

**Commanding Officer,
Naval Facilities Engineering Systems Command, Northwest**

Request for Interest (RFI)

Naval Base Kitsap
Bremerton, Washington

October 26, 2023

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RESPONSES TO BE SUBMITTED BY NOVEMBER 24, 2023

**REQUEST FOR INTEREST
NAVAL BASE KITSAP (NBK) BREMERTON**

Naval Facilities Engineering Systems Command Northwest October 26, 2023

AUTHORITY

Under existing real estate authorities, the Department of the Navy is considering leasing several properties within approximately forty miles of Bremerton, WA, for annual terms up to ten years in support of ongoing operations at Naval Base Kitsap.

SUMMARY

1. DESCRIPTION. Naval Facilities Engineering Systems Command Northwest, in support of the Department of the Navy (“DON” or “Government”), is seeking information on available properties that can be made available to meet several requirements. The DON is also open to proposed solutions or alternative project ideas to meet the current real estate needs. Responders are encouraged to complete and submit a response to this Request for Interest (“RFI”) in support of their proposed facility, land, project renovation, redevelopment, and/or other ideas/concepts no later than November 24, 2023. The DON intends to use the RFI responses to further evaluate its best courses of action.
2. THIS IS A REQUEST FOR INTEREST. 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. The purpose of this RFI is to gain familiarity with the current market and assess levels of interest by gathering information in a formal, structured, and fair manner. This RFI process will help the Government prepare a course of action for the planned modernization of facilities at Naval Base Kitsap and assist in developing an informed solicitation document with clear competitive requirements, if that course of action is chosen. This is not a Request for Proposal (“RFP”) or a promise to issue an RFP or any other solicitation type in the future. This RFI does not obligate the Government to lease or purchase property from any responder. The DON reserves the right to cancel this RFI at any time. The DON will not accept unsolicited proposals at this time. All costs incurred in responding to this RFI will be solely and exclusively at the responder’s expense. Not responding to this RFI does not preclude participation in any potential RFP issued in the future.

BACKGROUND

1. PROJECT OBJECTIVE. Naval Base Kitsap (NBK) Bremerton, a mission-ready Navy Base and Shipyard, has proposed the renovation/modernization of several on-site buildings and facilities that actively support mission operations. The associated demolition and

construction would require that buildings, warehouses, (industrial) shops, and land be temporarily vacated, and leases are being considered as an option to bridge the gap of time needed to complete the renovation/modernization with the lowest possible impact to ongoing operations.

2. SITE LOCATION. As the purpose of this RFI is to identify opportunities, the location is somewhat open-ended and all responses within a reasonable distance of approximately 40 travel miles from NBK will be considered as useful for planning purposes.
3. REQUIREMENTS. At this time, the prospective need is for space to accommodate approximately 14 different operations. Each of the general space needs listed below serve diverse functions and operations.

| # | Square Footage (SF)/ Land Needs | Use Type | Description of Space Needs | Parking (minimum) |
|---|---|----------------------------|---|-----------------------------------|
| 1 | 61,000 SF | Warehouse | Building for miscellaneous storage, 20-foot high ceiling. | 1 truck bay |
| 2 | 10,000 SF | Warehouse | Building with restrooms and breakroom. 20-foot high ceiling. | 4 parking spaces and 1 truck bay |
| 3 | 32,000 SF | Heavy Industrial | Building with restrooms and breakroom. High bay building with at least 30-foot high ceiling | 10 parking spaces and 1 truck bay |
| 4 | 5 acres land with 11,300 SF building/trailer | Laydown area | Steelyard and laydown space with 11,300 SF office that includes, storage room, large gathering room, and restrooms. | 14 parking spaces |
| 5 | 60,000 SF | Light Industrial | 36,000 SF Academic classroom instruction space and 24,000 SF mockup space with 25 foot tall ceiling and restrooms | 97 parking spaces |
| 6 | 12,000 | Heavy Industrial | Industrial training facility with restrooms | 10 parking spaces |
| 7 | 3,100 square yards laydown with 6,000 SF building | Laydown area and warehouse | Laydown area needs to be covered | 2 parking spaces |
| 8 | 8,500 SF | Admin/Office | Building with restrooms and breakroom. | 42 parking spaces |
| 9 | 6,000 SF | Laydown area | Store variety of materials | 3 parking spaces |

| | | | | |
|----|-----------|------------------|---|-----------------------------------|
| 10 | 10,000 SF | Light Industrial | Building with restrooms and breakroom. 20 foot high ceiling | 24 parking spaces and 1 truck bay |
| 11 | 9,500 SF | Admin/Office | Building with restrooms and breakroom | 50 parking spaces |
| 12 | 35,000 SF | Admin/Office | Building with restrooms and breakrooms | 120 parking spaces |
| 13 | 15,000 SF | Warehouse | Building with restroom and breakroom | 10 parking spaces and 1 truck bay |
| 14 | 11,500 SF | Light Industrial | Space for classrooms, restrooms, and breakroom | 50 parking spaces |

4. **BUSINESS OPPORTUNITY.** The Government seeks feedback from entities interested in offering sites under lease. Responders to this RFI should be interested in operating and maintaining the site within the established property for the term of the real estate agreement.
5. **COMMUNITY PLAN.** Any proposed development will take into consideration local planning requirements, environmental impacts, and economic factors.
6. **ENVIRONMENTAL.** If the Government proceeds with issuing an RFP, the environmental requirements and inspections will be specifically identified in the RFP.

RFI RESPONSE CONTENT

1. **REQUIREMENT.** The DON requests RFI responses addressing the Navy's requirements for space with potential project renovation, redevelopment, and/or other ideas/concepts for the subject property which reflect DON objectives. The DON is also open to proposed solutions or project ideas to meet requirements.
2. **QUESTIONS.** In providing the RFI response, submittals shall address the following questions. The answers to these questions may be used to further evaluate DON requirements. Not providing an RFI response will not preclude future RFP participation.
 - a. Please describe your organization's qualifications to provide a space in response to this RFI.
 - b. In general, do you see an opportunity to fulfill any of the general property requirements by rehabilitating, renovating, redeveloping, and/or otherwise?
 - c. If you do not believe there is an opportunity, please describe the reasons, including any additional information you would need to realize an opportunity.
 - d. If you believe there is an opportunity, please provide the following:
 - i. Provide the address, map, or scope of facility and/or operation and

- property zoning.
- ii. If currently occupied, describe the nature and purpose of the current use.
 - iii. If currently occupied, what is the rental cost per square foot or per acre?
 - iv. Do you anticipate the need for major infrastructure improvements to meet the requirements (road alignments, major utility upgrades, etc.)?
 - v. If you will provide any/all necessary improvements to the site and building spaces, describe your envisioned strategy to finance, develop and manage the property while accommodating DON facility requirements? (Navy pays for improvements upon completion and pays rent in arrears.)
 - vi. Is there willingness to provide shell space only, allowing Navy to perform needed improvements via direct contracting with its own contractors?
 - vii. Do you foresee things like security requirements, secured parking, and Anti-Terrorism Force Protection (ATFP) requirements, as potential issues? Please explain.
 - viii. Will this facility be available to lease with annual term starting prior to September 30, 2024?
 - ix. How long of a response time do you require if you would be interested in submitting a proposal on this property?
 - x. What are the key risks, considerations and concerns you might have regarding this potential transaction?
 - xi. Provide any specific suggestions and refinements to the transaction structure and/or allocation of risk, rights, and responsibilities that you believe would result in best value for the Government.

RFI RESPONSE SUBMISSION

1. **RFI RESPONSE DUE DATE.** Written submittals are due no later than 5:00 PM PDT on November 24, 2023. All costs associated with any RFI response shall be at the responder's sole expense and shall not be reimbursed by the DON. Please be advised that all submissions become Government property and will not be returned.
2. Submittals will only be accepted in electronic format and will be accepted at the following address: charity.s.bernacchi.civ@us.navy.mil
3. **PROPRIETARY INFORMATION.** Proprietary information included in the RFI submittal, **MUST BE CLEARLY MARKED.**
4. **RFI RESPONSE FORMAT (PART 1).** Part 1 of the RFI response shall provide the following administrative information:
 - a. Name of property owner and/or authorized representative
 - b. Name of designated point of contact
 - c. Mailing address
 - d. Overnight delivery address (if different from mailing address)

- e. Phone number
 - f. E-mail of designated point of contact
5. RFI RESPONSE FORMAT (PART 2). Part 2 of the RFI response shall address the content set out in Section IV – RFI RESPONSE CONTENT and include the submitter’s plans or alternative proposed projects.