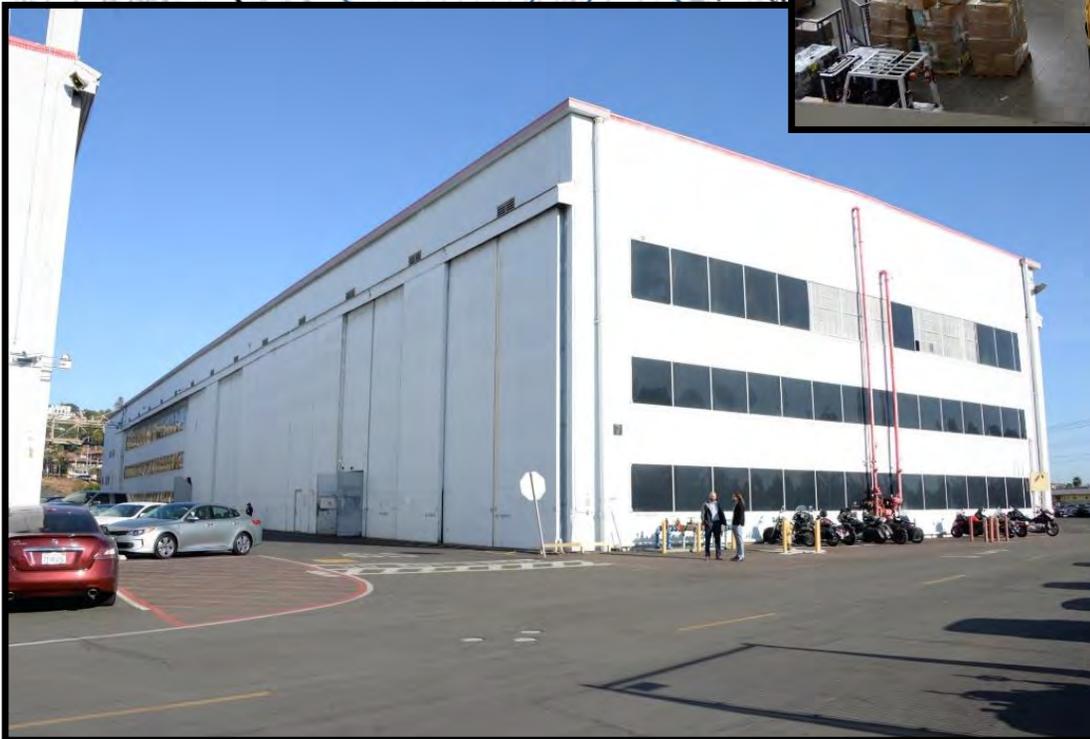


OTC Site 1 OT7

GSF: 45,870 SF
Height: 53 Feet

Warehouse

*Heights and GSF
are approximate*

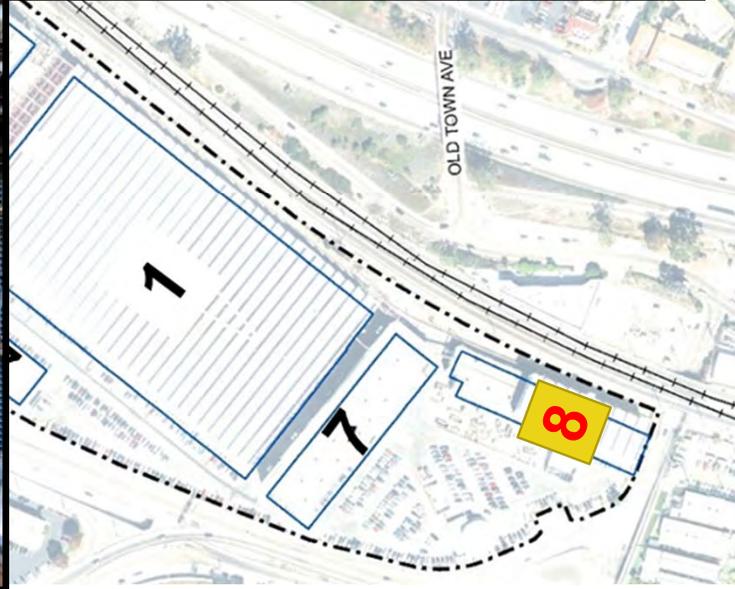


OTC Site 1 OT8

GSF: 68,509 SF
Height: 49 Feet

Warehouse

*Heights and GSF
are approximate*

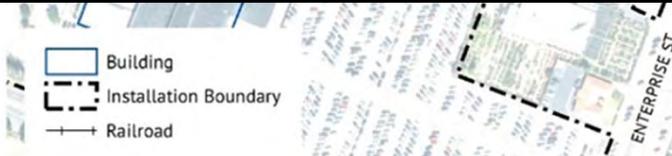
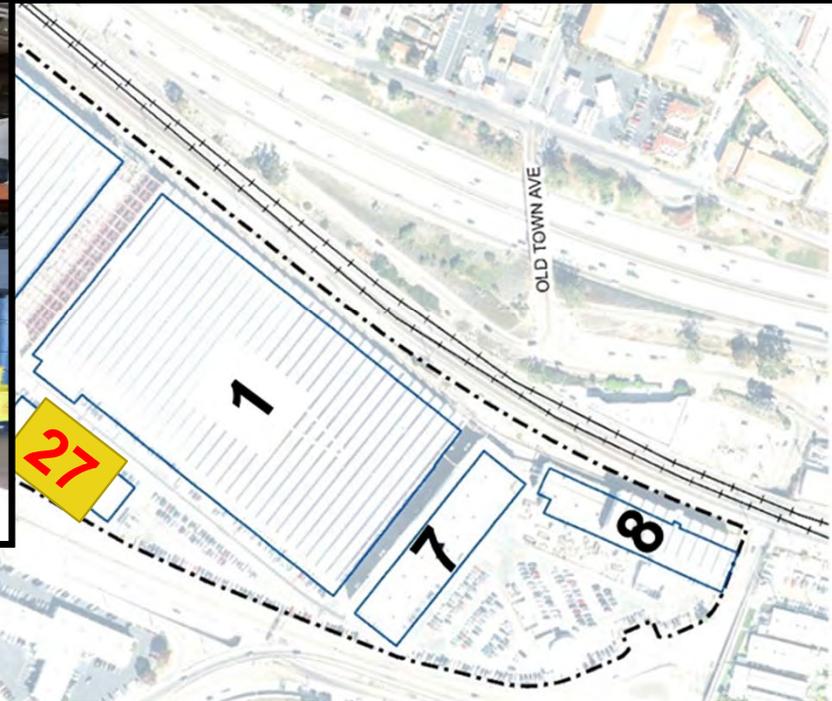


OTC Site 1 OT27

GSF: 23,366 SF
Height: 18 Feet

Administration
Warehouse
Gym

*Heights and GSF
are approximate*

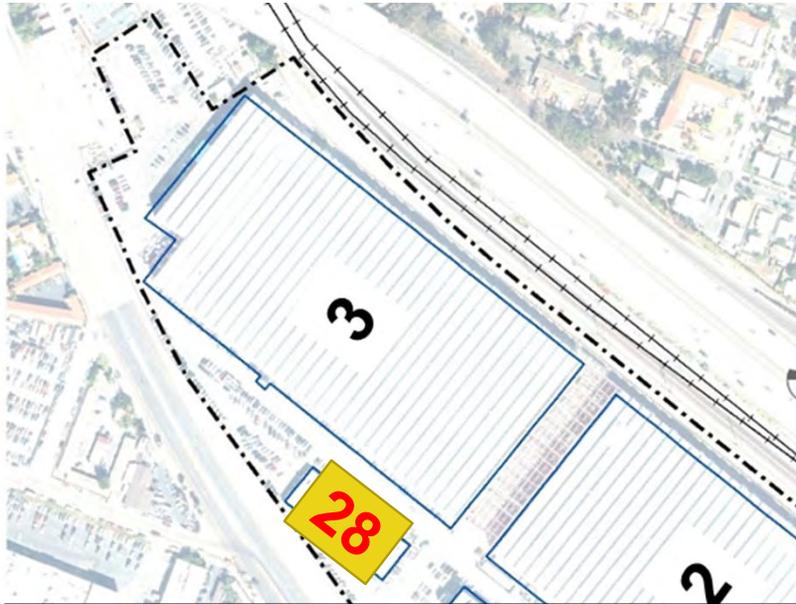


OTC Site 1 OT28

GSF: 20,194 SF
Height: 18 Feet

Administration

*Heights and GSF
are approximate*



OTC Site 2

OT40

GSF: 5,000 SF
Height: 26 Feet

Production Facility

OT2555

GSF: 110,600 SF
Height: 27 Feet

Administration
Warehouse

*Heights and
GSF are
approximate*



NAVWAR Mr. Greg Geisen



NAVWAR Revitalization Project Manager
NAVWAR





San Diego Downtown

SD Airport



NBPL OTC
Site 1

Train & Trolley

Pacific Highway





Definitions – Requirements



Net Usable Square Feet – Requirements are Net Usable Square Feet. Measured from inside finished surface, includes the minimum usable square footage.

- **Includes:** Program, Circulation (est.) and Clearance Space.
- **Does not Include:** Building and Infrastructure Core.

Admin – Administrative Space (e.g., offices, conference rooms).

Labs – Computer Labs (not medical, bio, or clean labs).

Warehouse – High bay, forklift, loading dock, delivery vehicles.

Auditorium – Reconfigurable open space, not sloped floor or fixed seating. Moveable dividing walls to allow various options.

Parking – 60% of the number of seats/personnel for the onsite facilities.



Definitions – Requirements

Full Requirement – Objective is to receive full requirements with all priorities as in-kind consideration (IKC). Proposals evaluated according to their ability to achieve as much of the full requirement as possible.

Base Requirement – Allows for a range of competition.

Onsite – Requirements on a portion of NBPL OTC that would be retained under Navy control.

Offsite – Requirements that could be off OTC to property furnished by the Navy or a proposer. While not required, moving Offsite Requirements from OTC makes more of OTC available for private development.



Definitions – Requirements

Security Level

The majority of the admin areas are OSS or ICD 705 spaces.

Unclassified (UNCLASS) - Spaces do not have any unique construction requirements beyond typical commercial spaces.

Open Secret Storage (OSS) - Open Secret Storage spaces are designated rooms to be used as open storage of Secret information.

Intelligence Community Directive 705 (ICD 705) - ICD 705 indicates the construction standards required for spaces that are higher than secret.



NAVWAR OTC Requirement Scope Ladder

(Admin, Lab, Auditorium, Warehouse, Outdoor Laydown)

Requirements	Base	Full
Onsite (SF) – On OTC	614,218	887,568
Offsite (SF) – Off OTC	470,010	541,068
Total (SF)	1,084,228	1,428,636
Total Parking Spaces	1,964	3,208



Note: Requirement provided as net usable square feet.

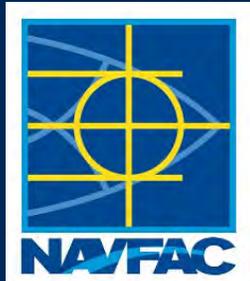


Requirements Scope Ladder: Priorities 1-15

Requirements	Base							Full
Onsite	Pri 1	Pri 6	Pri 7	Pri 8	Pri 9	Pri 10	Pri 14	
Admin	433,707			+126,106	+117,999		677,812	
Auditorium	15,563					+9,750	25,313	
Lab	146,736	+17,471					164,207	
Warehouse	18,212		+2,024				20,236	
Total Onsite (SF)	614,218						887,568	
Total Parking Spaces	1,964			+752	+492		3,208	

Offsite	Pri 2 - 5	Pri 11	Pri 12	Pri 13	Pri 14
Site 1 NAVWAR Warehouse	82,437	+10,234			92,671
Site 2 NIWC Warehouse*	195,589		+22,277		217,866
Site 3 NIWC Lab	74,744			+8,307	83,051
Site 4 NIWC Open Laydown	117,240				+30,240
Total Offsite (SF)	470,010				541,068
Grand Total	1,084,228				1,428,636

Priority 15: Provide Allowance (e.g., Furniture, Fixtures, and Equipment, Moving Costs, Maint. of Gov Facilities, or Additional SF)



Ms. Rebecca Loomis

Senior NEPA Planner
NAVFAC SW





The Navy prepared a **Draft Environmental Impact Statement (EIS)** to evaluate the modernization of OTC to support NAVWAR's current and future operational readiness





National Environmental Policy Act (NEPA) Status

- Draft EIS public comment period occurred summer 2021
- Public and agency comments requested additional site-specific details before finalizing the EIS
- Navy re-sequenced the EIS and RFP to obtain the needed design details
- Site-specific details from the master developer will inform the EIS; the Navy will update the Draft EIS if needed
- The Navy will continue to engage stakeholders, agencies, and the public

Five Action Alternatives

The Draft EIS evaluates the potential environmental effects associated with modernization of OTC

Alternatives were analyzed as a range of maximum development possibilities

Alternative 1
Navy Only
Military Construction

★ *Preferred Alternative*

Alternative 4

Alternative 2

Mixed Uses: Higher Density

With Transit Center

Public/Private Development

Without Transit Center

Alternative 5

Alternative 3

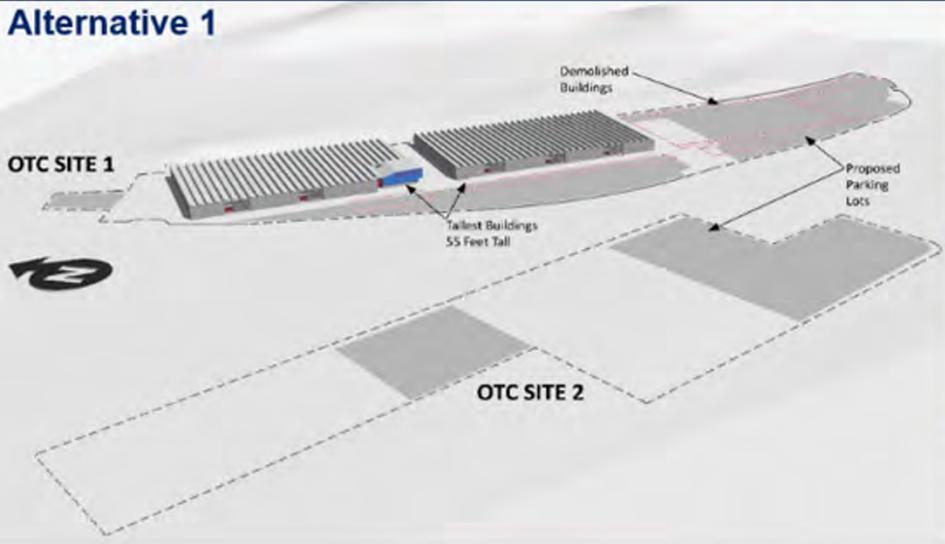
Mixed Uses: Lower Density





Alternative 1: Military Construction – NAVWAR Only

Alternative 1



- Requires Federal funding
- Funding has not been identified
- Unknown how long it would take to be funded
- Renovate existing structures for Navy use only
- Would not include public-private development
 - No Residential, Commercial, Transit
- All property would remain Federal without any change to San Diego tax base

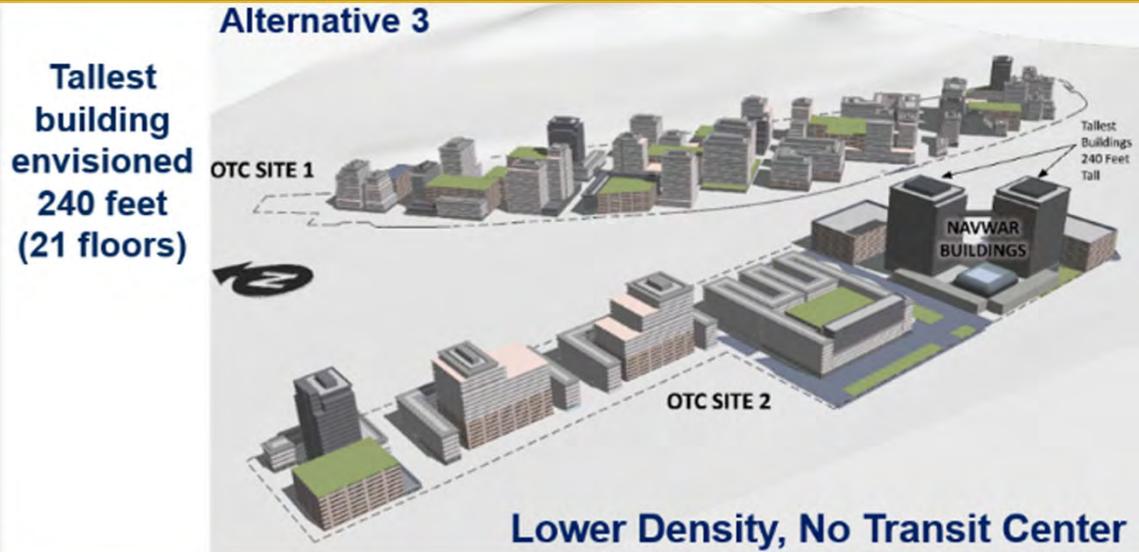
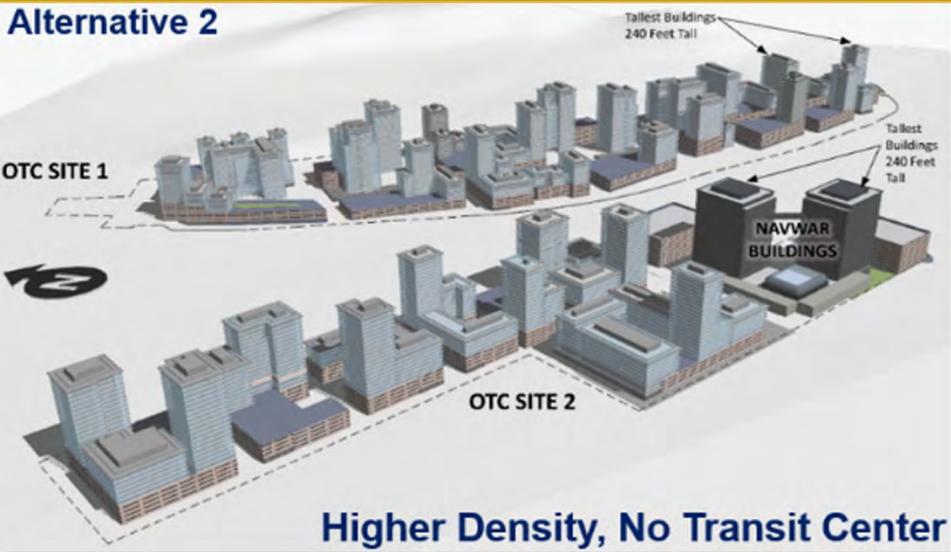
**Tallest building envisioned
55 feet (4 floors)**

3M SF		NAVWAR
0 SF		Commercial
0 SF		Residential
0 SF		Hotel
0 SF		Retail
0 SF		Transit Center

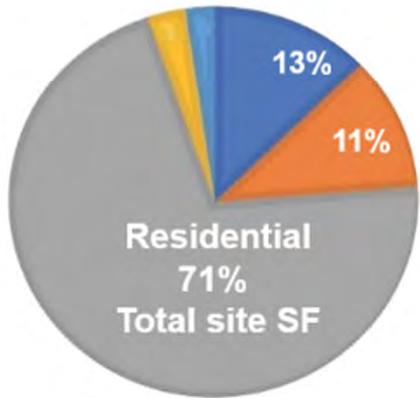




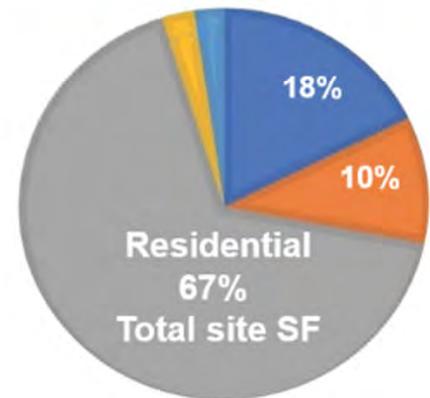
Alternatives 2 and 3: NAVWAR and Mixed Use



Tallest building envisioned 240 feet (21 floors)

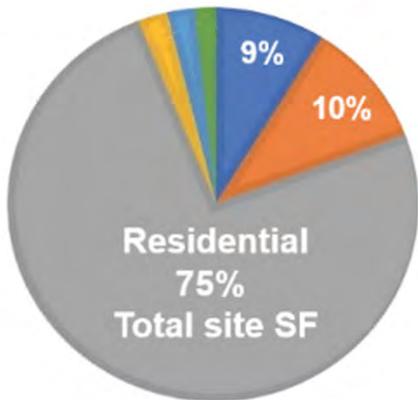
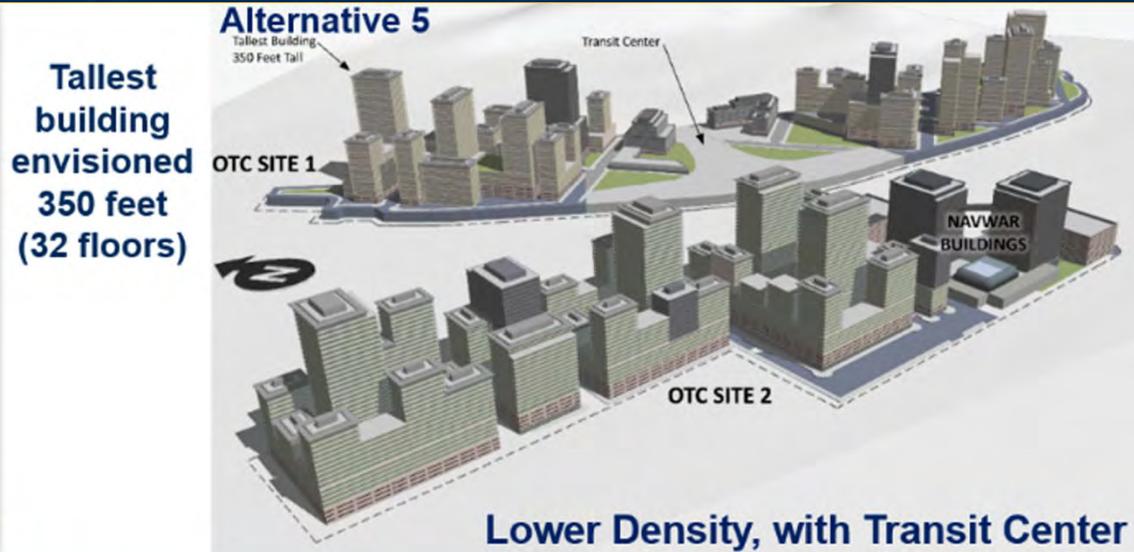


1.7M SF	NAVWAR	1.7M SF
1.5M SF	Commercial	1M SF
6,600 Units	Residential	4,400 Units
2	Hotel	1
300K SF	Retail	225K SF
0 SF	Transit Center	0 SF

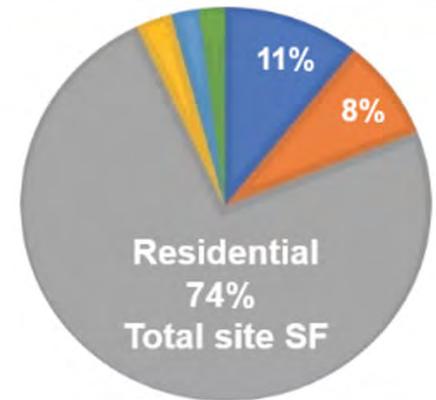




Alternatives 4 and 5: NAVWAR and Mixed Use



1.7M SF	NAVWAR	1.7M SF
2M SF	Commercial	1.3M SF
10,000 Units	Residential	8,000 Units
2	Hotel	2
434K SF	Retail	347K SF
315K SF	Transit Center	315K SF



Note: Images contain block diagrams created for purposes of analysis only.

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NEPA Environmental Impact Statement

16 Key Resources Analyzed



Direct, indirect, and cumulative environmental impacts were analyzed for each resource



- Traffic and Transportation
- Cultural Resources
- Land Use
- Socioeconomics
- Environmental Justice / Protection of Children
- Hazardous Materials and Wastes
- Public Health and Safety
- Public Services
- Visual Resources
- Air Quality
- Infrastructure
- Airspace
- Noise
- Geological Resources
- Water Resources
- Biological Resources



Regulatory Compliance

Cultural Resources

National Historic Preservation Act

- Historic Resources
 - 1 National Historic District
 - 2 National Historic Landmarks
 - 2 State Parks
 - 17 Private Properties on the National Register
- Consultation with stakeholders and State Historic Preservation Officer (SHPO)
- Need site-specific details to complete consultation
- Anticipate a signed Memorandum of Agreement (MOA) with stakeholders, SHPO, and likely development partner
- Likely MOA to complete EIS and sign Record of Decision

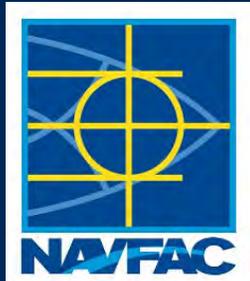
Coastal Resources

Coastal Zone Management Act

- Received comments from California Coastal Commission (CCC) regarding consistency with Coastal Act and CCC's Environmental Justice policy
- Need site-specific details to complete consultation
- Submit an updated Consistency Determination to CCC
- Attend a CCC public hearing
- Seek concurrence from CCC on our Consistency Determination



The Navy is looking to collaborate with a master developer to obtain site-specific details to inform the EIS, further the Navy's consultations, and sign a Record of Decision.



Mr. Dane Jensen

Environmental Engineer
NAVFAC SW





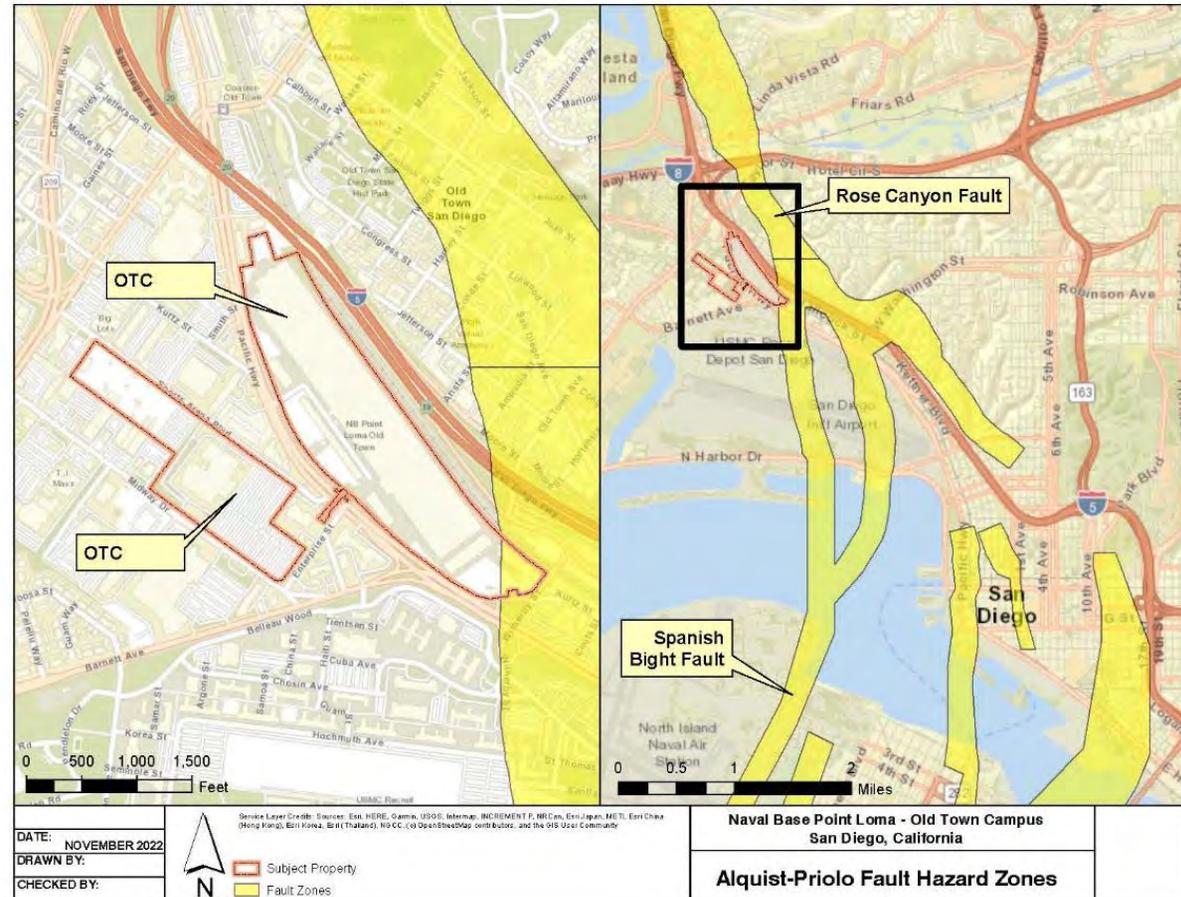
OTC – Overall Environmental Conditions

- Environmental Condition of Property (ECP) assessment underway to support future real estate lease documents
- Key ECP notification subject areas are to be provided
 - Ongoing environmental compliance activities
 - Petroleum spills/leaks/underground storage tanks
 - Asbestos-containing materials
 - Lead-based paint
 - Other permitted activities – air emissions and stormwater
- Natural/Cultural Resources
 - No known natural resources
 - OTC Site is not being pursued for listing on the National Register of Historic Places
- Seismicity
 - Alquist-Priolo Fault Zone updates in 2021
- Installation Restoration Program and associated Land Use Controls (LUCs)



OTC – Seismicity

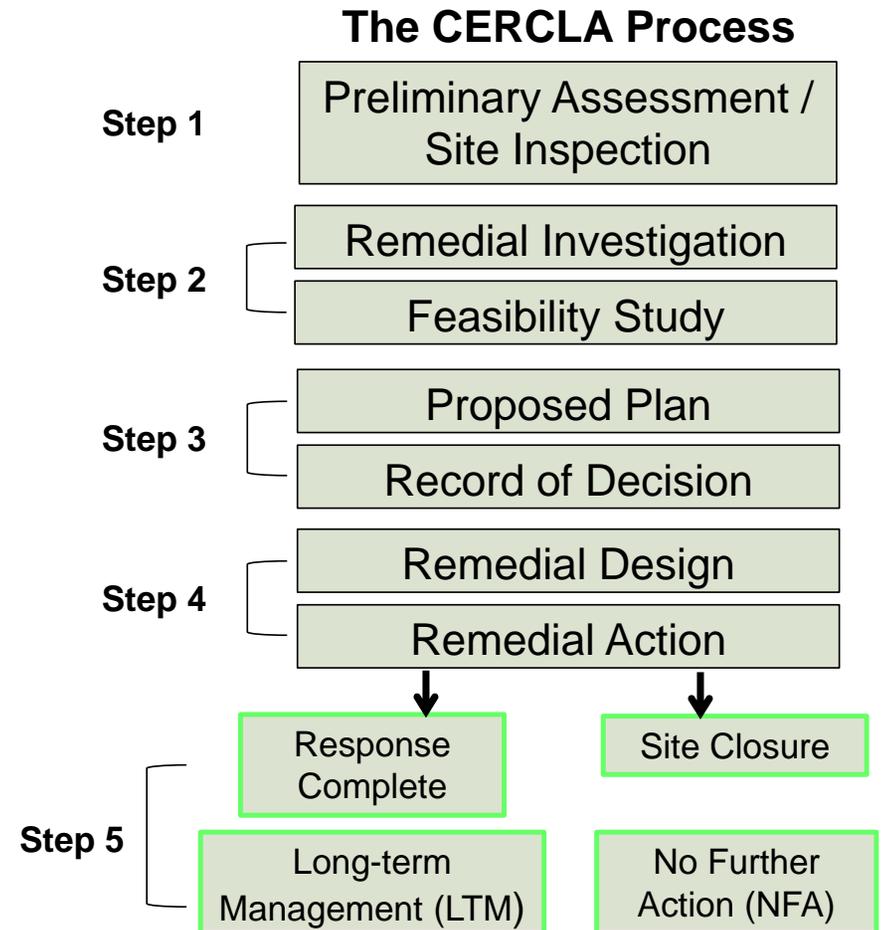
- California State Geologist Alquist-Priolo Fault Zone maps for San Diego were updated in 2021
- The updated fault zone for Rose Canyon Fault zone crosses southeast corner of OTC in vicinity of Building 8





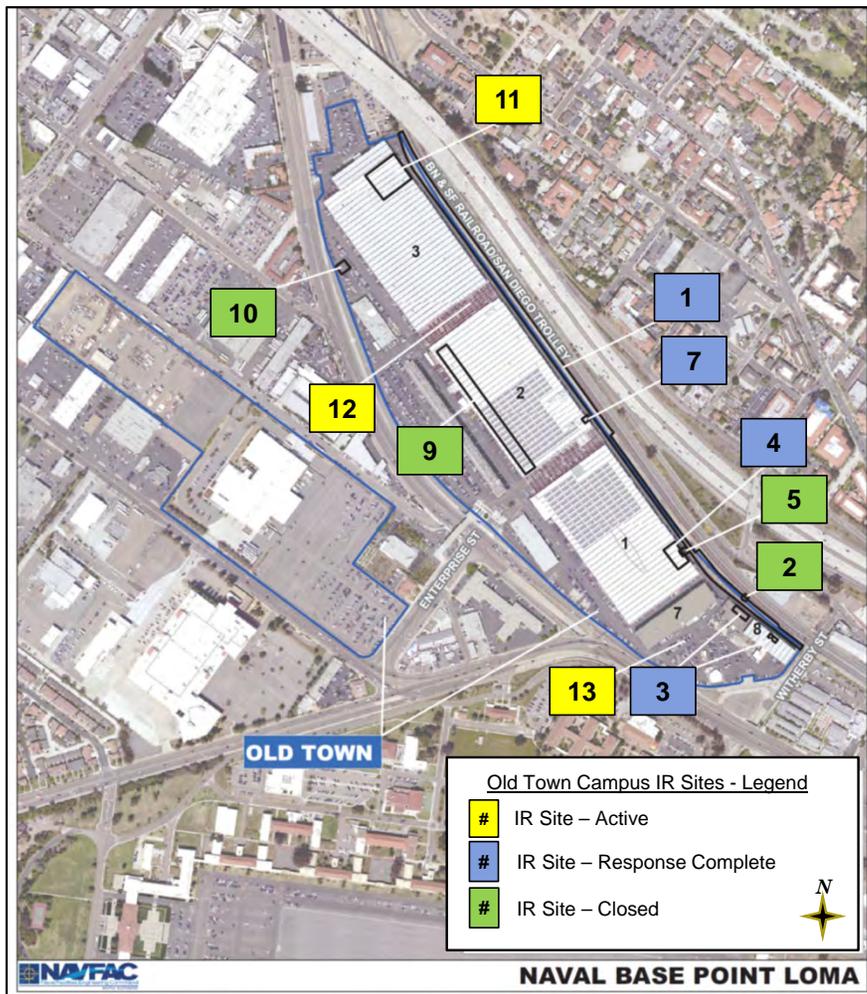
OTC Installation Restoration Program

- The OTC Installation Restoration Program is part of broader Navy's Environmental Restoration program that identifies, investigates and cleans up former waste disposal sites on military property
- Navy manages the Installation Restoration Program at OTC in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
- The objective of the CERCLA process is to reduce risk to human health and the environment from past waste disposal operations and hazardous material spills
 1. Site closure (no further action/unrestricted use)
 2. Response complete (long-term management required) with state agency oversight





OTC Installation Restoration Program



OTC Installation Restoration (IR) Site Progress to Date

- Four IR Sites (2, 5, 9, 10) closed due to completed investigation or remediation
- Four IR Sites (1, 3, 4, 7) – response complete for industrial use – Land Use Controls (LUCs) being evaluated
- Three IR Sites actively conducting studies
 - IR Site 11 – remediation ongoing
 - IR Sites 12 and 13 – further investigation underway



OTC Installation Restoration Program

Current and Upcoming IR Activities at OTC

- Three sites actively conducting studies
 - IR Site 11:
 - Data collection completed to define extent of trichloroethylene source
 - Conducted additional bioremediation treatment study injections
 - Additional remediation testing planned for Winter/Spring 2023.
 - IR Sites 12 and 13:
 - Completed Site Inspection field work in Summer 2022
 - Initiating Remedial Investigation and Feasibility Study pilot testing in Winter/Spring 2023



OTC Installation Restoration Program

Current and Upcoming IR Activities at OTC (continued)

- IR Site Response Complete
 - IR Site 1 Completed Remedial Design and Remedial Action with site closeout and Land Use Controls (LUCs) set in November 2021
 - IR Sites 3, 4, 7: finalizing in 2023 Closure documents and evaluating LUC requirements
- Land Use Controls (LUCs)
 - LUCs may be established as part of selected remedy for each site
 - LUCs/restrictions or further mitigation may be necessary for residential development
- More information available at: <https://www.navfac.navy.mil/Business-Lines/Environmental/Products-and-Services/Environmental-Restoration/Southwest/Old-Town-NBPL/>



Ms. Erin Grandgirard

Realty Specialist, Real Estate Business Line
NAVFAC SW





Real Estate Authority

- **10 U.S.C. 2667 – Leasing Authority *Preferred***
 - Receipt of In-Kind Consideration defined as rehabilitation of existing facilities, on-going maintenance, new construction and/or redevelopment
- **10 U.S.C. 2869 – Land Exchange**
 - Allows for exchange of DoN real property for “a new facility or improvements to an existing facility” or other real property that meets the Navy’s requirement



Similar Successful Projects

- **Broadway Complex**

- 15 acres of Navy land
- 2.5-acres for 17 story, 373,000 SF Navy Administration Building as in-kind consideration
- 12.5-acres on 99-year lease for private development



- **Moanalua Shopping Center**

- 14.5-acres of Navy land
- 40-year lease of Navy land
- 50,000+ SF Navy Administration Facility as in-kind consideration





2 Step Solicitation Process

- **Step 1 – Request for Qualifications (“RFQ”)**
 - Submission and evaluation of Statement of Qualifications
 - Mission Assurance/Committee on Foreign Investments in the United States (“CFIUS”) Screening
 - “Best Qualified” invited to Step 2
- **Step 2 – Request for Proposals (“RFP”)**
 - Submission and evaluation of full proposals
 - Discussions and Oral Presentations
 - Exclusive Negotiations with one (1) Selected Proposer



Solicitation Step 1 – RFQ

- **Step 1 – RFQ (page 15-19)**
 - a) Concept and Approach ***10 page limit***
 - Government Facilities
 - Non-Federal Private Development
 - b) Experience & Past Performance
 - c) Key Project Participants
 - d) Financial Information



RFQ Submission Instructions

- Instructions and Important Information (page 20-21)
- **ANY SUBMISSION RECEIVED AFTER THE TIME AND DATE SPECIFIED WILL BE REJECTED**
- Copy and Paste Address from Solicitation for Parcel Delivery Service (UPS, FedEx, DHL, etc.)
 - Send parcel delivery service tracking # to erin.l.grandgirard.civ@us.navy.mil
 - **In person delivery only offered on due date, February 7, 2023**
- Submit (1) Original, (6) Copies and (1) USB drive



RFQ Submission Instructions

Date	Milestone
December 7, 2022	Pre-Proposal Conference and Site Tour
January 24, 2023	Last day to submit Clarifying Questions
February 7, 2023 4:00 p.m. Pacific Standard Time	STEP 1 RFQ STATEMENT OF QUALIFICATIONS DUE
April 10, 2023	Notify Shortlisted Entities and Release “Step 2 RFP” Data Pack



Step 2 – RFP (Shortlisted Entities)

DESCRIPTION OF SECTION (pages 39-50)

SUMMARY OF EVALUATION CRITERIA

Technical Proposal Sections

Subfactor A1: Technical Approach to Gov't Facilities	<ul style="list-style-type: none"> • Maximizes IKC (how much of scope ladder can be accomplished) • Quality designs
Subfactor A2: Master Plan of Entire OTC Parcels	<ul style="list-style-type: none"> • Quality site planning consistent with surrounding area • Allows for completion of EIS
Subfactor A3: Completion Schedule & Transition Plan	<ul style="list-style-type: none"> • Ability to achieve milestones and time to construct Gov't Facilities • Construct Gov't Facilities before private development
Subfactor A4: Market Analysis & Feasibility	Reliability of market analysis and feasibility supports Gov't Facilities
Subfactor B1: Lease Schedule	Understanding of milestones to achieve Lease execution
Subfactor B2: Lease Term & Signature	Ability to meet requirements of Lease

Financial Proposal Sections

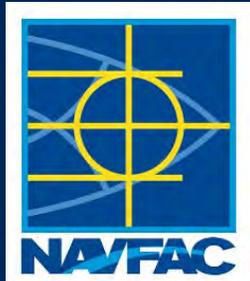
Factor C: Statement of Project Ownership	Ability to carry out obligations and responsibilities described in the proposal
Factor D: Consideration to Government	Consideration maximizes value of proposed Project to Gov't
Factor E: Sources & Uses of Funds	<ul style="list-style-type: none"> • Financial capability to carry out development • Gov't Facilities not contingent on private development
Factor F: Financial Plan & Pro Forma	Gov't and private development are financially viable and realistic

Subfactor A1 Government Facilities and *Factor D Consideration* are approximately equal and are the most important; all other factors and subfactors are approximately equal in importance www.NAVWAR-Revitalization.com



RFP Key Dates

Date	Milestone
April 10, 2023	Notify Shortlisted Entities and Release “Step 2 RFP” Data Pack
July 25, 2023	Last day to submit Inquiries and RFIs
August 9, 2023	STEP 2 PROPOSALS DUE
4 th Quarter CY 2023	Oral Presentations, if applicable
4 th Quarter CY 2023	Selected Proposer Designated for Exclusive Negotiations
TBD	Long-Term Lease Executed



Ms. Content Arnold

Navy OTC Revitalization Program Manager
NAVFAC SW





Clarifying Comments and Questions

- Responding to written solicitation comments and questions submitted to info@navwar-revitalization.com
- Panel of subject matter experts
 - Office of Counsel
 - Real Estate Business Line
 - Planning
 - Design & Construction
 - Environmental - NEPA
 - Environmental - Installation Restoration Program Review



Industry Questions

How will compliance with regional planning considerations be weighed against land use assumptions exceeding those considerations that may be necessary to accomplish the Government's financial goals?



Industry Questions

Will the Government's ongoing site cleanup meet all federal, state, and local requirements for all types commercial and residential uses on the entire OTC site?



Industry Questions

Please confirm the Government's intention for financial and legal responsibility of differing environmental conditions arising out of pre-existing contamination on the OTC sites for purposes of the proposal and in the executed lease?



Industry Questions

If land on another site is proposed for the Government facilities construction, must that land be transferred to federal ownership?

How will the Government evaluate proposals using the OTC site versus other sites?



Industry Questions

What is the Navy's current timeline for the final NEPA Environmental Impact Statement (EIS) and Record of Decision (ROD), and Environmental Condition of Property (ECP), if needed?



Industry Questions

The solicitation states one of the evaluation factors is that the “Proposed In-Kind Contribution (IKC) meets the Government’s space, security, and Anti-Terrorism/Force Protection (AT/FP) requirements for NAVWAR and ensures continuity of mission.”

What are the Navy requirements or criteria for ensuring “continuity of mission?”



Industry Questions

Can the Navy provide details on the Antiterrorism/Force Protection (AT/FP) measures required for the Government facilities?

How much land is targeted as necessary for AT/FP compliance?



How much detail is the Navy looking for at the RFQ stage with regards to the program, phasing, and financing approach for the Government Facilities and Private Development, and if there are performance deadlines for both the Government Facilities and Private Development?



Industry Questions

Some EIS development alternatives contain a multi-modal transit hub and others do not. For the purposes of assembling a team and vision statement for this solicitation, should proposers assume the transit hub is included in the project?



Industry Questions

Would the Government consider proposals that offered to relocate the warehouse (Priorities 2 and 3) earlier in the scope ladder to make Phase 1 and Phase 2 simultaneously available?



Industry Questions

Are the authors of the “Onsite Project Program” and the Draft EIS content precluded from joining a developer's team?



Industry Questions

In addition to the In-Kind Contribution, does the Navy expect to receive annual ground rent from the private development?

Would the Navy consider a phased land takedown for the private development, i.e., a separate ground lease would be executed for a given phase of private development?



Clarifying Comments and Questions

- To submit a question as part of the solicitation process, please submit questions by January 24th to: info@navwar-revitalization.com
- The Government will post any prepared response(s) to written questions via SAM.gov.

Date	Milestone
December 7, 2022	Pre-Proposal Conference and Site Tour
January 24, 2023	Last day to submit Clarifying Questions
February 7, 2023 4:00 p.m. Pacific Standard Time	STEP 1 RFQ STATEMENT OF QUALIFICATIONS DUE