

Amendment No. 6 to Phase Two
SOLICITATION FOR OFFERS (SFO) LI-14174

Administrative, Warehouse and Storage Space
Puget Sound Naval Shipyard & Intermediate Maintenance Facility, WASHINGTON
Naval Sea Systems Command (NAVSEASYSKOM)

08 April 2025

Prepared by:
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All pre-proposal inquiries (PPI) in relation to this Solicitation for Offers (SFO) must be addressed via electronic mail to the Real Estate Contracting Officer's (RECO) designated representatives at the emails listed herein, and the Subject line shall be marked "SFO LI-14174". Offerors are requested to utilize Attachment K – Pre-Proposal Inquiry (PPI) Form to submit questions, clarifications and other requests for general information to the following:

- 1. Zachary Schuhart at zachary.t.schuhart2.civ@us.navy.mil,**
- 2. Barbara Buckhalter at barbara.buckhalter@salasobrien.com, and**
- 3. Megan Schroeder at megan.e.schroeder2.ctr@us.navy.mil.**

All PPIs submitted and answered by the Department of the Navy (DoN) will be made available for all interested parties to review as an Amendment to the SFO and posted on SAM.gov. Offeror name and contact information will not be included or shared in the Amendment. The deadline to submit PPIs is Friday, May 2, 2025 at 11:59 PM Hawaii Standard Time.

This Amendment No. 6 to Phase 2 of SFO LI-14174 serves to incorporate the following:

Item 1: Requirement D, E, J, and K have corrected square footage requirements. A revised Attachment A Room Schedule is attached and will be uploaded to SAM.GOV as part of this Amendment.

The changes in this Amendment No. 6 further include the reduction of 24,961 SQFT of space from Requirement H and the addition of 6,000 SQFT of space per the new Requirement R as detailed in Amendment No. 5.

Section 1.1 Executive Summary, Paragraph A of SFO LI-14174 is hereby deleted in its entirety and updated as follows to this modification:

“1.1 EXECUTIVE SUMMARY:

A. The Department of the Navy, hereinafter referred as “Government” and/or “Tenant”, seeks to award a 10 year lease with no renewal options near Bremerton, Washington. This SFO is made available to address 17 space requirements consisting of approximately 745,185 square feet (SQFT) consisting of administrative, training, warehouse, industrial and laydown space to provide occupancy for 889 Government personnel. Attachment A, Room Schedule, details each space requirement described below:”

	Function	Approximate SQFT	Personnel
Requirement B	Administrative, Classroom & Training	52,680	260
Requirement C	Administrative & Training	45,010	92
Requirement D	Administrative	11,812	128
Requirement E	Administrative & Training	8,863	107
Requirement F	Warehouse	111,695	120
Requirement G	Warehouse	60,000	16
Requirement H	Warehouse & Industrial	32,775	45
Requirement I	Warehouse	15,000	12
Requirement J	Warehouse	14,525	12
Requirement K	Industrial	26,975	40
Requirement L	Warehouse	7,000	3
Requirement M	Laydown	121,425	12
Requirement N	Laydown	101,425	12
Requirement O	Laydown	60,000	6
Requirement P	Laydown	50,000	6
Requirement Q	Laydown	20,000	6
Requirement R	Industrial	6,000	12

*The following requirements are preferred to be co-located but acceptable to be separate: (i)

Requirements B and C; (ii) Requirements D and E; (iii) Requirements G, I and L; (iv) Requirements M, N, O, P and Q. A single Offeror may submit an offer to accommodate one or more of the 17 requirements described above and in Attachment A. The rentable space shall yield a net interior square footage in accordance with minimum room sizes as described in Attachment A, plus inside corridors available for use by Government for personnel, furnishings, and equipment. Unless otherwise noted, all references in this SFO to SQFT shall mean American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) SQFT.

The Navy reserves the right to award multiple leases using this Solicitation for Offers as required. The use of the space will be for Government purposes.”

Item 2: The following Questions and Answers to SFO LI-14174 were received and answered since Amendment 5. The below starts a new list of questions. To see the inclusive list of questions from before this Amendment, please reference Amendment 5.

Question	Offeror Question	DON Response
50	Can you provide any feedback on the offer we submitted?	We are not able to provide any feedback or discuss the submitted offer until the SFO closes. This is to ensure the solicitation process remains fair and open to all participants.
51	In reference to SFO page 7 Sect. 1.3 E states that the Navy will conduct a security survey of the facility. Is this something we need to initiate or conduct prior to the May submittal, or is this done after award of proposal?	<p>Offerors will not initiate the security survey; the Navy will initiate after receipt of all offers. As stated further in Sec 1.3, "In accordance with these ISC standards, the Navy will conduct a security survey for each facility offered and determine a risk rating. The Navy will determine from that risk rating if the property is acceptable or unacceptable. Offers must receive an acceptable security risk rating from the Navy in order to be eligible for award. The security survey may take up to forty-five (45) days following receipt of offers and must be completed prior to award."</p> <p>If the outcome of the execution of the security survey results in the Navy initiating discussions with offerors, offerors will be given the opportunity to adjust their offers as needed and submit a best and final offer.</p> <p>Additionally, please ensure that you have reviewed Section 7 Security Standards of the SFO.</p>

<p>52</p>	<p>In reference to the actual lease document. Is there a fully executable lease available...I only see a 2 page document? Does the lease have to be reviewed/signed to include in the May submittal or does the lease documentation/terms and negotiation come after award of proposal?</p>	<p>Please refer to Sections 1.5 Execution, 2.1 How to Offer, 2.9 Negotiations and review the SFO, all Attachments and all terms and conditions. The Attachment C SF2 Form US Government Lease for Real Property is not required to be completed for submittal of offer(s) to this SFO but the Lease, General Provisions and all terms of the SFO must be reviewed and understood by participants prior to submitting an offer.</p>
<p>53</p>	<p>The previous Room Schedule listed Requirement K at approximately 13,945 SF of Industrial space; however, the tallied areas come closer to +/- 30,000 SF. Please provide clarity on Requirement K.</p>	<p>Please refer to the updated Room Schedule in Amendment 6 that reflects the correct square footage requirement. Thank you for identifying this.</p>
<p>54</p>	<p>The previous Room Schedule listed Requirement J at approximately 13,945 SF of Warehouse space; however, the tallied areas come closer to 14,525 SF. Please provide clarity on how the Navy is tallying areas for Requirement J.</p>	<p>Please refer to the updated Room Schedule in Amendment 6 that reflects the correct square footage requirement. Thank you for identifying this.</p>
<p>55</p>	<p>As referenced in the SFO Section 1.3, spaces shall comply with UFC 3-600-01. UFC 4-440 as well as UFC 3-600-01 (4-48) Warehouse and Storage Facilities require warehouse spaces to be provided with sprinkler systems. Will the Navy accept a non-sprinklered warehouse space that is otherwise compliant with local and State codes (IBC, IFC) and permitted as non-sprinklered spaces by the governing permitting authorities?</p>	<p>UFC 3-600-01 requires fire sprinkler protection for warehouses and storage facilities of size 5,000 ft² or greater.</p> <p>Further to UFC 3-600-01, warehouses and storage facilities of size less than 5,000 ft² also require fire sprinkler protection, unless approved by a Navy Fire Protection Engineer. Such request must be detailed in your proposal for the Navy to review and determine if appropriate based on the intended use.</p>

All other terms and conditions of Phase 1 SFO LI-14174 remain unchanged.