

Commanding Officer
Naval Facilities Engineering Command, Southwest
1220 Pacific Highway, Bldg 128
San Diego, California 92132

REQUEST FOR INTEREST (RFI)

N6247322RP001

NAVAL WEAPONS STATION SEAL BEACH
PACIFIC COAST HIGHWAY (PCH)
SEAL BEACH, CALIFORNIA

JULY 1, 2020

GREEN.LINDSEY.E. Digitally signed by
1265653045 GREEN.LINDSEY.E.1265653045
Date: 2020.07.01 15:06:10 -0700

LINDSEY GREEN
Real Estate Contracting Officer

THIS REQUEST FOR INTEREST (RFI) INCLUDES:

Request for Interest
Site Profile Report – Site Location Profile, Maps, Facility Condition Report and
Environmental Documentation Attachment (A)
Project Requirements and RFI Response Content Attachment (B)

**RESPONSES TO BE SUBMITTED BY Tuesday October 27, 2020, 4:00 PM Pacific
Daylight Time (PDT)**

PACIFIC COAST HIGHWAY (PCH) COMMERCIAL OUTLEASE INITIATIVE

REQUEST FOR INTEREST

Potential Commercial Leasing Opportunity at
Naval Weapons Station Seal Beach, Seal Beach, California

Naval Facilities Engineering Command Southwest

July 1, 2020

I. SUMMARY

A. **DESCRIPTION.** Naval Facilities Engineering Command Southwest, within the Department of the Navy (“DON” or “Government”), is seeking information on how an interested entity/party could redevelop and/or otherwise use approximately 9.27 acres (Site 1), with the potential for future redevelopment of an adjoining 12.38 acre site (Site 2), of land located in the southwest corner of Naval Weapons Station Seal Beach (NWSSB). These sites are located just northeast of the Pacific Coast Highway and Seal Beach Boulevard intersection. The entity should be interested in the potential to engage with the DON in a ground lease with in-kind consideration, where the interested entity would manage the property. Under Title 10 U.S.C. 2667 the DON may accept payment in the form of in-kind consideration in lieu of cash payment. Some types of in-kind consideration include maintenance, protection, alteration, repair, improvement, or restoration of property or facilities. The DON is also open to proposed alternatives or project ideas other than a long-term lease, provided the proposed alternatives or project ideas are compatible with the DON’s requirements and objectives identified below. Due to COVID-19 and social distancing guidelines, the DON will offer an **Industry Forum** as a pre-recorded video presentation to be released on **Wednesday August 19, 2020**. The link for the Industry Forum Video Presentation will be posted on the Naval Weapons Station Seal Beach website at:

https://www.cnrc.navy.mil/regions/cnrsw/installations/nws_seal_beach/om/environmental_support/projects/pch.html.

Following the Industry Forum Presentation, interested responders will have the opportunity to provide **Interested Party Questions** based on information presented in this RFI and Industry Forum Presentation. Interested Party Questions are requested to be submitted to the DON by mail to the address listed in Section V. “RFI Response Submission” or via email to Jennifer.toups@navy.mil no later than **Wednesday September 9, 2020**. The DON will provide written responses to all submitted questions by **Wednesday September 30, 2020** through the Beta.SAM.gov website - formerly FedBizOpps - to all interested parties. The RFI Response is requested to be submitted to the DON by **4:00PM Pacific Daylight Time (PDT) on Tuesday October 27, 2020**. The DON intends to review all RFI Responses to conduct further evaluation of its best courses of action.

IMPORTANT DATES:

- **August 19, 2020 – Industry Forum Video Presentation released**
- **September 9, 2020 – Interested Party Questions are Due to DON**
- **September 30, 2020 – DON’s Written Responses are Due to Industry**
- **October 27, 2020 4:00PM (PDT) – RFI Responses Due to DON**

II. BACKGROUND

A. **PROJECT OBJECTIVES.** The RFI process serves to gauge industry interest and market input. The DON intends to allow the commercial use of underutilized federal property, in order for new functions on the sites to create quality of life improvements for NWSSB personnel, their dependents and the local community. The DON seeks to ascertain feasibility and industry interest in redeveloping and/or otherwise utilizing this property. The DON currently envisions engaging with a lessee via a long-term ground lease with in-kind consideration under the authority of 10 U.S.C. 2667 and allowing the lessee to manage the property. The Government does not intend to leaseback the land or improvements from the lessee. The DON may consider a ground lease term of 25 years or longer.

B. The DON has identified that, in connection with the lease and/or other grant of interest in the subject property, two potential courses of action could meet DON objectives:

1. Redevelopment of Site 1; or
2. Redevelopment of Site 1 and the potential redevelopment of some or all of an adjoining, approximately 12.38 acre site (Site 2), southeast of Site 1.

Note: The DON does not guarantee the future availability of Site 2 as a commercial leasing opportunity.

C. The DON estimates Site 2 potentially becoming available for leasing in the 2024 timeframe.

D. The DON is interested in:

- 1) proposed alternatives or project ideas involving Site 1;
- 2) proposed alternatives or project ideas involving both Site 1 and Site 2.

The DON is also open to initiatives other than a long-term lease under Title 10 U.S.C. 2667, provided they meet DON requirements and objectives.

E. **SITE LOCATION MAP.** The subject property is located just northeast of the Pacific Coast Highway (PCH) and Seal Beach Boulevard intersection. Site 1 is primarily vacant, except for a combined materials handling equipment (MHE) and motorcycle safety training area with a small applied instruction building. Site 2 is vacant. Both sites are located along the perimeter of the NWSSB installation and readily accessible by existing public roads. See the Site Location Map in Attachment A, Site Profile Report.

- F. **FACILITY CONDITION REPORT.** Documentation regarding the known condition of the facilities on Site 1 and Site 2 is contained in Attachment A, Site Profile Report. The report includes information on the MHE/motorcycle safety training area with applied instruction building, NWSSB perimeter fencing and the utility systems on the two sites.
- G. **ENVIRONMENTAL REPORT.** See Attachment A, Site Profile Report. The Environmental Report is not meant to constitute an exhaustive and definitive listing of all environmental conditions of the two sites. Please also note the Environmental Report is not meant to serve as an Environmental Condition of Property Report, or as a Phase I Environmental Site Assessment, for any individual real estate action.

III. INDUSTRY FORUM

- A. **VIDEO PRESENTATION.** The Industry Forum Video Presentation will be available for viewing on Wednesday August 19, 2020, with a link provided on the Naval Weapons Station Seal Beach website at: https://www.cnic.navy.mil/regions/cnrsw/installations/nws_seal_beach/om/environmental_support/projects/pch.html. The Industry Forum video will provide an opportunity for the DON to present to the industry information about the prospective project sites.
- B. **INTERESTED PARTY QUESTIONS.** The DON is offering an opportunity for interested parties to submit written questions regarding the RFI and Video Presentation to the DON. All questions must be submitted by mail to the address provided below in Section V. "RFI Response Submission" or via email to jennifer.toups@navy.mil by Wednesday September 9, 2020 to allow the DON time to review and publish Government responses to all interested party questions. DON responses to the Industry questions will be published to the Beta.SAM.gov website no later than Wednesday September 30, 2020.

IV. RFI RESPONSE CONTENT

- A. In addition to providing the RFI responses/concept plans described in Attachment B - RFI Response Content and Project Requirements, the DON requests responders address the following questions within their respective RFI response. The DON may use these responses to evaluate and inform DON requirements and objectives. Not providing an RFI response will not preclude future RFP participation.

1. Do you see an opportunity to redevelop, or otherwise utilize Site 1, regardless of the future availability of Site 2?

- a) If so, please clearly delineate on a map, drawing, sketch, or rendering the area that you would envision using as the leased property. Describe the complete nature and purpose of the proposed use, describing envisioned facilities and operations. Please provide a description of the proposed concept that would work to accommodate the Navy's project objectives as captured in the Project Requirements section above.
- b) Describe your strategy to finance, develop and manage the property under a long-term ground lease. If a term longer than a 25-year ground lease is required, please indicate and

explain the rationale. Please explain and advise the DON on any requirements or other stipulations that would make this project successful.

c) If construction is anticipated, please describe the location, extent, and plans. Responders are encouraged to provide as specific a description as possible of the construction, setup, and operations of the facility or land-usage proposed, including but not be limited to: ingress/egress issues, traffic impacts, parking requirements, utility connections, pedestrian access routes, any concerns with meeting DON physical security requirements in the Department of Defense (DOD) Unified Facilities Criteria (UFC). Details on the DoD UFC available at <https://www.wbdg.org/ffc/dod/unified-facilities-criteria-ufc>.

d) Identify how the proposed concept or real estate solution would address security objectives. For example, how would the potential lessee secure the installation perimeter for the NWSSB Main Site? Site 1 must be physically separated from the remainder of the NWSSB Main Site, including Site 2. As previously discussed, Site 2 may be made available to interested parties by the DON in the future.

2. What are the key risks, considerations and concerns you might have with regard to this potential lease transaction or other real estate solution?

3. Provide specific suggestions and/or refinements to the transaction structure and/or allocation of risk, rights and responsibilities.

4. If the proposed concept includes construction of facilities exceeding a height of 35 feet, please describe the concept and desire to exceed a 35 foot height.

5. Assuming Site 2 becomes available for leasing in the future, is there interest in leasing and redeveloping, or otherwise using this site if you are the lessee of Site 1?

a) Would the functions on Site 2 complement those on Site 1?

b) If there is no interest in leasing Site 2, would certain uses of Site 2 negatively impact the envisioned uses on Site 1?

6. If there is an alternate concept to a lease and/or development of the Site(s), please describe the proposed concept further.

7. Due to the ongoing and uncertain COVID-19 pandemic, what is the current desire for developers and lenders to pursue a land development and long-term management project, such as the one discussed in this RFI?

a. Are there specific COVID-19 concerns or hesitations in pursuing commercial long-term lease projects at this time? If so, what are those concerns and what recommendations do you have for DON to reduce those concerns and build confidence in a viable project?

b. DON is looking for new functions on Site 1, and potentially Site 2 in the future, that will create quality of life improvements for NWSSB personnel, their dependents and the local community. The COVID-19 pandemic has hit certain property types in an unequal

manner. Will COVID-19's impact on certain property types (i.e. hotels, retail) have any influence on the strategy and ultimate concept of the proposed nature, use, facilities and operation to meet the DON's requirements? If COVID-19 will not have an influence on the proposed property type concept, please state that in your response.

- c. Under the authority of Title 10 U.S.C. 2667, DON would like to engage with a lessee via long-term ground lease with in-kind consideration for the lessee to manage the property. Does the current COVID-19 impact on the real estate/property management industry make this lease format more appealing or less appealing? Please provide an explanation to this response as well as recommend alternatives if it is less appealing.

V. RFI RESPONSE SUBMISSION

- A. **RFI RESPONSES ARE DUE NO LATER THAN 4:00PM (PDT) on Tuesday October 27, 2020.** All costs associated with RFI responses shall be at the responder's sole expense and the DON shall not reimburse these costs. Please be advised all submissions become Government property and shall not be returned. Interested parties **are REQUIRED to submit four (4) hard copies** to the address provided below:

Department of the Navy
Naval Facilities Engineering Command Southwest (AM1)
Attn: Jennifer Toups
1220 Pacific Highway, Building 127
San Diego, CA 92132-6186

In addition to the REQUIRED four (4) hard copies, responders may also submit RFI responses via e-mail to Jennifer.Toups@navy.mil and/or may provide an e-file of the RFI response on a labeled compact disc or labeled digital versatile disk (no flash drives) accompanied with the hard copies submission.

- B. **PROPRIETARY INFORMATION.** Proprietary information included in the RFI response, if any, **MUST BE CLEARLY MARKED.** To aid the Government, please segregate proprietary information. The DON shall consider all RFI responses Business Sensitive.
- C. **RFI RESPONSE FORMAT (PART 1).** Part 1 of the RFI Response shall provide the responder's administrative information:
 - 1. Name of company
 - 2. Name of designated point of contact
 - 3. Mailing address
 - 4. Overnight delivery address (if different from mailing address)
 - 5. Phone number of designated point of contact
 - 6. E-mail of designated point of contact
- B. **RFI RESPONSE FORMAT (PART 2).** Part 2 of the RFI Response shall address the content set out in Attachment B – RFI Response Content and Project Requirements and include the proposed concepts and ideas.

VI. RFI STATEMENT OF LIMITATIONS

- A. **THIS IS A REQUEST FOR INTEREST (RFI) ONLY.** This RFI is a market research tool issued to determine the availability and adequacy of potential business sources for the DON's information and planning purposes. This is not a Request for Proposal ("RFP") or a promise to issue another solicitation type in the future. This RFI does not obligate the Government to offer the property to any responder and the DON reserves the right to cancel this RFI at any time. The DON is not seeking proposals at this time and will not accept unsolicited proposals. By participating in the RFI process, all agree to hold the United States of America, its officers, employees, and advisors harmless from all claims, liabilities and costs related to all aspects of this RFI. Under no circumstances shall the United States of America be liable for costs, real estate brokerage commissions, finder's fees or other forms of compensation related in any way to activities undertaken by any person as a result of or in response to the RFI. All costs incurred in responding to this RFI will be solely at the interested party's expense. Not responding to this RFI does not preclude participation in any future RFP, if the DON issues one.
- B. **LIMITATIONS.** The Government represents that this RFI, submissions from responders to this RFI, and any relationship between the Government and responders arising from, connected or related to this RFI, are subject to the specific limitations and representations expressed below, as well as the terms and conditions contained elsewhere in this RFI. By submitting a response to this RFI and without the need for any further documentation, the responders acknowledge and agree to the Government's rights and all other terms and conditions as set forth in the RFI, including this Statement of Limitations.
- C. **DEEMED ACCURATE.** To the best of the Government's knowledge, the information provided herein is accurate. However, the Government makes no representations or warranties whatsoever with respect to this RFI or the property, including representations and warranties as to the accuracy of any information or assumptions contained in this RFI or otherwise furnished to responders by the Government, site and environmental conditions on the property or the suitability of the property, or any portion thereof, for any specific uses or development. Responders should undertake appropriate investigation in preparation of submitting a response.
- D. **DISCUSSIONS.** The Government may request clarifying discussions with any or all of the responders on an individual or group basis. Submission of a response does not guarantee the opportunity to participate in these discussions.

VII. RFI POINT OF CONTACT

The DON point of contact for this RFI is:

Ms. Jennifer Toups
Senior Realty Specialist
Email: Jennifer.Toups@navy.mil
Phone: (619) 532-3040

VIII. RFI ATTACHMENTS

- A. Site Profile Report – Maps, Facility Condition Report and Environmental Documentation
- B. Project Requirements and RFI Response Content



ATTACHMENT A

SITE PROFILE REPORT:

MAPS

FACILITY CONDITION REPORT

ENVIRONMENTAL DOCUMENTATION

NAVAL WEAPONS STATION SEAL BEACH, SAN DIEGO, CALIFORNIA

Prepared by:

Naval Facilities Engineering Command, Southwest

July 2020

SITE LOCATION PROFILE

“Seal Beach, a Seaside Destination”

OPPORTUNITY FOR COMMERCIAL DEVELOPMENT

The subject property is located in the City of Seal Beach, California, on the corner of Seal Beach Blvd. and Pacific Coast Highway. Both Site 1 and 2, as described in the RFI, are adjacent to one another and offer prime opportunity for commercial development. The DON is interested in receiving input from the commercial industry on the potential development for the Site(s).

- **Airports** - The Sites are close to various Airports, such as the Long Beach Airport (LGB), John Wayne Airport/Orange County (SNA), Los Angeles International Airport (LAX), and the Hollywood Burbank Airport (BUR).
- **Transportation** - The Sites are adjacent to PCH (California Route 1) and close to Interstate 405, Route CA-22, and Interstate 605. Orange County Transit Authority (OCTA) provides local MTS Bus Routes, with connections to the Metrolink Train and AMTRAK Pacific Surfliner, servicing counties of Ventura, Los Angeles, Orange, Riverside, San Bernardino, and San Diego.
- **Old Town Seal Beach/Downtown Long Beach/Downtown Los Angeles** – Experience Seal Beach’s old-fashioned downtown district, at the edge of the beach just off the pier at Main Street and Ocean Avenue. In addition, the sites are approximately 8 miles from Downtown Long Beach and 30 miles from Downtown Los Angeles.
- **Major Attractions** – The Sites are in proximity of the Seal Beach Municipal Pier, Belmont Shore, Catalina Island Express Ports, Leisure World Retirement Village, Knott’s Berry Farm, Hollywood, Disneyland and Disney California Adventure Park, Long Beach Convention Center, Aquarium of the Pacific, The Queen Mary, shopping malls, museums, performing arts centers, stadiums, golf courses, state parks, and various local beaches.
- **I 405 Improvement Project** – See City of Seal Beach website (<https://www.sealbeachca.gov/>) for additional information.
- **Colleges/Universities** – The Sites are within 5 miles of California State University, Long Beach.





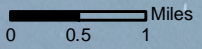
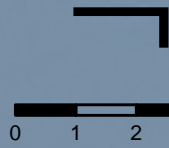
**PCH EUL Site
Seal Beach, CA**

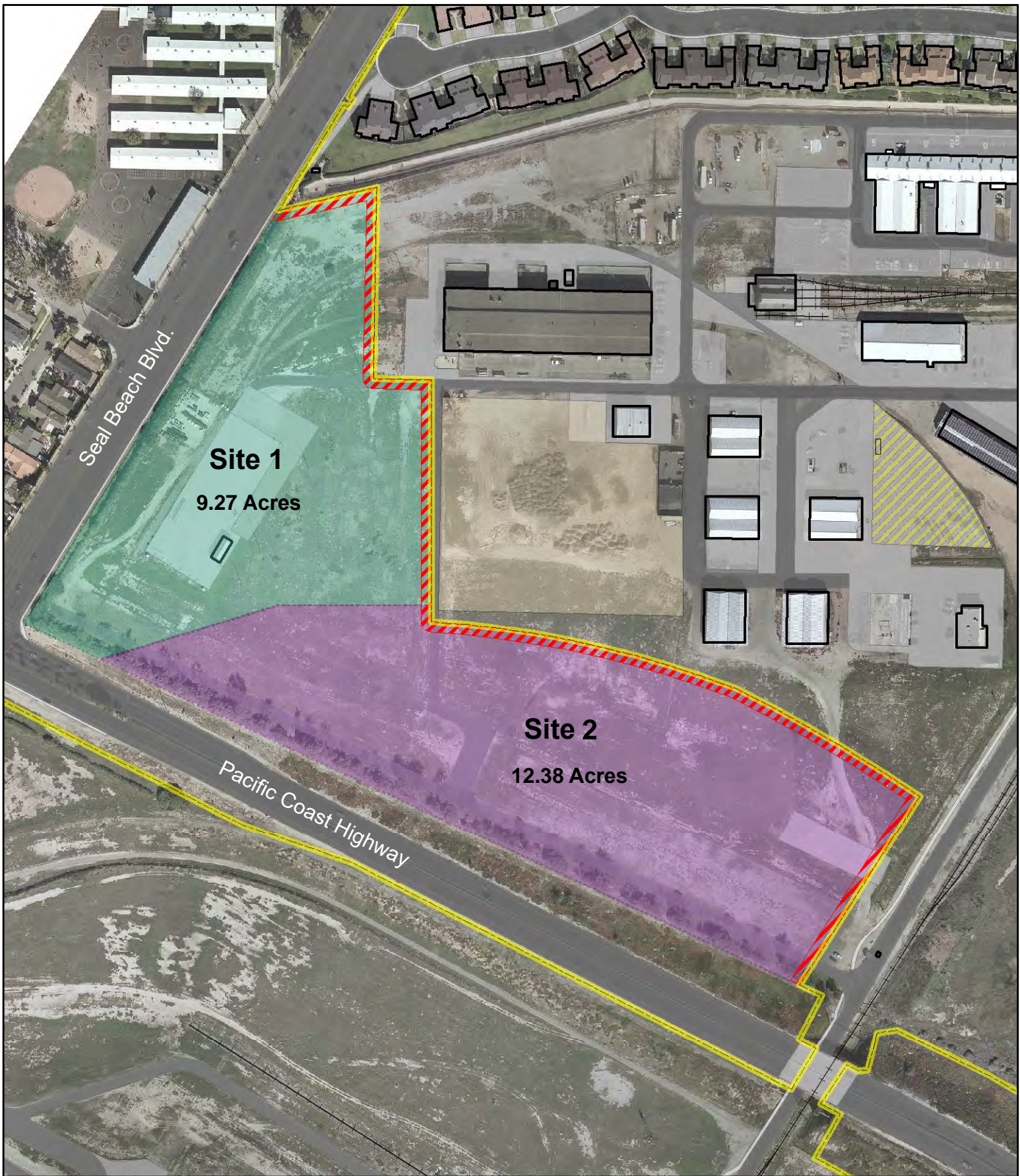
- Area of Interest
- Installation



Date: 1/27/2020

File Name: 800_Seal_Beach_Bld_012720.mxd

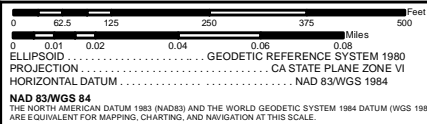




**NAVAL WEAPONS STATION
SEAL BEACH**



NWSSB GIS
800 Seal Beach Blvd., Seal Beach, CA 90740
Bldg. # 230
562.626.7112
andrea.barattie@navy.mil
Map Published: 8/13/2019



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SCALE
1 inch = 245 feet

Legend

Proposed Lease Area

- Site 1
- Site 2
- Relocated Material Handling Equipment Training Facilities
- Proposed Fence Line
- Laydown Area
- Fence Line 20' Standoff
- Building

Attachment A



FACILITY CONDITION REPORT FOR PACIFIC COAST HIGHWAY COMMERCIAL OUTLEASE INITIATIVE

NAVAL WEAPONS STATION SEAL BEACH (NWSSB) - SEAL BEACH,
CALIFORNIA

07/01/2020 NAVFAC SOUTHWEST



Aerial view of two potential commercial outlease sites located in the
western corner of Naval Weapons Station Seal Beach

Attachment (A)

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INTRODUCTION

Naval Weapons Station Seal Beach (NWSSB) is a United States (U.S.) Navy weapons and munitions loading, storage, maintenance and fleet support facility located in Seal Beach, California. The installation provides shore-based ordnance infrastructure support to ships of the U.S. Navy’s Pacific Fleet. NWSSB also supports U.S. Marine Corps units stationed afloat and ashore and U.S. Coast Guard cutters.

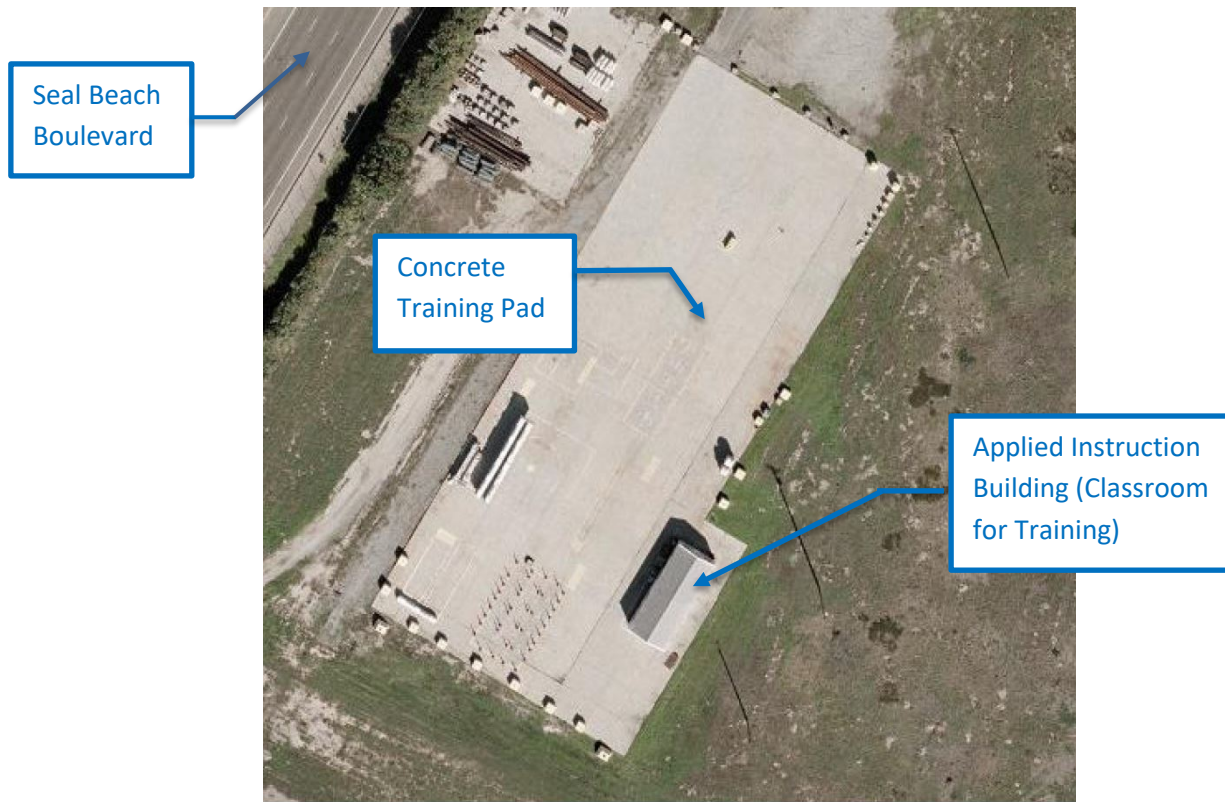
The western corner of NWSSB’s main site is about 21 acres in size and surrounded by security fencing on the installation perimeter. Under this Pacific Coast Highway (PCH) commercial outlease (COL) initiative, the Navy intends to establish a new installation perimeter with new fencing on the eastern side of this 21-acre site. This would completely separate the 21-acre site from the installation (main site). The 21-acre site is currently under-utilized by NWSSB but needed to support Navy requirements over the long-term. It has been split up into two distinct land parcels that will hereinafter be referred to as Site 1 and Site 2. Site 1 is roughly 9.27 acres in size and it parallels Seal Beach Boulevard. Site 2 is about 12.38 acres in size, adjacent to Site 1 and abutting the Pacific Coast Highway. Please see the end of this report for site maps showing the two sites and the locations of existing facilities on the sites. The U.S. Navy is investigating potential opportunities to commercially lease Site 1 and Site 2 to one or more interested parties for redevelopment and reuse purposes.

This Facility Condition Report was generated to support this potential commercial outlease initiative by helping interested parties understand the conditions and configurations of the facilities on Site 1 and Site 2. It is broken out into three main sections, addressing the concrete training pad on Site 1, the applied instruction building that is also on Site 1 and the utility, road and fencing systems on Site 1 and Site 2.

CONCRETE TRAINING PAD ON SITE 1

This training pad is about 6,497 square yards (58,473 square feet) in area. The length and width of the pad are roughly 380 feet by 153 feet. The thickness of the pad is estimated to be 12-inches-to-18-inches. The pad is constructed of concrete but the amount and type of reinforcing steel placed in the concrete is not known. Historical site drawings indicate there has been a pad at this site since the early 1950s. The current pad is estimated to have been constructed in the 1966 timeframe.

Concrete Training Pad



Aerial View of Site 1 – Concrete Training Pad

Facility Condition

The pad is considered to be in an excellent condition, with a condition rating of 94 out of 100.

APPLIED INSTRUCTION BUILDING ON SITE 1

This building is a pre-engineered, metal-paneled, relocatable structure (semi-permanent) on the concrete training pad on Site 1. It is roughly 48 feet by 20 feet, and has a footprint of about 960 square feet. The building height is 11 feet.

Applied Instruction Building



Side View of Applied Instruction Building – Looking South, Toward Pacific Coast Highway and Anaheim Bay

Facility Condition

The building is considered to be in a fair condition, with a condition rating of 70 out of 100.

Applied Instruction Building Statistics

Built Date	Area (Square Feet)	Engineering Evaluation Date
7/1/1973	960	8/2/2018

UTILITY, ROAD AND FENCING SYSTEMS ON SITE 1 AND SITE 2

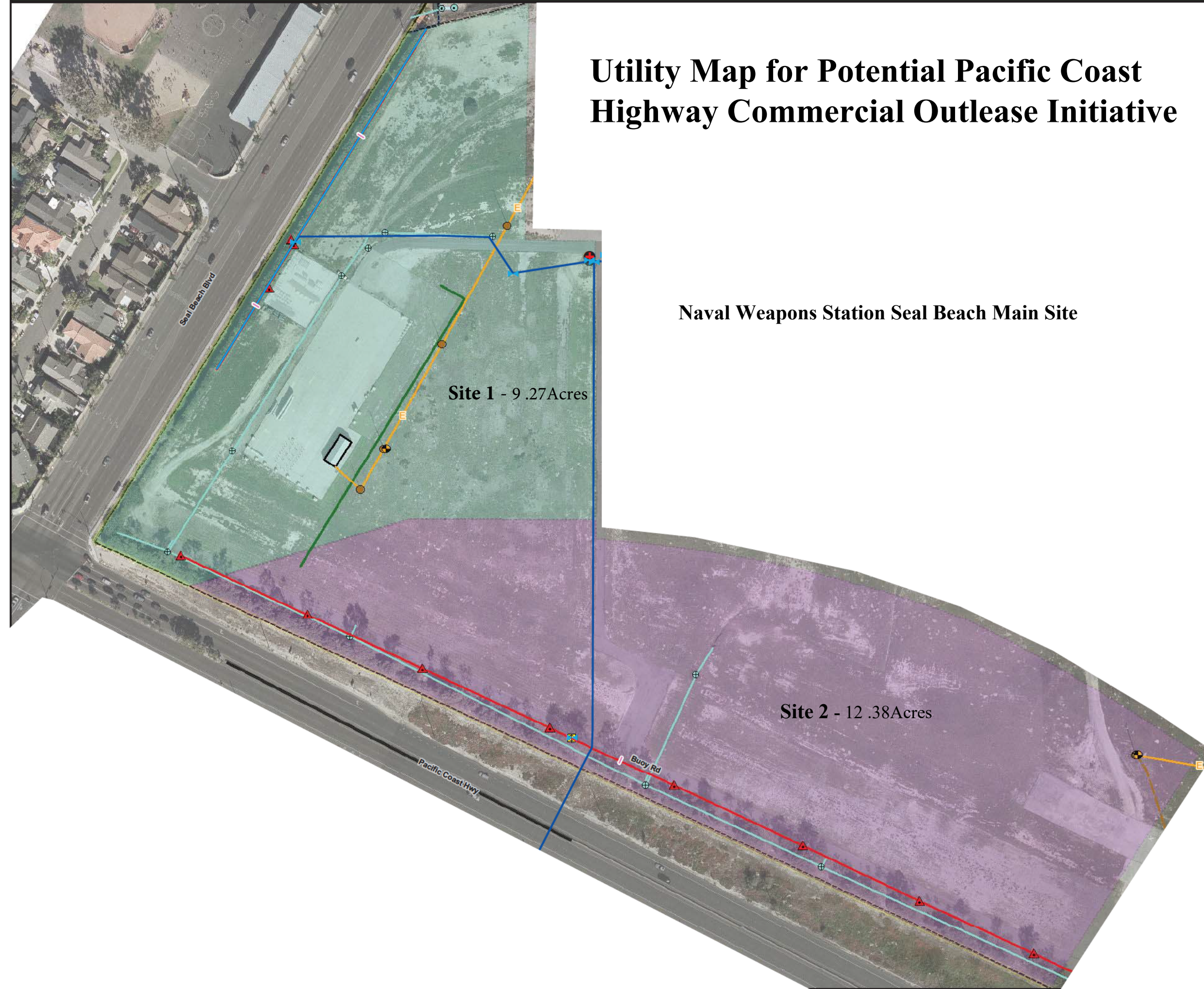
The following figure is a utility map from the U.S. Navy GeoReadiness Explorer (GRX) web-mapping application. It shows the rough configurations of utilities, roads and fencing on Site 1 and Site 2. The following table, Table 1, provides salient characteristics of these systems. A second figure is a copy of a storm sewer system drawing from a U.S. Navy upgrade project completed in the 2011 timeframe.

It is important to note the exact properties of all facilities on Site 1 and Site 2 will need to be field verified. In addition, there is a possibility undocumented or incorrectly documented and abandoned underground utilities will be discovered within these sites during future field investigations.



Utility Map for Potential Pacific Coast Highway Commercial Outlease Initiative

Naval Weapons Station Seal Beach Main Site



Legend

- Gas Line**
 - Abandoned
 - Main
 - Natural Gas Meter
 - Natural Gas Valve
 - CAP
- Sewer Fitting**
 - Cap
 - Cleanout
 - Reducer
 - WYE
 - Wastewater Pump
 - Sewer Manhole
- Sewer Line**
 - Abandoned
 - Force Main
 - Main
 - Service
- Electrical Cable Line**
 - Overhead
 - Underground
 - Electrical Generator Point
 - Electrical Meter Point
- Lighting**
 - Flood Light
 - Pole Mounted
 - Security Light
 - Street Light
 - Walk Light
 - Electrical Vault
- Storm Sewer**
 - Abandoned
 - Active
 - Storm Inlet
 - Junction Box
 - Manhole
 - Storm Headwall Point
 - Storm Discharge Point
- Storm Culvert**
 - Storm Culvert
- Storm Open Drainage**
 - Open Drainage
 - Paved Ditch
 - Unpaved Ditch
- Compressed Air Line**
 - Compressed Air Tank
- Transformer**
 - Pad Mounted
 - Pole Mounted
- Electrical Substation**
 - Handhole
 - Junction Box
 - Manhole
 - Pu I Box
 - Utility Pole
- Electrical Junction**
 - Handhole
 - Junction Box
 - Pu I Box
 - Utility Pole
- Irrigation Line**
 - Irrigation Line
 - Irrigation Valve
- Building**
 - Building
 - Gate Line
 - Fence Line
- Road Area**
 - Paved
 - Installation Operational Area
 - Aboveground Storage Tank (AST)
 - Underground Storage Tank (UST)
 - Comm Manhole
 - Comm Riser
 - Comm Vault
 - Comm Line
 - Unknown Manhole
 - Unknown Vault
- Water Line**
 - Main Line, In Service
 - wServiceLine
 - wUGEnclosureAccess
 - wSystemValve
 - wHydrant
 - wPump



ELLIPSOID GEODETIC REFERENCE SYSTEM 1980
PROJECTION CA STATE PLANE ZONE VI
HORIZONTAL DATUM NAD 83/WGS 1984

NAD 83/WGS 84
THE NORTH AMERICAN DATUM 1983 (NAD83) AND THE WORLD GEODETIC SYSTEM 1984 DATUM (WGS 1984) ARE EQUIVALENT FOR MAPPING, CHARTING, AND NAVIGATION AT THIS SCALE.

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GIS UTILITY MAP



Table 1 – Utility, Road and Fencing Systems Inventory

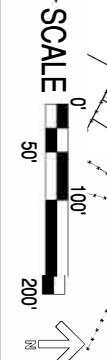
Item #	Facility Name	Unit of Measure	In-Service Date	Quantity	Background Information
1	Potable Water Lines	Linear Foot (LF)	1941	1,645	Lines are present on Site 1 and Site 2. The prospective lessee will have to establish their own service connections from the local water utility company. Also a water line in the Site 2 area may need to be relocated or protected, depending upon the prospective lessee's site development plan. There is also an abandoned water line on Site 1 that is about 440 LF.
2	Irrigation Lines	LF	Unknown	4,300	Several lines are present, primarily serving the outer perimeters of Site 1 and Site 2.
3	Electrical Overhead Lines	LF	1941	865	Overhead electrical line with a pole-mounted transformer and about four timber utility poles are present on Site 1. This system may need to be removed, as the prospective lessee may need to provide their own electrical service from the local electrical utility company. There is also an out-of-service overhead electrical line in the eastern corner of Site 2.
4	Storm Sewer Lines	LF	2011	2,176	Lines are present on Site 1 and Site 2. See enclosed drawing to see the material type and dimensions of and the locations for the storm sewer line segments on both of these sites. The lines flow out to the Anaheim Bay alongside the Kitts Highway.
5	Roads, Surfaced/ Paved	Square Yards (SY)	1945	Legacy Roads	Several roads are located on Site 1 and Site 2. They currently provide vehicle access to the installation perimeter boundary. Several

					provided access to functions on the sites that are no longer present.
6	Roads, Unsurfaced	SY	2016	Legacy Roads	See above comment.
7	Security Fencing	LF	1964	3,595	Controlled perimeter security fencing is located on Site 1, alongside the Seal Beach Boulevard. The fencing is approximately 6 feet tall with 3-foot barbed-wire outriggers angled outwards. Controlled perimeter fencing is also located along the Pacific Coast Highway (PCH).

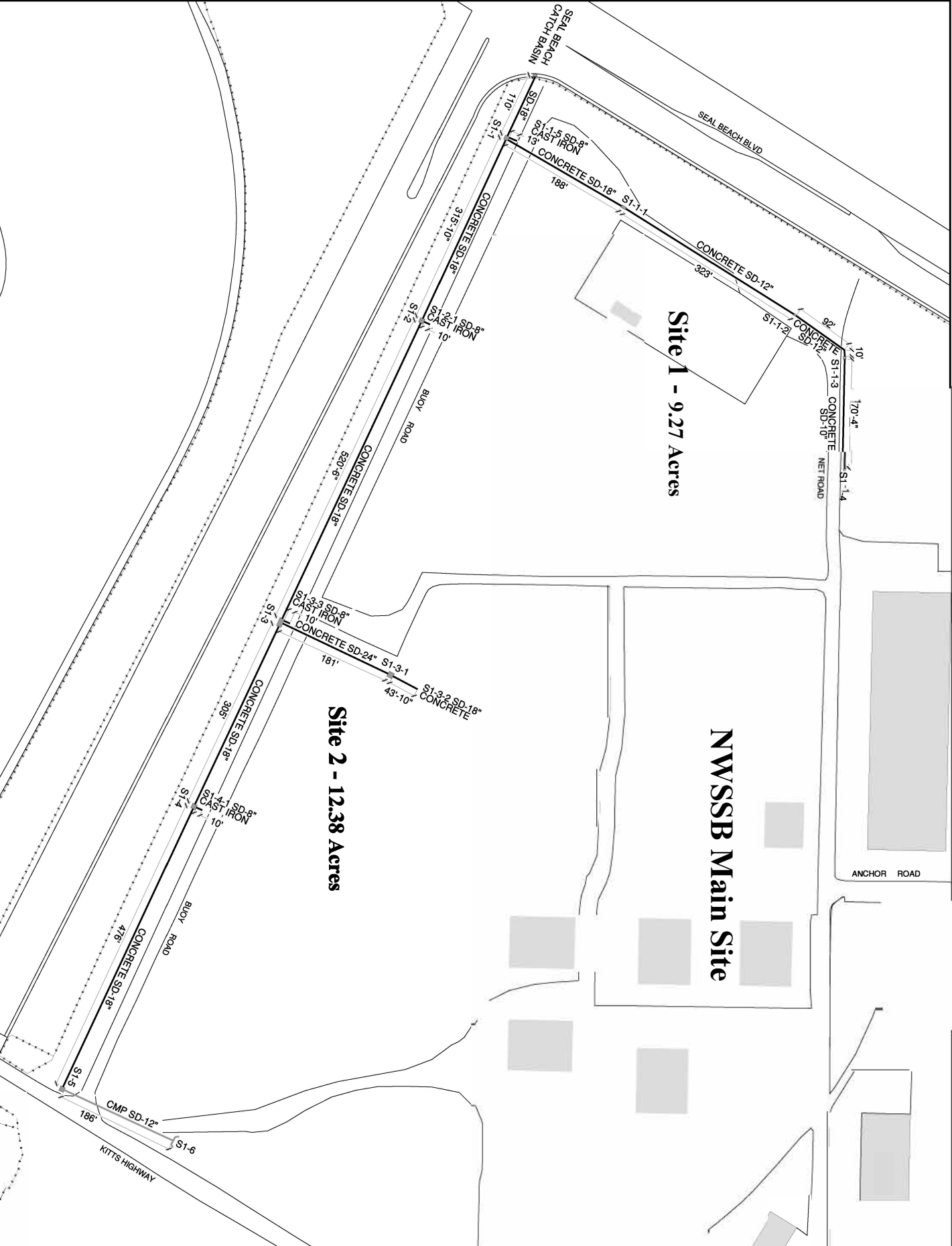
- Notes** (1) Under this COL initiative, the prospective lessee or the U.S. Navy will separate Site 1 from the installation and from Site 2 with a Department of Defense Unified Facilities Criteria-compliant fencing system.
- (2) Eventually Site 2 will be similarly separated from the installation, and possibly from Site 1 as well.



EXISTING STORM SEWER PLAN
SCALE: 1/2" = 100'-0"



C-1



Site 1 - 9.27 Acres

Site 2 - 12.38 Acres

NWSSB Main Site

DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND NAVFAC SOUTHWEST Seal Beach, California		Seal Beach, California	
BUOY ROAD STORM SEWER UPGRADE			
EXISTING STORM SEWER PLAN			
PROJECT NO.: 11C-1107-01 CONTRACT NO.: #11C-1107-01-01 DRAWING NO.: #11C-1107-01-01-01	DATE: 11/15/11 DRAWN BY: JCF CHECKED BY: JCF APPROVED BY: JCF	PROJECT NAME: BUOY ROAD STORM SEWER UPGRADE PROJECT LOCATION: SEAL BEACH, CALIFORNIA PROJECT NUMBER: 11C-1107-01	SHEET NO.: 1 TOTAL SHEETS: 1



Pacific Coast Highway Commercial Outlease Initiative ENVIRONMENTAL REPORT

NAVAL WEAPONS STATION SEAL BEACH, SEAL BEACH, CALIFORNIA

Prepared by:

Naval Facilities Engineering Command, Environmental Office Seal Beach

January 2020

Attachment A

Introduction

This Environmental Report was prepared by Seal Beach Environmental Office to support proposed and potential real estate actions involving the Subject Property, referred to as the Pacific Coast Highway (PCH) Commercial Outlease Initiative. A review of existing documents and limited visual observation of the Subject Property and adjacent properties was conducted to assess the environmental conditions at the site. This review documents potential use limitations related to historical activity during site's industrial operations since 1940's. This review is not meant to constitute an exhaustive and definitive listing of all environmental conditions at the subject property. Nor is this document meant to serve as an Environmental Condition of Property Report for any individual real estate action.

Site Description

The subject site is composed of two adjacent sites approximately 21.5 acres (Site 1 – 9.27 acres, Site 2 – 12.38 acres) and entirely within the fence line of the Naval Weapons Station Seal Beach, at the corner of Seal Beach Boulevard and Pacific Coast Highway (PCH). There are no ingress/egress points at this corner. The installation perimeter fence runs contiguously along Seal Beach Blvd and PCH, and there is a non-maintained perimeter road used by Security inside the fence line. The subject site has an existing concrete pad with a metal fabricated structure on-site. The subject site is bordered to the north by an operational building that houses a permitted paint booth, and a permitted blast booth and bag house. Hazardous materials stored on-site include paints, paint waste and spent blast grit. Metal pre-fabricated structures used for storage, crane maintenance and contractor services are located on the north-east section of property.



Utilities

Parallel to the perimeter fence there are below ground storm water pipes that were renovated in 2012. Overhead electrical lines are also located on site; there are no ground mounted transformers and only one pole mounted transformer. There remain no PCB containing transformers on base. There are also potable water lines that are buried onsite (see following diagrams).

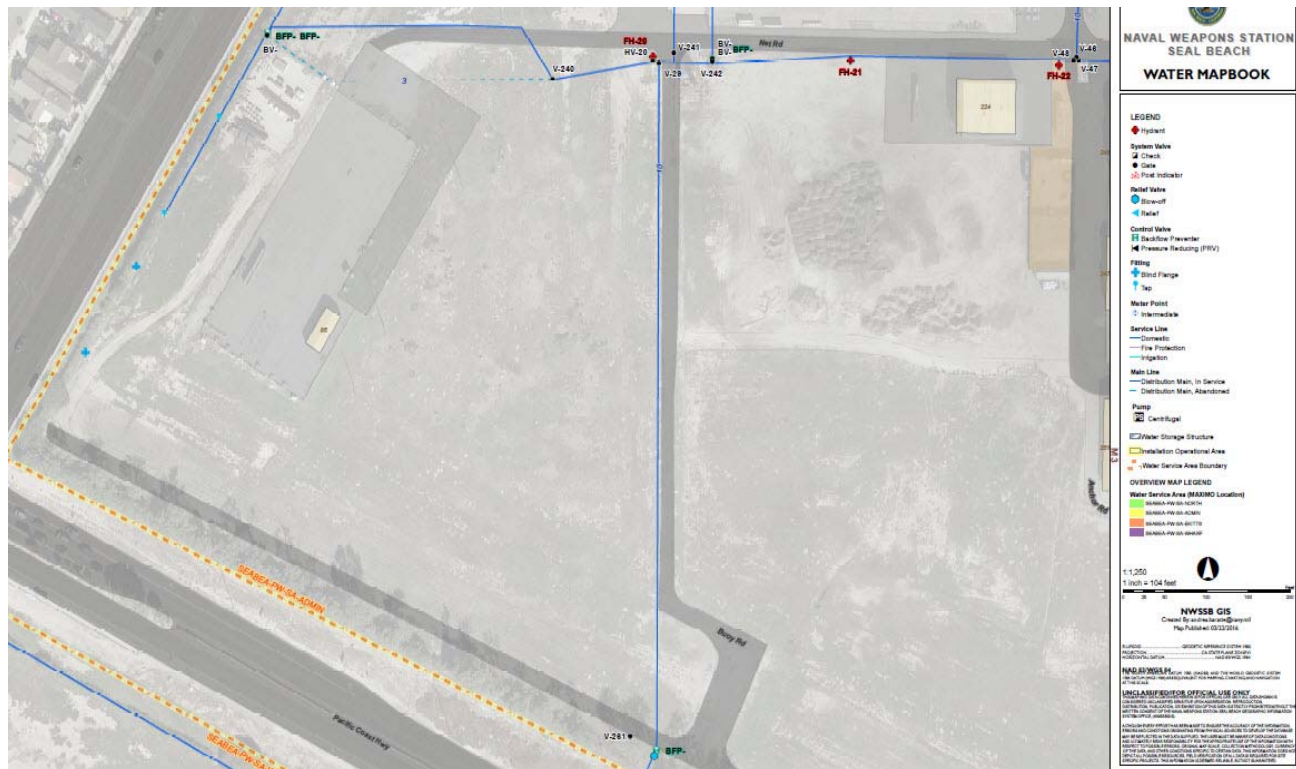
Stormwater underground pipelines



Electrical Lines



Potable Water Lines



Site Geography

The subject site is essentially flat, with elevations ranging from approximately three to six feet above sea level. The geology underlying the site consists of sand, gravel or cobble coastal shores, washed and reworked by tidal and wave action. Groundwater at the site is relatively shallow, on the order of five to 10 feet below ground surface, and fluctuates with tides. There is no mapped fault immediately under the subject property, however, the Newport-Inglewood-Rose Canyon fault zone is approximately 2,200 feet to the north.

Site History

There is limited information on operations prior to the 2000's. Few personnel work at Naval Weapons Station Seal Beach that are knowledgeable of past activities. The Navy has two Installation Restoration Program (IRP) sites adjacent to area that are discussed in a later section. Below are documented historical sites with the California Regional Water Quality Control Board (RWQCB) GeoTracker Website, and aerial pictures for each decade since 1928:

1. Aerial Picture (1928) – subject site had what appears to be two structures. Purpose or use is unknown and what is inside structures is unknown. This is pre-Navy. Much of the subject site is wetlands and tidal area.
2. Aerial Picture (1938) – subject site had two structures and what appears to be hangars for aircraft in 1938. While there is no history of any spills or storage of hazardous materials, existence of planes likely required storage of petroleum, lubricants or fuels. This is pre-Navy. Much of the subject site is wetlands and tidal area.

3. Aerial Picture (1947) – Navy has acquired property and construction of fence lines, roads and grading along; no structures appear in picture.
4. Aerial Picture (1952) – New structures are visible on the west section of subject property along with a concrete pad parallel to Seal Beach Blvd. Concrete pad remains to this day. Storage of stacked buoys along southern perimeter is observed. No documentation exists detailing storage of hazardous materials but coating materials of buoys likely contained heavy metals.
5. Aerial Picture (1963) – Additional areas were used to stack buoys. No documentation exists detailing storage of hazardous materials but coating materials of buoys likely contained heavy metals. A blast grit disposal site is according to records operational in the east section near former buildings 245, 255. The dumping site was later called IRP Site 9.
6. Aerial Picture (1972) – New structures are noted in eastern section of subject property, and additional containers are stacked in north-west section of subject property. There appears to be an area on east section that was later identified as IRP Site 9 that is visible in picture. There was also a new below-grade dump site north of the subject property that was operation from 1970 – 1975, later referred to as IRP Site 19.
7. Aerial Picture (1977) – Few changes from 1972
8. Aerial Picture (1983) – Few buoys remain onsite, no changes in structures or container storage.
9. Aerial Picture (1989) – Appears to be portable trailers or structures located at concrete pad on west section of subject property. No documentation exists detailing storage of hazardous materials.
10. Aerial Picture (1994) – Structures removed in east section; additional structures or containers are noted in NW corner. No documentation exists detailing storage of hazardous materials.
11. Aerial Picture (2005) – Subject area is cleared of structures and containers except for two trailers at the concrete pad. No documentation exists detailing storage of hazardous materials.
12. Aerial Picture (2009) – One structure remains on concrete pad. No documentation exists detailing storage of hazardous materials.
13. Aerial Pictures (2012, 2016) – No changes.

Environmental Conditions

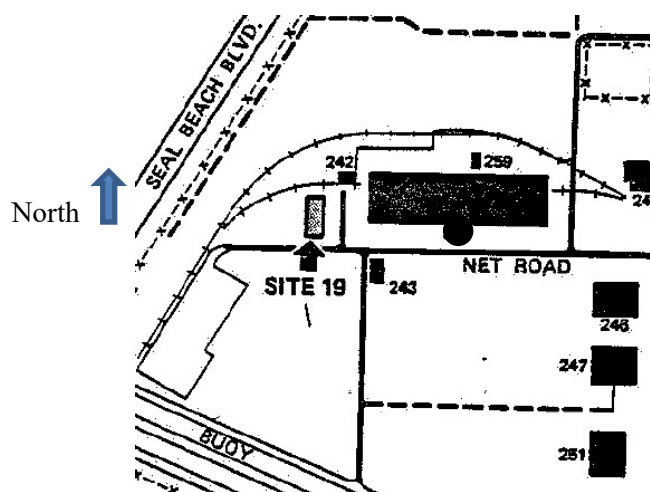
The following environmental conditions have been identified for the Subject Property:

Installation Restoration Sites

The Navy Installation Restoration Program (IRP) addresses the legacy release of contaminants into the environment due to past activities and practices. As a result of contamination left behind by some of the above described activities, closed IRP Sites 9 and 19 are located on or adjacent to the subject property. It is possible that contaminated soil could be encountered during redevelopment

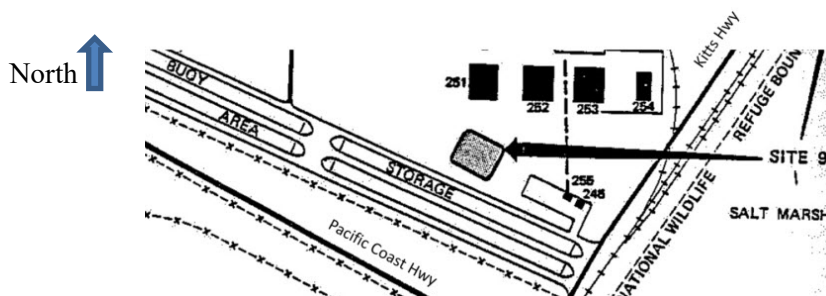
activities. Although IRP sites have been identified, investigated, and, where needed, remediated, the subject property had multiple excavated sites used as means to dispose of hazardous or potential hazardous materials for many years. A full understanding and documentation of where all processes took place is incomplete. At IRP Site 9, blasting grit was dumped into excavation pits.

- IRP Site 19 – between 1970 to mid-1970's, a disposal pit was used to dump waste from operational buildings. The pit was approximately 20 feet x 20 feet x 6 feet deep. It was located approximately 25 feet north of the subject property. Known or potential contaminants include paint, mineral oils, waste paint solvents, and semi-volatile organic compounds including chlorinated solvents. Two abandoned vehicles were also dumped into the pit. The pit was closed in 1975 or 1976 and covered with soil. Cleanup action was implemented in 1998 and included excavation and offsite disposal of sandblast grit, debris, and soils primarily contaminated by heavy metals. A total of 1,269 tons of contaminated soil was excavated and disposed off-site. A closure report approved by the California Department of Toxic Substances Control (DTSC) in November 1999 recommending No Further Action (NFA).



Ref; DoN, 1985, Initial Assessment Study of the Naval Weapons Station Seal Beach, California, NEESA 13-062 Naval Energy and Environmental Support Activity, Port Hueneme, February 1985; page 8-32

- IRP Site 9 – between mid-1950's through mid-1960's, a half-acre disposal pit was used for disposing blast grit. Blast media was silica-based and likely contained residue from buoy coatings. Multiple regulatory agencies concluded in 1982 that blast grit waste was non-hazardous. Implemented in June 1995, cleanup action included excavation and offsite disposal of metals- contaminated soil as a result of sandblast grit disposal. The closure report was approved by DTSC in August 1998.



Ref; DoN, 1985, Initial Assessment Study of the Naval Weapons Station Seal Beach, California, NEESA 13-062 Naval Energy and Environmental Support Activity, Port Hueneme, February 1985; page 8-32

Environmental Compliance

- Air Emissions from adjacent operational facility includes a permitted paint booth, blast booth and two bag houses to collect blast grit. All are permitted from the South Coast Air Quality Management District (SCAQMD).
- There are no records of any petroleum spills and leaks from past operations though based on past records of what activities were operational at subject property.
- There are records of asbestos materials and older buildings in this part of the base and pre-fabricated metal construction.
- Lead-based paint (LBP) is likely to have been present as a coating for the pre-fabricated metal structures, and management requirements may be identified during soil excavation. There is a potential of encountering LBP on site due to the age of the facility and the paints used at that time.
- There is no record of any underground storage tanks (USTs) at the subject property.
- Storm water discharges are primarily sheet flow and discharge into several onsite drains that are parallel to Buoy Road and the perimeter fence, and one drain in the middle of the open field.
- There are no hazardous material storage locations or hazardous waste facilities operational in the subject property.

Natural Resources

- The natural resource value of the subject parcel is similar to the value of much of the open space on the installation. These resources provide roosting/foraging space for a large number of grassland bird species including horned lark, western meadowlark, burrowing owls and red-tailed hawks as well as migratory waterfowl. It is also one of the last remaining strongholds for the state species-of-concern, San Diego black-tailed jackrabbit on the installation.

Cultural Resources

- There are no know cultural resource issues at the subject property, though any development would require consultation with the State Historical Preservation Officer, notification to Native American tribes, and possible archeological monitoring.

Environmental Data Report

- A search of available environmental records related to the site and surrounding properties was conducted by Environmental Data Resources, Inc (EDR) in August 2019. A data report was produced by EDR based on records found in a number of government and other databases. The report was designed to assist parties seeking to meet the search

requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), and the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14).

Property Classification Guidelines

Based on this review and general summary of environmental factors, the site has been assigned an Area Type in accordance with Navy Environmental Condition of Property (ECP) reporting guidelines. The purpose of the classification is to define the environmental condition of the Subject Property. The classification is intended to help NAVFAC SW categorize the Subject Property into area types to facilitate and support the environmental review and summary, and make determinations for which properties are suitable and which are unsuitable for outgrant.

The seven standard ECP area types are:

- Area Type 1 - An area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties).
- Area Type 2 - An area or parcel of real property where the release or disposal of only petroleum products or their derivatives has occurred.
- Area Type 3 - An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.
- Area Type 4 - An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.
- Area Type 5 - An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred and removal or remedial actions, or both, are underway, but all required actions have not yet been taken.
- Area Type 6 - An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but required response actions have not yet been initiated.
- Area Type 7 - An area or parcel of real property that is unevaluated or requires additional evaluation.

The selection of the standard environmental condition of property area type(s) was performed in accordance with ASTM 05746-98.

Based on the readily available information accessed for this review, the Subject Property has been categorized as Standard Property Classification Area Type 4. The subject property was categorized as Area Type 4 because all remedial action has been taken to remove environmental and human health risks from past IRP sites.

References:

California State Water Resources Control Board (RWQCB), 2018, GeoTracker online map and database, <http://geotracker.waterboards.ca.gov/>.

Department of the Navy (DoN), 1995, Naval Weapons Station Seal Beach Technical Memorandum Stationwide Background Study, August 1995.

DoN, 2019, Final Naval Weapons Station Seal Beach Integrated Cultural Resources Management Plan, U.S. Department of the Navy, Naval Facilities Engineering Command Southwest, October 2019.

DoN, 2002, Site Management Plan Update, Naval Weapons Station Seal Beach Installation Restoration Program, U.S. Department of the Navy, Naval Facilities Engineering Command Southwest Division, March 2002.

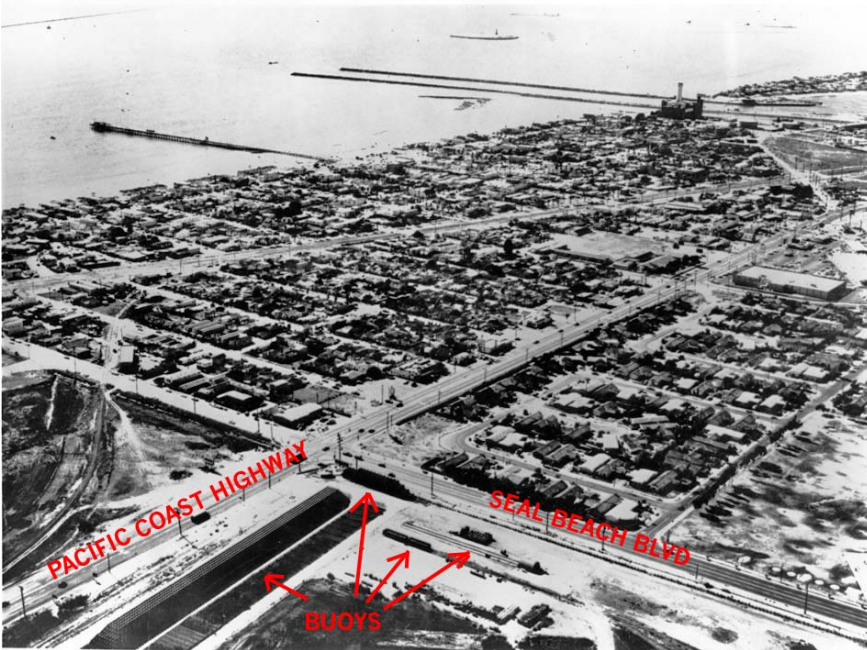
DoN, 1985, Initial Assessment Study of the Naval Weapons Station Seal Beach, California, NEESA 13-062 Naval Energy and Environmental Support Activity, Port Hueneme, February 1985.

Environmental Data Resources, Inc., 2019, Map Reports; City Directory Abstract; Historical Aerial Photographs.

Google Earth, 2018, lat. 33.74116318°, long. -118.09329344°, imagery date Unknown, accessed 1/7/2020.

Pictures

Date: 10/14/1966



Date: Unknown



Date: 01/08/2020 – Current Pictures



Looking west towards JH McGaugh Elementary (top) and irrigation line and perimeter road on west section of subject property (bottom)





Looking west towards JH McGaugh Elementary School (top) and looking SE from Net Road (bottom)





Looking south from Net Road (top) and looking SW from Net Road (bottom)





Concrete pad (top) and looking west towards pre-fab structure on concrete pad (bottom)





Concrete pads on west section of subject property looking south (top) and irrigation line at same location (bottom)



Looking north from perimeter road parallel to PCH towards NMC pre-fab building (top) and towards operational building (bottom)





South perimeter road parallel to PCH looking east (top) and from same perimeter road about 1000' east looking north and pre-fab building.





storm drain sumps,
PCH in background
(top) and storm drain
(bottom)





Concrete pad





SW Corner of subject property, looking NW towards JH McGaugh Elementary and Seal Beach Blvd (top) and corner of subject property at Seal Beach Blvd and PCH (bottom).

Aerial Pictures

- a. 2016
- b. 2012
- c. 2009
- d. 2005
- e. 1994
- f. 1989
- g. 1983
- h. 1977
- i. 1972
- j. 1963
- k. 1952
- l. 1947
- m. 1938
- n. 1928



INQUIRY #: 5765217.5

YEAR: 2016

— = 500'





INQUIRY #: 5765217.5

YEAR: 2012

— = 500'





INQUIRY #: 5765217.5

YEAR: 2009

— = 500'





INQUIRY #: 5765217.5

YEAR: 2005

— = 500'





INQUIRY #: 5765217.5

YEAR: 1994

— = 500'





INQUIRY #: 5765217.5

YEAR: 1989

— = 500'





INQUIRY #: 5765217.5

YEAR: 1983

— = 500'





INQUIRY #: 5765217.5

YEAR: 1977

— = 500'





INQUIRY #: 5765217.5

YEAR: 1972

— = 500'





INQUIRY #: 5765217.5

YEAR: 1963

— = 500'



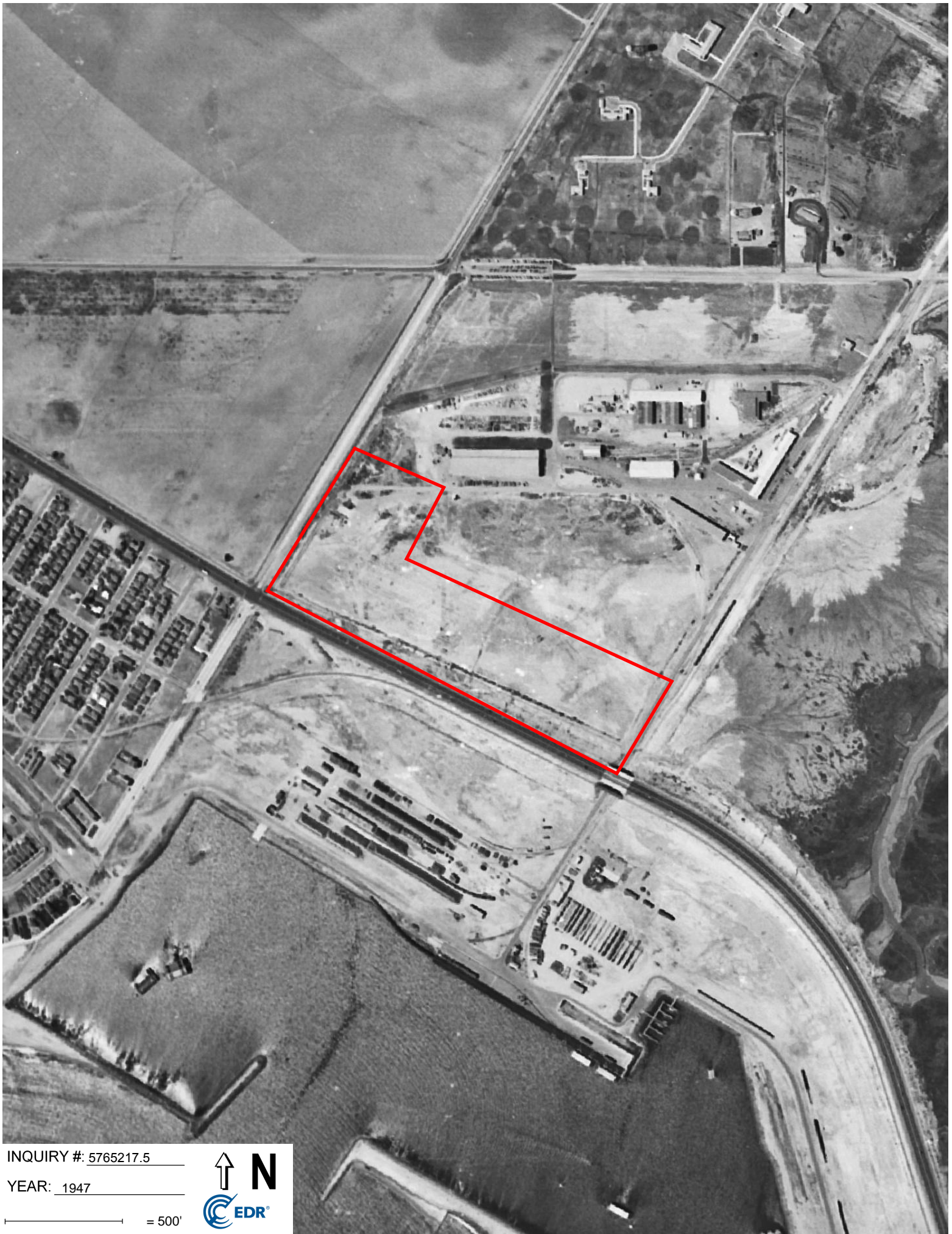


INQUIRY #: 5765217.5

YEAR: 1952

— = 500'





INQUIRY #: 5765217.5

YEAR: 1947

— = 500'



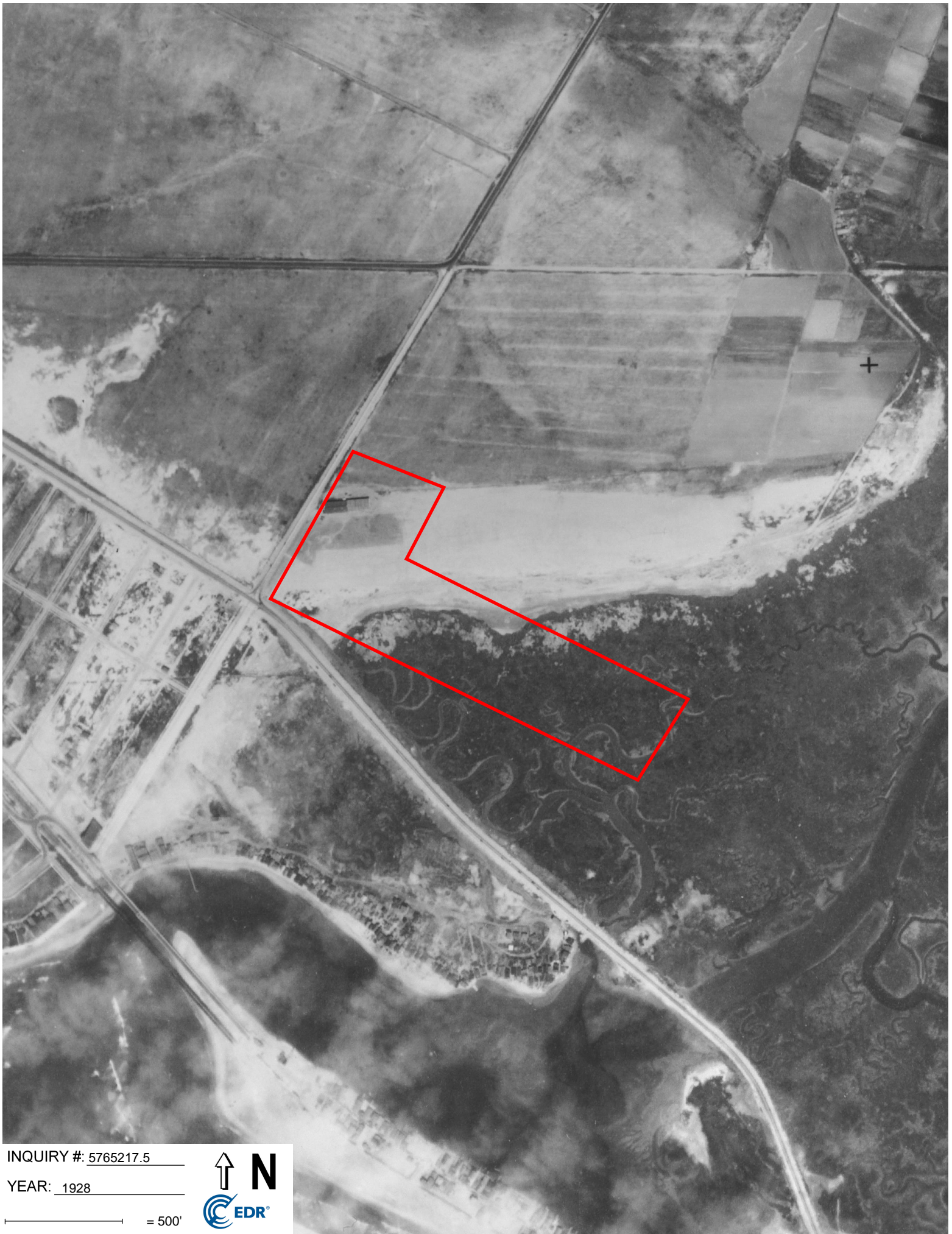


INQUIRY #: 5765217.5

YEAR: 1938

— = 500'





INQUIRY #: 5765217.5

YEAR: 1928

— = 500'





ATTACHMENT B
PROJECT REQUIREMENTS
AND
RFI RESPONSE CONTENT

NAVAL WEAPONS STATION SEAL BEACH, SAN DIEGO, CALIFORNIA

Prepared by:

Naval Facilities Engineering Command, Southwest

July 2020

Attachment B

PROJECT REQUIREMENTS AND RFI RESPONSE CONTENT

PROJECT REQUIREMENTS

This document, Attachment “B” to the RFI, serves as a guide regarding the conceptual input the DON is seeking from commercial industry with respect to this potential redevelopment opportunity. The DON requests RFI responses that address the viability of a long-term lease under Title 10 U.S.C. 2667 (DON leasing authority) with potential redevelopment options, which reflect DON objectives while addressing the responder’s requirements. As a part of the market research phase, the DON is open to proposed solutions or project ideas other than a long-term lease, with such concepts being identified and described further within the RFI responses. Potential solutions must meet DON security and ATRP requirements. The responses may be used to evaluate and inform DON requirements and objectives. Not providing an RFI response will not preclude future RFP participation.

1. The DON’s objectives include land uses that provide quality of life improvements for NWSSB personnel and their dependents and the local community over other uses such as heavy industrial on both Site 1 and Site 2. Responses/concept plans from prospective lessees will be expected to meet the DON’s requirements and objectives throughout the life of the lease.
2. Responses/concept plans should align with security requirements for the DON. Prospective lessees are expected to plan set-back distances from all NWSSB installation perimeter fencing and ensure the lighting, landscaping and building configurations near the perimeter of the NWSSB installation remain compliant with all DOD UFC addressing antiterrorism/force protection (AT/FP) and security requirements. A new installation perimeter fence line with AT/FP-compliant fencing system may be required.
3. Responses/concept plans shall comply with Government (local, State and Federal) requirements for public roadway access and facility and vegetation setbacks from public roadways. The DON has not yet consulted with the California Department of Transportation (Caltrans) or the City of Seal Beach Public Works Department regarding site development alternatives and/or traffic study requirements.
4. RFI responses should include relocation of the materials handling equipment (MHE) training and certification functions, motorcycle safety training area per DON-established facility requirements, currently on Site 1 to a pre-designated site on the NWSSB Main Site before the lessee will be allowed to redevelop or demolish facilities, as in-kind consideration under a leasing opportunity.
5. Responses/concept plans must be compatible with NWSSB’s mission, which consists of providing shore-based infrastructure support to the Navy’s ordnance mission and other fleet and fleet support activities. Responses/concept plans including land uses that create

electromagnetic radiation hazards may require further DOD analyses and approvals. The DOD would perform associated studies per existing DOD regulations and standards.

6. The DON is committed to remaining a good neighbor in the Seal Beach community and therefore will require any use or development of the property under a lease, or other arrangement, to be compatible with land uses in the local community.
7. NWSSB is currently constructing a replacement ammunition pier, associated waterfront facilities causeway, truck turnaround, and a new public navigation channel, in an area of the installation southwest of Site 2. Certain munitions and/or explosives are present at the ammunition pier. Pursuant to applicable explosives safety regulations, a safety zone is established around explosive storage sites. At this time, and until construction of the replacement ammunition pier is completed (which is estimated to be in year 2024), Site 2 is within the safety zone, commonly referred to as the Explosive Safety Quantity Distance (ESQD) arc. This arc is an area within which certain public activity is limited due to explosive safety concerns. Once the replacement ammunition pier is constructed, the ESQD arc will likely be re-aligned, away from Site 2, and limitations on public activity on Site 2 will be lifted.

RFI RESPONSE CONTENT

1. Do you see an opportunity to redevelop, or otherwise utilize Site 1, regardless of the future availability of Site 2?
 - a) If so, please clearly delineate on a map, drawing, sketch, or rendering the area that you would envision using as the leased property. Describe the complete nature and purpose of the proposed use, describing envisioned facilities and operations. Please provide a description of the proposed concept that would work to accommodate the Navy's project objectives as captured in the Project Requirements section above.
 - b) Describe your strategy to finance, develop and manage the property under a long-term ground lease. If a term longer than a 25-year ground lease is required, please indicate and explain the rationale. Please explain and advise the DON on any requirements or other stipulations that would make this project successful.
 - c) If construction is anticipated, please describe the location, extent, and plans. Responders are encouraged to provide as specific a description as possible of the construction, setup, and operations of the facility or land-usage proposed, including but not be limited to: ingress/egress issues, traffic impacts, parking requirements, utility connections, pedestrian access routes, any concerns with meeting DON physical security requirements in the Department of Defense (DOD) Unified Facilities Criteria (UFC). Details on the DoD UFC available at <https://www.wbdg.org/ffc/dod/unified-facilities-criteria-ufc>.
 - d) Identify how the proposed concept or real estate solution would address security objectives. For example, how would the potential lessee secure the installation perimeter for the NWSSB Main Site? Site 1 must be physically separated from the remainder of the

NWSSB Main Site, including Site 2. As previously discussed, Site 2 may be made available to interested parties by the DON in the future.

2. What are the key risks, considerations and concerns you might have with regard to this potential lease transaction or other real estate solution?
3. Provide specific suggestions and/or refinements to the transaction structure and/or allocation of risk, rights and responsibilities.
4. If the proposed concept includes construction of facilities exceeding 35', please describe the concept and desire to exceed 35' height.
5. Assuming Site 2 becomes available for leasing in the future, is there interest in leasing and redeveloping, or otherwise using this site if you are the lessee of Site 1?
 - a) Would the functions on Site 2 complement those on Site 1?
 - b) If there is no interest in leasing Site 2, would certain uses of Site 2 negatively impact the envisioned uses on Site 1?
6. If there is an alternate concept to a lease and/or development of the Site(s), please describe the proposed concept further.
7. Due to the ongoing and uncertain COVID-19 pandemic, what is the current desire for developers and lenders to pursue a land development and long-term management project, such as the one discussed in this RFI?
 - a. Are there specific COVID-19 concerns or hesitations in pursuing commercial long-term lease projects at this time? If so, what are those concerns and what recommendations do you have for DON to reduce those concerns and build confidence in a viable project?
 - b. DON is looking for new functions on Site 1, potentially Site 2 in the future, that will create quality of life improvements for NWSSB personnel, their dependents and the local community. The COVID-19 pandemic has hit certain property types in an unequal manner. Will COVID-19's impact on certain property types (i.e. hotels, retail) have any influence on strategy and ultimate concept of the proposed nature, use, facilities and operation to meet the DON's requirements? If COVID-19 will not have an influence on proposed property type concept, please state that in your response.
 - c. Under authority Title 10 U.S.C. 2667, DON would like to engage with a lessee via long-term ground lease with in-kind consideration for the lessee to manage the property. Does the current COVID-19 impact on real estate/property management industry make this lease format more appealing or less appealing? Please provide an explanation to this response as well as recommend alternatives if it is less appealing.