

**COMPETITIVE OUT GRANT  
113 ACRES OF LAND  
NAVAL AIR STATION OCEANA  
VIRGINIA BEACH, VA**

**Request For Proposal No.  
N40085-23-RP-00133**

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# **REQUEST FOR PROPOSAL FOR COMPETITIVE OUT GRANT AT NAVAL AIR STATION (NAS) OCEANA, VIRGINIA BEACH, VIRGINIA**

## **SECTION 1.0 – EXECUTIVE SUMMARY**

### **1.1 AUTHORITY**

Under its Competitive Out Grant program, the Department of the Navy is making available for the out grant of non-excess underutilized real property at NAS Oceana, Virginia Beach, Virginia, under the authority of Title 10, United States Code (USC), Sections 2667 and 2668. This authority allows for military departments to out grant land or facilities to a private or public entity, on a long-term basis where in-kind consideration is received in exchange for use of the property.

### **1.2 NAVAL AIR STATION (NAS) OCEANA, VIRGINIA BEACH, VIRGINIA**

NAS Oceana is the United States Navy's master jet base for the east coast and located in the City of Virginia Beach, Virginia. NAS Oceana is home to 17 of the most advanced Naval Aviation jet aircraft squadrons, consisting of over 13,000 uniformed personnel along with over 3,000 civilian employees. NAS Oceana has served as a master jet base for carrier aircraft since the 1960s. Currently, there are 16 F/A-18 Hornet squadrons stationed at the base. For the purposes of this plan, the base is expected to remain an F/A-18 Super Hornet Master Jet Base for the next 35 years.

### **1.3 PROPERTY DESCRIPTION**

**1.3.1 PROPERTY/LOCATION:** The proposed property is a combination of improved and unimproved area totaling approximately 113 acres. The available property is located at NAS Oceana - 873 Oceana Boulevard, within the City of Virginia Beach, Virginia; known as the Former Horse Stables (Property).

**1.3.2 CURRENT USE:** The Property is currently vacant and is no longer being used as of 2019.

**1.3.3 VISION:** The vision of this opportunity is for the Property to be out granted for a financially viable use that is compatible with the security and operational requirements of NAS Oceana.

### **1.4 BUSINESS OPPORTUNITY**

The Government seeks to competitively select an offeror(s) and enter into a real estate agreement (Agreement) for the Property. The successful offeror(s) will operate and maintain the Property for the term of the Agreement and provide in-kind consideration to the Navy of not less than the fair market value of the real estate interest in the Property.

## 1.5 PROJECT SUMMARY

**1.5.1 PROJECT GOAL:** The primary goal of the project is to develop the subject property for a use that is economically viable and meets both the market's needs and the Navy's vision for the property.

**1.5.2 PROJECT CONCEPT:** The Navy is willing to enter into an Agreement for a term up to 35 years, depending on final negotiations of terms between the Navy and Offeror(s), in accordance with Navy real estate requirements and policy. The Navy requests that the Offeror(s) provide as much detail as possible regarding how the Property will be used and its preference for length of Agreement, if beyond 35 years. Each proposal will be reviewed and evaluated based on the evaluation factors herein, contingent upon Secretary approval. The Navy may, if it determines to be in the Government's best interest, enter into an Agreement for the Property conditioned upon the selected offeror(s)' proposal.

The selected offeror(s) shall finance, plan, provide necessary equipment, operate, and maintain the property for the term of the Agreement and receive any market fees from end users, if applicable. Ownership of the property shall remain with the Navy for the duration of the Agreement.

The Navy may consider any type of real estate arrangement put forth by the offeror(s).

The following objectives have been set for this project:

- Entering into a long-term Agreement with a responsible party whose principal(s) hold current United States citizenship and who will provide good stewardship over the Property;
- Maximizing value to the Navy and the surrounding community including in-kind consideration based on overall development potential and use of Property;
- Ensuring compatibility of proposed property with the operational and security requirements of NAS Oceana;
- Complying with all National Environmental Policy Act ("NEPA") and other Navy environmental planning requirements;
- Ensuring development activities meet all environmental compliance requirements and are compatible with the mission of NAS Oceana; and
- Employing the best commercial practices to the benefit of both the Navy and the community.

**1.5.3 BUSINESS AND OUTGRANT PLAN:** The Selected Offeror(s) shall provide a Business and Out Grant Plan ("Business Plan") that details the establishment of the property, which includes, financing, operation and management of the property. The Business Plan will include sections on adherence to applicable Safety, Security, and Environment Protection guidelines. Upon completion of the Business Plan and final approval by the Navy, an

Agreement will be negotiated between the Navy and the Selected Offeror(s) to implement the Business Plan. The decision to implement the Business Plan will be made by the Navy at its sole discretion.

## **1.6 SELECTION STRATEGY**

**1.6.1 TWO-PHASED, BEST VALUE PROCESS:** The source selection may utilize a two-phased, best value process. Phase I proposals will be evaluated based on their technical merit in accordance with the evaluation factors herein. Offeror(s) may be selected to submit a Phase II proposal for the negotiation of the Business Plan.

In Phase I, Offeror(s) shall submit written technical proposals reflecting the overall competitive out grant concept in accordance with the submittal requirements herein. Offeror(s) are advised that the Navy does not intend to conduct discussions or allow proposal revisions during Phase I. However, the Navy may seek clarifications. Additionally, the Navy reserves the right to establish a competitive range and hold discussions, if it determines discussions are necessary.

It is the Navy's intent to select the Offeror(s) whose proposal, conforming to the Request for Proposal ("RFP"), provides the best value and is the most advantageous to the Government, for Phase II negotiations. The rating methods set forth in this RFP will be used in evaluating proposals. The relative strengths, deficiencies, significant weaknesses, weaknesses, and risks of each proposal will be evaluated. Proposals may be found to have either a significant weakness or multiple weaknesses that impact either the individual factor rating or the overall rating for the proposal. The evaluation report will document the evaluation board's assessment of the identified weakness(es) and the associated risk to successful performance resulting from the weakness(es).

The Offeror(s) selected for Phase II shall be determined financially capable and otherwise responsible within the meaning of FAR 9.104-1. See Section 4.0 for additional details regarding Phase II.

## **SECTION 2.0 – EXISTING CONDITIONS**

This Section describes existing conditions of the Property. Information and/or documents pertaining to the Property and provided to applicants is believed to be correct; however, the Navy does not warrant this information. An Environmental Condition of the Property (ECP) Checklist, included as Enclosure 1, sets forth the environmental conditions of the Property and applicable restrictions pertaining to the Property. The Offeror(s) are hereby made aware of these notifications and shall comply with all restrictions set forth in the ECP. This Property is offered for competitive out grant "as is, where is". The Navy does not warrant the condition of any of the structures and/or related equipment.

## 2.1 LAND

The proposed property comprises approximately 113 acres of land located on NAS Oceana proper, adjacent to Oceana Boulevard. The general location of the property is shown in Figure 1 below. The Successful Offeror(s) shall provide a legal description of the property. A map of the detailed boundary lines is shown in Figure 2 below.

*Figure 1: Current Property*



**Figure 2: Detailed Boundary of Property**



**2.2 PRINCIPAL IMPROVEMENTS**

The property does not include any significant improvements. For property description, please refer to Section 1.3 of this document.

**2.3 INFRASTRUCTURE AND UTILITIES**

Figure 3 below provides information on existing water and sewer infrastructure and utilities. Depending on the terms between the Offeror(s) and Navy regarding access and connection to the Navy’s existing water and sewer, the Navy will require payment for the use of any Navy-owned utilities. The City of Virginia Beach Public Utilities does not have any water and sewer infrastructure along Oceana Blvd between Harpers Road and Bells Road. Further development within the Property may require additional water and sewer infrastructure. The electrical infrastructure within the Property belongs to Dominion Energy. The Successful Offeror(s) will be responsible for obtaining separate operating agreements with Dominion Energy to arrange for any necessary electrical connections, if applicable.

**Figure 3: Existing Water & Sewer Infrastructure**



## 2.4 DEVELOPMENT CONSIDERATIONS

- 2.4.1 REGULATORY:** The Selected Offeror(s) is responsible for complying with all applicable local, state, and Federal law and regulations. The Selected Offeror(s) shall be responsible for the removal, remediation, abatement, and mitigation in accordance with applicable standards of any hazardous materials found at the property.
- 2.4.2 HISTORICAL, CULTURAL, AND ARCHEOLOGICAL:** This parcel has not been systematically surveyed for cultural resources. The selected Offeror(s) will be required to complete a Phase I Archaeological Investigation of the Property and Phase II, if applicable. In addition, a viewshed analysis of potential impacts to historic properties will be required.
- 2.4.3 NATURAL RESOURCES:** This parcel has forested resources that need to be assessed for potential Endangered Species Act (ESA), Bald and Golden Eagle Protection Act, and Migratory Bird Treaty Act (MBTA) habitat. There are no known wetland resources on site. NAS Oceana is currently completing a wetland delineation to include this parcel.
- 2.4.4 LEGISLATIVE JURISDICTION:** The Former Horse Stables parcel is under exclusive jurisdiction.
- 2.4.5 EASEMENTS AND ENCUMBRANCES:** The Selected Offeror(s) shall conduct a survey to determine if any utility or other easements encroach upon the Property. The Navy will be prepared to provide any known easements upon request.

**2.4.6 UTILITIES:** Dominion Energy provides electricity to NAS Oceana and adjacent properties. Any connection, especially for the export of electrical power, would be subject to an inter-connection agreement with Dominion Energy. Any other required utilities will require offeror to contact the appropriate provider.

**2.4.7 PROPERTY INSPECTION:** The Offeror(s) is encouraged to perform an on-property inspection and should refer to Section 8.9 for details.

## **SECTION 3.0 – COMPETITIVE OUT GRANT REQUIREMENTS AND OBJECTIVES**

This Section identifies the Navy's primary objectives, requirements, and anticipated business arrangements associated with the prospective Agreement. Refer to Section 5.0 for specific items to be included in proposals.

### **3.1 SUMMARY OF OUT GRANT PROCESS**

Following Phase I, the Selected Offeror(s) shall prepare a draft of the Business Plan for review by the Navy. If the Business Plan is approved, the Navy may issue a conditional Notice of Award. The Navy will work with the Selected Offeror(s) to prepare an Agreement and other documents required to implement the approved Business Plan. An initial sample outline for contents of the Business Plan is as follows:

- Description of the Offeror's approach and methods for meeting the Navy's goals, concepts and objectives;
- Sources of capital, including debt and equity, for the project;
- Overall development schedule;
- Roles and responsibilities of the Offeror(s), including a description of any anticipated partnership or joint venture by the Offeror(s);
- Development plans and timelines, including system drawings, property plans, etc.;
- Proposed process and schedule for completing documents required to comply with NEPA and other applicable environmental laws for the selected Offeror's proposal and all in-kind considerations;
- A detailed description of any limitations identified during the planning process that cannot be accommodated by the current Agreement authority, and, if feasible, a plan for proceeding under an alternative authority; and
- The proposed consideration to be provided to the Navy for the outgranting of the property.

The Selected Offeror(s) shall be required to provide adequate and appropriate personnel resources during the period of negotiations in order to efficiently and expeditiously carry out the negotiations and related document preparation and development.

For a complete discussion of the Phase II process see Section 4.3 of this RFP.

### **3.2 OUTGRANT PAYMENT PROVISIONS**

Consideration to the Navy shall be no less than the fair market value of the Offeror's real estate interest in the property. The proposed Agreement shall detail how in-kind

consideration will be provided to the Navy over the term of the outgrant, as defined and outlined in Title 10 USC Sections 2667 and 2668. The in-kind consideration value will be dependent on overall development potential of the property, as well as the proposed activity on the land which generates revenue. When the Navy has decided on the specific “in-kind” consideration to be provided, the Offeror(s) shall accomplish and complete the tasks or projects identified.

### **3.3 USE RESTRICTIONS**

Any use of the property will require some degree of restriction as the property is located within a United States Naval facility. Further, the restrictions will vary depending on the individual users, the proposed use(s) and the needs of the United States Government. Grant holders, occupants and employees of Navy-approved commercial tenants must be U.S. citizens. Non-U.S. citizens can be visitors to the property but must be appropriately screened in advance of any entry onto Navy property.

The following uses and activities for the property at NAS Oceana are prohibited:

- Residential, including single family, multi-family, temporary, or permanent
- Retail sales, including but not limited to restaurants and cosmetic service providers
- Daycares, child education centers, day nurseries
- Public or private education
- Churches, funeral homes, chapels
- Recreational campgrounds, auditoriums, assembly halls, sports arenas
- Lodges for organizations, private clubs
- Airports, heliports, helistops
- Movie theaters, drive in theaters, indoor recreational, and amusement facilities
- Athletic clubs
- Group homes
- Hospitals, nursing homes
- Spectator sports
- Manufacturing, storage, or handling of explosives, and petrochemicals, except for petrochemicals accessory to any use that is not prohibited
- Shopping centers
- Offices or office buildings, except those directly required by any use not prohibited herein. The Navy shall have sole discretion in determining whether any proposed “office or office building” is directly required and therefore permitted.
- Livestock farming and animal breeding

Because of the proximity to NAS Oceana’s airfield, any proposed structure will require submission of an Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) to the Federal Aviation Administration (FAA). Use of raised construction cranes will also require an OE/AAA submission. More information is available at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> or by contacting the NAS Oceana Planning Liaison at [OceanaComments@navy.mil](mailto:OceanaComments@navy.mil)

This list of Prohibited Uses and Activities is subject to revision if and as necessary to fully reflect the requirements of NAS Oceana and the U.S. Navy.

### **3.4 DESIGN**

Any improvements or alterations to the property shall require the Navy's approval. Such improvements or alterations must be compatible with surrounding the property and shall provide for efficient vehicular and pedestrian ingress and egress.

### **3.5 UTILITIES AND SUPPORT SERVICES**

The Offeror(s) shall be responsible for coordination of all utilities and support services used in the operation and management of the property. The Offeror(s) shall be responsible for all costs for connecting to existing utility lines, and/or costs associated with additional infrastructure that may be needed to support the property. The Navy does not guarantee the continued provision and/or sufficiency of any utility services provided. The Navy shall receive compensation for the cost of any and all Navy-provided utilities and support services, to include water and sewage connections, if necessary. The Offeror(s) is responsible for securing utility and all waste removal services of any kind at the property.

### **3.6 PROPERTY MAINTENANCE/MANAGEMENT**

The Offeror(s) shall have responsibility for all property maintenance and management items throughout the life of the project (except as noted in 3.5 above). The Business Plan shall establish provisions for management of operations on the property, including property management, facilities maintenance, capital repair and replacement, environmental management, historic preservation, community relations, and any commercial activities. The Business Plan shall describe the approach to day-to-day operations and long-term stewardship of the property and shall demonstrate the means for ensuring compliance with all applicable laws, regulations, codes, standards, and criteria.

### **3.7 ENVIRONMENTAL CONSIDERATIONS**

Prior to the execution of an Agreement, the Offeror(s) in cooperation with the Navy, shall prepare the appropriate level of documentation for its proposed project, to include in-kind considerations, that complies with all requirements under NEPA and other applicable environmental laws, including without limitation, relevant DoD and Navy policies. Any proposed use shall limit and mitigate any adverse environmental impact to the greatest extent practical. The Offeror(s) must demonstrate a full understanding of the potential environmental consequences associated with its proposal, take into account the time and cost implications of applicable environmental compliance activities both prior to and during the project(s), and be willing to fund any necessary studies and reviews beyond those already funded by the Navy as may be required to ensure adequate review of environmental implications, depending on proposed use. The Offeror(s) shall be responsible for complying with all applicable Federal, State, and local requirements and for obtaining all necessary air, wastewater, storm water, and other environmental permits. The Offeror(s) shall be the permit holder of any necessary permits.

The developed property and operations shall be part of the Navy's Environmental Management System ("EMS") and the Developer shall comply with all Navy EMS requirements.

### **3.8 CONSERVATION**

Any proposed use of the property shall incorporate pollution prevention, energy, and water conservation initiatives into all facilities and activities where practicable or as required by applicable local, State or Federal regulations or guidelines, including without limitation, relevant DoD and Navy policies. Such initiatives shall include provisions for: waste reduction and waste management; energy efficiency and energy conservation; waste resource conservation and management; and recycling and reuse.

### **3.9 TAXES**

The Offeror(s) shall be responsible for any and all taxes and assessments levied against its real estate interest, against its activities, and against its operations on the property.

### **3.10 INSURANCE REQUIREMENTS**

The Offeror(s) shall ensure appropriate insurance is in place in accordance with Navy policy.

A. The Offeror(s) shall obtain, from an insurance company or companies satisfactory to the Government, comprehensive general liability insurance. The insurance shall provide an amount not less than a minimum combined single limit of \$2 million for any number of persons or claims arising from any one incident with respect to bodily injuries or death resulting from, property damage or both, suffered or alleged to have been suffered by any person or persons resulting from or related to the presence or operations of the Offeror(s), its employees, agents or contractors under the Agreement. The Offeror(s) shall require the insurance company or companies to furnish the Government with a certified copy of the policy or policies, or certificates of insurance evidencing the purchase of such insurance. Each policy of insurance required under this Paragraph shall contain an endorsement reading as follows:

“The insurer waives any right of subrogation against the United States of America which might arise by reason of any payment made under this policy.”

B. All insurance required of the Offeror(s) hereunder shall be in such form, for such periods of time and with such insurers as the Government may require or approve. All policies or certificates issued by the respective insurers for public liability and property insurance shall name the United States of America as an additional insured, shall provide that any losses shall be payable notwithstanding any act or failure to act or negligence of the Offeror(s) or the Government or any other person, shall provide that no cancellation, reduction in amount or any material change in coverage thereof shall be effective until at least 30 calendar days after receipt by the Government of written notice thereof.

C. If and to the extent required by law, the Offeror(s) shall provide workman’s compensation or similar insurance in such forms and amounts required by law.

D. During the entire period the Agreement shall be in effect, Offeror(s) shall require its contractors or sub-offerors or any contractor performing work at Offeror’s or sub-offeror’s request on the Property to carry and maintain the insurance required below:

(1) Comprehensive general liability insurance will be required of the final Offeror(s) in an amount commensurate with the proposed use(s), which will be determined prior to execution of the final real estate agreement(s), but in no case will be less than \$5 million.

(2) Workman's compensation or similar insurance in the form and amount required by law.

E. The Offeror(s) and sub-offerors shall deliver or cause to be delivered promptly to the Real Estate Contracting Officer (RECO) a certificate of insurance or a certified copy of each renewal policy evidencing the insurance required by the Agreement and shall also deliver no later than thirty (30) calendar days prior to expiration of any such policy, a certificate of insurance evidencing each renewal policy covering the same risks.

## **SECTION 4.0 - SOURCE SELECTION**

### **4.1 EVALUATION FACTORS**

The evaluation factors for Phase I are identified below. Factor 1, Relevant Project Experience, Factor 2, Past and Present Performance, and Factor 3, Financial Strength, are of the greatest importance and are approximately equal in importance. The remaining Factors 4-6 are approximately equal in importance and are of lesser importance than Factors 1, 2, and 3. The Evaluation Factors are as follows:

### **4.2 FOCUS OF INDIVIDUAL EVALUATION FACTORS**

**Factor 1: RELEVANT PROJECT EXPERIENCE:** This factor considers the extent of the Offeror's relevant project experience. The Navy's evaluation may consider information about other relevant projects performed by the Offeror(s) and identified through any and all means, including, but not limited to, customer surveys and comments from Government agencies.

**Factor 2: PAST AND PRESENT PERFORMANCE:** This factor considers the quality of performance on the Offeror's relevant projects submitted under Factor 1. The Navy's evaluation may consider information about other relevant past and present projects performed by the Offeror(s).

**Factor 3: FINANCIAL STRENGTH:** This factor considers the extent of the Offeror's experience in dealing with the financing of similar projects in comparison to the proposed use of the Property, especially under an out grant arrangement, as well as the Offeror's strategy to secure financing.

**Factor 4: DEMONSTRATED PROPERTY MAINTENANCE AND MANAGEMENT CAPABILITY:** This factor considers the Offeror's capability to understand and address the project's maintenance and management responsibilities including maintenance, repair, operations, and management experience. This feature is critical to the project's long-term viability.

**Factor 5: DEVELOPMENT PLAN:** This factor will be used to evaluate and demonstrate that the Offeror(s) has a clear understanding of the anticipated design and construction elements of the project and explains how the design blends with the surrounding environment. It will also consider the extent to which the Offeror's approach indicates the understanding of the Navy's mission, goals,

concepts, and objectives, as described in Sections 1.5 and 3.0 of this RFP, and a realistic approach to accomplishing them.

**Factor 6: CAPABILITY/QUALIFICATIONS TO DEVELOP BUSINESS AND OUTGRANT PLAN:** This factor considers the extent of the Offeror's corporate and key personnel capability and qualifications to develop the Business and Outgrant Plan, the extent to which the Offeror(s) is planning to commit key staff and other resources to the project and to development of the Plan, and the extent to which its key personnel have worked together as a team on projects of the same or greater financial magnitude and on projects of the same nature to the proposed use of the Property.

### 4.3 PHASE II

The Offeror(s) selected to participate in the Phase II period of negotiations shall submit a written technical and financial proposal which reflects the availability and amount of funding and project requirements, objectives, and priorities. The proposal shall fully describe the physical characteristics and design of the proposed development; the financing plan proposed to implement the development; the plan proposed to operate, manage, and maintain the development over the term of up to 35 years (the term being dependent on final negotiations between the Navy and Offeror(s) and Navy real estate requirements and policy); the schedule proposed for achieving key milestones in the development process; and the in-kind consideration to be provided to the Navy.

The Offeror(s) shall submit for Navy review a draft Business Plan covering the out grant and development of the Property. The Offeror(s) shall thoroughly, creatively, and professionally identify issues, analyze solutions, and determine entrepreneurial processes to ensure successful implementation of the Business Plan. The Offeror(s) shall provide a Local Property Manager to serve as the Offeror's primary point of contact during the development phase. The Local Property Manager shall be empowered to take all actions, including but not limited to corrective action, as necessary to effectively monitor property development.

Upon the Navy's final approval of the Business Plan, a real estate grant (the "Out Grant"), with subordinate agreements and other associated instruments as necessary, will be negotiated by the Navy and the Offeror(s) to implement the Business Plan. The Agreement shall include relevant characteristics of the development, define all terms and conditions, schedules, and in-kind consideration between the parties, and shall include the FAR provisions and mandatory clauses required by federal law (see Appendix "A" hereto).

Phase II negotiations may result in terms and conditions which differ from the terms and conditions originally submitted. This does not mean that a new offer has been submitted as the basic framework of the original offer shall remain the same.

The decision to implement the Business Plan will be made solely by the Navy at its discretion. In the event the Navy rejects the Offeror's Business Plan, implementing Out Grant or other required documents, the Navy, at its sole option, may terminate negotiations with the selected Offeror(s) and direct the Offeror(s) to cease all work on the project. If

negotiations are terminated the Navy shall not be responsible for the payment of any fees or have any liability to the Offeror(s) for the Business Plan or work product generated in developing the Business Plan.

## **SECTION 5.0 – PROPOSAL SUBMISSION INSTRUCTIONS**

### **5.1 PROVISIONS**

Proposals under Phase I shall comply with the following instructions. Where instructions conflict and no order of precedence is specified, the most stringent requirement applies. Information concerning the submission of proposals given to any prospective Offeror(s) will be furnished promptly to all other prospective Offerors.

Additional provisions the Offeror(s) should note include:

- The information provided by the Offeror(s) may be used by the Navy to conduct a comprehensive background and credit check.
- The Offeror(s) may joint venture with another party. A joint venture (team arrangement) shall meet the following requirements:
  - ◆ All proposals submitted by joint ventures must include an original of the executed joint venture agreement.
  - ◆ Parties to the joint venture must sign the proposed Agreement, as agreed to in the Business Plan. In the case of corporations that are joint venture entities, the corporation secretary, or equivalent authority, must certify that the corporation is authorized to participate in the joint venture, prior to award. The joint venture must also provide a certificate, which identifies a single point of contact, i.e., a principal representative (by name) of the joint venture for purposes of resolution of out grant matters and payment issues.

### **5.2 AMENDMENTS TO RFP**

Any amendment will be posted directly to [sam.gov/Contract Opportunities](http://sam.gov/Contract Opportunities). It is the offeror's responsibility to check [sam.gov](http://sam.gov) for all postings. If this RFP is amended, then all terms and conditions, which are not modified, remain unchanged. The Offeror(s) shall acknowledge receipt of any amendments to this RFP in accordance with Appendix B.

### **5.3 PROPOSAL CONTENTS AND FORMAT**

Proposals shall consist of a single original document (marked "Original") and ten (10) hard copies with the sections below clearly labeled. No electronic copies will be accepted. All sections of the Proposal will be provided in a ten (10) font size or greater. In the case of a conflict between submissions, the hard copy of the proposal marked "Original" shall govern.

<b>Submittal</b>			
<b>Section</b>	<b>Description of Factor</b>	<b>Number of Submittals</b>	<b>Page Limit<sup>1</sup> (8.5 x 11")</b>
I	Executive Summary	One original, 10 copies	5 pages
II	Relevant Project Experience	One original, 10 copies	5 pages
III	Past and Present Performance	One original, 10 copies	5 pages
IV	Financial Strength	One original, 10 copies	10 pages
V	Maintenance/Management Capability	One original, 10 copies	5 pages
VI	Development Plan	One original, 10 copies	10 pages
VII	Capability/Qualifications to Develop Business and Out Grant Plan	One original, 10 copies	5 pages
	<b>TOTAL</b>		<b>45 pages</b>

**NOTES:**

1. Any pages exceeding the limits set above will be destroyed and not evaluated. Supporting data such as mandatory forms, resumes, financial statements, certifications, property plans, design drawings, photos, organizational charts, etc. do not count against the page limits indicated above.

**PROPRIETARY INFORMATION:**

Each Offeror shall mark clearly all information that is proprietary.

**REQUIRED SUBMISSION INFORMATION:**

The Offeror's submission must include the seven (7) sections identified below and include a description of the Offeror's approach to the evaluation factors. These factors comprise the minimum compliance with the Navy's goals and must be submitted in order for proposals to be considered complete. It is the desire of the Navy that the Offeror(s) attempt to exceed these minimum requirements where possible.

**PROPOSAL SECTION I: EXECUTIVE SUMMARY**

The Executive Summary is intended to familiarize the Navy with the Offeror's organization, not to summarize the remaining sections of the proposal. The Offeror's Executive Summary will not be rated. The Executive Summary shall contain the following information:

- The name, address, telephone, e-mail, and fax numbers of each principal, partner, and/or co-venturer participating on the Offeror's team and full contact information for the representative authorized to act on behalf of the team who will serve as the main point-of-contact for all communications relating to the RFP.

- Identification of any affiliation or other relationship between any of the members of the team responding to the RFP and any development company, parent company, or subsidiary.
- A description of the Offeror's status (whether a corporation, a nonprofit or charitable institution, a partnership, a limited liability company, a business association, or a joint venture) indicating jurisdiction under whose law the Offeror(s) is organized and operating, and a brief history of the Offeror's organization and its principals.
- Date and location of establishment and the date of incorporation under the present name.
- Explanation of types of services the Offeror(s) provides and how they relate to the proposal.
- Whether the Offeror(s) has ever been terminated for default, non-compliance, or non-performance on a contract or lease. The Offeror(s) shall provide a detailed description; and whether it, has been within the past five (5) years, in litigation, arbitration, or have had any judgments against the Offeror(s) . If so, provide a detailed description.
- Confirm if the Offeror(s) has maintained, or currently maintains, errors and omissions insurance and, if so, the amount of the coverage, deductible, and the carrier of the insurance.
- If the Offeror(s) is a corporation, provide the following: (1) Articles of Incorporation and by-laws; (2) names, addresses, and affirmative statement of United States citizenship of officers and participating principals; (3) Corporate resolution authorizing the proposed transaction; and (4) Summary of Corporate Activity.
- If the Offeror(s) is a partnership/joint venture, provide the following: (1) partnership/joint venture agreement; (2) names, addresses, and affirmative statement of United States citizenship of officers and participating principals; and (3) each principal member's appropriate history and background, assigned areas of responsibility, and any legally enforceable agreements or other mechanisms that will be relied on to ensure the Offeror's successful long-term operation.
- If the Offeror(s) is a sole proprietorship, provide the name, address, affirmative statement of United States citizenship of the principal, and the principal member's appropriate history and background.

## **PROPOSAL SECTION II: RELEVANT PROJECT EXPERIENCE**

The Offeror(s) shall provide the following information on projects which the Offeror(s) acted as the Project Lead. Identified projects must demonstrate an ability to perform a project of comparable magnitude and complexity to the proposed use of the Property.

- Include a list with at least two (2) and no more than five (5) projects which the Offeror(s) successfully completed within the past ten (10) years, or will complete by 31 December 2023, which are of comparable magnitude and complexity to the proposed use of the Property. In the case of joint ventures (JV), such experience may be demonstrated by the JV (shared experience) or through a principal member's projects.

- For each project listed, the following information shall be provided:
  - The name and address of each project location;
  - The name and address of the owner of each project;
  - A minimum of one (1) and a maximum of three (3) photos of each project (each photo not exceeding 8-1/2” by 11” in size.
  - The type, use, and cost (design and construction) of each project;
  - A description of how the project achieved an acceptable level of quality in the project planning, creation, design, and construction;
  - A description of project economics and finance including the following: (1) total development costs including hard and soft costs; (2) financing including debt and equity amounts and sources; (3) ownership structure including percentage of ownership by principal members; (4) economics of sharing arrangements between principal members or investors including identification of sources of return to the owners and investors;
  - A description of property management/maintenance services provided including scope of services and standards of performance;
  - The Offeror’s role and services provided for each project; and
  - Any other pertinent information to sufficiently describe each project.

**PROPOSAL SECTION III: PAST AND PRESENT PERFORMANCE**

- The Offeror(s) shall provide the name, address, and telephone numbers of clients from each of the projects submitted in Proposal Section II.
- In addition to clients, the Offeror(s) may provide the above information from other project stakeholders that the Offeror(s) considers important for the Navy to understand the success of the Offeror’s projects submitted in Proposal Section II. These references should be able to assess the degree of client (or other stakeholder) satisfaction.
- The Navy intends to contact the Offeror’s references who may be asked to discuss the Offeror(s) with respect to the following:
  - Quality of the working relationship with the client (facility tenant and/or owner)
  - Professionalism and integrity with which the Offeror(s) conducted business
  - Responsiveness to the client’s needs and expectations
  - Level of communication
  - Value added to the project as the result of cost savings, favorable financing, positive asset management, etc.
  - Delivery of the project within budget and on schedule
  - Quality control of the project design and construction
  - Other relevant aspects of the management of a project developed for a client
- The Offeror(s) shall be required to list all material instances of litigation or formal Alternative Dispute Resolution (“ADR”) processes (e.g., binding arbitration) during the last ten (10) years and involving a claim in excess of \$50,000 to which

each principal member has been a party relating to partnering and/or financial performance. For those matters involving a claim equal to or in excess of \$500,000, the Offeror(s) shall be required to provide a detailed description of the litigation or ADR process.

**PROPOSAL SECTION IV: FINANCIAL STRENGTH:** This factor considers the extent of the Offeror's experience in dealing with the financing of similar projects in comparison to the proposed use of the Property, especially under an out grant arrangement, as well as the Offeror's strategy to secure financing. The Offeror(s) shall provide the following:

- Dun & Bradstreet numbers for the Offeror(s).
- Audited financial statements (or 10Ks if the entity is publicly owned) for the last three (3) years (parent and holding companies should submit audited financial statements if they intend to commit resources to a developer or joint venture in which they own a controlling interest). The financial statements should be prepared in accordance with generally accepted accounting principles ("GAAP") and the financial auditor must be a nationally recognized firm in the accounting industry. The submission must include an assertion as to the accuracy made by the auditor. Auditor contact information should also be provided.
- If audited financial statements have not been performed for the Offeror's corporation or partnership, or if the Offeror(s) is an individual, a complete and current personal financial statement for the Offeror(s) and all the Offeror's partners/officers.
- A description of financing arrangements that the Offeror(s) has structured for projects within the past ten (10) years that are similar in scope to the proposed project. Include information on previous debt and equity sources, terms and any fees.
- The names, addresses, telephone numbers, and e-mail addresses of at least two (2) commercial or institutional credit references from which the Offeror(s) has previously obtained financing. The Offeror(s) shall attach a letter authorizing each credit reference to respond to inquiries from the Navy.
- Identify the sources, and, if possible, the relative amounts from these sources, from which the Offeror(s) expects to derive revenue during implementation and operation of the proposed project.
- Discuss the envisioned economics of sharing agreements between principal members or investors including identification of sources of return to the owners and investors.
- Describe the Offeror's plan for reinvesting revenues earned back to the project itself. This should include anticipated timing and levels of refinancing and the proposed disposition of proceeds from refinancing as well as plans for adjusting the reinvestment approach in response to market standards.
- Provide a description and documentation demonstrating the Offeror's strategy to obtain financing (i.e. – debt or equity) for the proposed project, including anticipated costs and why this strategy offers the best value to the Government.

- Discuss the Offeror's capability to secure operating capital for the project as well as the Offeror's capability to secure payment or performance bonds (or other types of security) for the envisioned project.

**PROPOSAL SECTION V: DEMONSTRATE PROPERTY MAINTENANCE AND MANAGEMENT CAPABILITY:** This factor considers the Offeror's capability to understand and address the proposed project's maintenance and management responsibilities including maintenance, repair, operations, and management experience. Specifically, the Offeror(s) shall provide their approach to maintenance/management of the project as well as describe previous comparable projects where they have performed similar functions. In addition, the Offeror(s) shall include detailed information (e.g. resumes) on personnel that will be involved in the management of the project.

**PROPOSAL SECTION VI: DEVELOPMENT PLAN:** This factor will be used to evaluate and demonstrate that the Offeror(s) has a clear understanding of the anticipated design and construction elements of the proposed project; explains how the project is consistent with the Navy's mission, goals and objectives and NAS Oceana requirements and restrictions. The Offeror(s) should also include information regarding its preference for the length and structure of the period of performance of the prospective Agreement.

**Understanding of Anticipated Design and Construction Elements:**

- The Offeror(s) shall submit a detailed narrative describing its proposed project concept and vision, including an accurate overall description of the intended project design and construction methodology and how the design blends with the surrounding environment. Special emphasis will be required on how the Offeror's approach addresses the entire project and how it demonstrates a clear understanding of the scope and complexity associated with the project.
- The Offeror(s) shall provide a concept outline which shall include, but is not limited to, the following items: 1) quality control plan; 2) safety plan; 3) phasing/sequencing, including detailed logic diagram with major milestones (i.e. notice to proceed, design completion, obtaining the applicable permits, subcontractor selection, certificate of occupancy); and 4) applicable project coordination.

**Explanation of Use Consistent With Navy Mission, Goals, and Objectives:**

- This factor also considers the extent to which the Offeror's approach indicates a clear understanding of the Navy and NAS Oceana's goals (as articulated in the RFP) and a realistic approach to accomplishing them. Specifically, Offeror(s) should describe how their proposed approach meets the goals of the Navy and how they will be achieved during the project term.

**PROPOSAL SECTION VII: CAPABILITY/QUALIFICATIONS TO DEVELOP BUSINESS AND OUT GRANT PLAN:**

**Staffing Plan:** The Offeror(s) shall provide the following:

- Describe the organizational approach to executing responsibilities, providing the overall project coordination, and responding to the Navy during all phases of the project. Furnish an organizational chart and staffing plan that demonstrates the Offeror's capability of carrying out all functions required for the project. If applicable, the Offeror(s) shall present a timetable for hiring any additional staff required.
- For each of the last five (5) years, the Offeror(s) will be required to summarize its workload, expressed in terms of the annualized dollar value of the projects being developed and the number of full-time staff engaged in managing project development.

The extent to which the Offeror(s) is planning to commit staff and other resources to the project and to development of the Business and Out Grant Plan. **Qualifications of Key Personnel:** The Offeror(s) shall provide the following:

- Identify its "key personnel" (those persons considered critical to the accomplishment of the project) and their respective roles during development of the Business and Out Grant Plan. Indicate the extent to which its key personnel have worked together as a team on projects of the same or greater financial magnitude and on projects of the same nature to the proposed use of the Property.
- A resume for each of the Offeror's "key personnel". Each resume shall be limited to one (1) page, must include a description of the individual's duties and responsibilities, education, knowledge, skills, expertise, and other qualifications relevant to development of the Business and Out Grant Plan. The resume must clearly indicate whether the individual is or is not currently an employee of the Offeror(s). The resume must indicate United States citizenship status of the "key personnel".
- For each "key personnel" resume, the Offeror(s) will be required to attach a statement defining the extent of the individual's availability and corporate commitment. The statement must clearly indicate whether the individual is or is not currently an employee of the Offeror(s) and, if not so employed, what kind of commitment the Offeror(s) has obtained from the person or offer of employment the Offeror(s) has made to the person to assure availability of this person during the development of the Business and Out Grant Plan.

## **OFFEROR'S COVER PAGE**

The Offeror's proposal must include a completed Cover Page which shall consist of a completed and signed copy of Appendix B to this RFP.

## **SECTION 6.0 - EVALUATION RATINGS**

Each evaluation factor will be assigned one of the ratings defined below. After each technical factor is rated, each proposal will receive an overall rating in accordance with Sections 4.0 and 6.0.

**EXCEPTIONAL (E):** (Proposal/factor) demonstrates a thorough and detailed understanding of the requirements. Technical approach and capabilities significantly exceed performance and capability standards. Proposal/factor offers more than one strength to be considered Exceptional. Strengths significantly outweigh weaknesses, if any. Proposal/factor represents a high probability of success with a very low degree of proposal and performance risk.

**GOOD (G):** (Proposal/factor) demonstrates a good understanding of requirements. Technical approach and capabilities exceed performance and capability standards. Proposal/factor offers one strength. Strengths outweigh weaknesses, if any. Proposal/factor represents a strong probability of success with overall low degree of proposal and performance risk.

**SATISFACTORY (S):** (Proposal/factor) demonstrates an acceptable understanding of requirements. Technical approach and capabilities meet performance and capability standards. Proposal/factor offers no strengths, or, if there are any strengths, these strengths are offset by weaknesses. Proposal/factor represents a reasonable probability of success with overall moderate degree of proposal and performance risk.

**MARGINAL (M):** (Proposal/factor) demonstrates a limited understanding of requirements. Technical approach and capabilities are questionable as to whether or not they meet performance and capability standards necessary for acceptable performance. Proposal/factor contains weaknesses and offers no strengths, or, if there are any strengths, these strengths are outweighed by weaknesses. Proposal/factor represents a low probability of success with overall high degree of proposal and performance risk. Proposal/factor might be made satisfactory with additional information and without a major revision of the proposal.

**POOR (P):** (Proposal/factor) demonstrates lack of understanding of requirements. Technical approach and capabilities do not meet performance and capability standards necessary for acceptable performance. Proposal/factor contains major errors, omissions, significant weaknesses and/or deficiencies. Proposal/factor represents a very low probability of success with extremely high degree of proposal and performance risk. Proposal/factor could be made satisfactory only with a major revision of the proposal.

## **SECTION 7.0 - SPECIAL CONDITIONS AND LIMITATIONS**

### **7.1 MANDATORY REQUIREMENTS AND CLAUSES**

This RFP and any subsequent Agreement are not governed by the Federal Acquisition Regulations (“FAR”). However, certain FAR provisions have been incorporated into this RFP for administrative convenience and/or to comply with Federal law. Appendix “A” identifies such FAR provisions. The Offeror(s) shall consider the Mandatory Clauses Required by Federal Law (identified in Appendix “A”) during preparation of their proposal. These clauses shall become part of the Agreement.

## **7.2 NO OBLIGATION**

While the Navy intends to enter into a competitive out grant with an Offeror(s) selected through the process set forth in this RFP, the Navy is under no obligation to do so. The Navy reserves the right to cancel this RFP at any time or to reject any and all submissions prepared in response to this RFP.

## **7.3 HOLD HARMLESS**

By participating in the RFP process, the Offeror(s) 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 RFP. Under no circumstances shall the United States of America be liable for any “bid and proposal” 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 the submission of the RFP proposal.

## **7.4 WAIVER**

The Navy reserves the right to waive informalities and minor irregularities in offers received if it is determined that it is in the best interest of the Government to do so.

## **7.5 NAVY-FURNISHED INFORMATION**

The Navy does not warrant the accuracy of any property-related information provided. Property-related information furnished by the Navy and/or its representatives in support of this RFP shall be considered as informational only. The Offeror(s) is expected to verify all property related information provided by the Navy.

## **7.6 DAVIS-BACON WAGE REQUIREMENTS**

Davis-Bacon wage requirements may apply. Davis-Bacon prevailing wage requirements usually apply to public buildings and public works.

## **7.7 INSPECTION OF PROPERTY**

The Offeror(s) is encouraged to perform an on-property inspection. To arrange such a property inspection and to determine specific logistic requirements, Offeror(s) must contact the point of contact listed below.

## **SECTION 8.0 - POINT OF CONTACT FOR INFORMATION AND CLARIFICATION**

### **SUBMISSION OF PROPOSALS**

Proposals are due at 2:30 PM Eastern Standard Time on 1 May 2023. The words “**Request For Proposal No. N40085-23-RP-00133**” must appear clearly and legibly on the proposal package. In addition, the sealed package should be labeled with the Offeror’s name, address, contact person, and time specified for the receipt.

Proposals must be received No Later Than:

Time: 2:30 p.m. (Eastern Daylight Time)

Date: 1 May 2023

Ten (10) copies and one (1) signed original of the Proposal shall be submitted in sealed packages addressed to:

Naval Facilities Engineering Systems Command, Mid-Atlantic  
ATTN: Paul Moomaw (Code: RE1-PM)  
Naval Air Station Oceana  
Building 230 – Room 107  
1750 Tomcat Boulevard  
Virginia Beach, VA 23460-2191

**Any submission received after the time and date specified above will be rejected and will remain unopened until destroyed.**

**APPENDIX A**  
**REQUEST FOR PROPOSAL NO. N40085-23-RP-00133**  
**COMPETITIVE OUT GRANT AT NAVAL AIR STATION OCEANA,**  
**VIRGINIA BEACH, VIRGINIA**

**FEDERAL ACQUISITION REGULATION PROVISIONS AND MANDATORY**  
**CLAUSES INCORPORATED BY REFERENCE**

This offering is carried out under Section 2732 of the National Defense Authorization Act for Fiscal Year 1987, Public Law 99-661, 100 Stat. 4046 (Title 10), as amended, and may result in the execution of an Agreement for the Property. Accordingly, the developer-selection process is not governed by the Federal Acquisition Regulation (“FAR”). Similarly, since the offering does not involve the procurement of goods and services covered by the FAR, the Small Business Act and the Service Contract Act do not apply.

Although this acquisition is not governed by the FAR, certain provisions have been selected for use for administrative purposes or incorporated into this offering to comply with statute. The full text of these provisions may be found on web property <http://acquisition.gov/comp/far/index.html>.

Davis Bacon wage requirements may apply. Davis Bacon prevailing wage requirements usually apply to public buildings and public works.

The following provisions/clauses shall apply to the selection of the Offeror(s) that enters into a lease or other business arrangement contemplated by the Government.

Offeror(s) are required to incorporate the following clauses into their proposals. The successful Offeror’s proposal will be incorporated into the Agreement covering the Property, and these clauses will thereby become binding on the Offeror(s).

1. FAR 52.203-3, Gratuities (APR 1984)
2. FAR 52.203-5, Covenant Against Contingent Fees (APR 1984)
3. FAR 52.203-7, Anti-Kick Back Procedures (JUL 1995)
4. FAR 52.203-8, Cancellation, Rescission, and Recovery of Funds for Illegal or Improper Activity (JAN 1997)
5. FAR 52.203-10, Price or Fee Adjustment for Illegal or Improper Activity (JAN 1997)
6. FAR 52.203-12, Limitation on Payments to Influence Certain Federal Transactions (SEP 2007)
7. FAR 52.209-6, Protecting the Government’s Interest when Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment (SEPT 2006)
8. FAR 52.215-2, Audit and Records – Negotiation (JUN 1999)

9. FAR 52.222-6, Davis-Bacon Act (JUL 2005)
10. FAR 52.222-7, Withholding of Funds (FEB 1988)
11. FAR 52.222-8, Payrolls and Basic Records (FEB 1988)
12. FAR 52.222-9, Apprentices and Trainees (JUL 2005)
13. FAR 52.222-10, Compliance with Copeland Act Requirements (FEB 1988)
14. FAR 52.222-11, Subcontracts (Labor Standards) (JUL 2005)
15. FAR 52.222-12, Contract Termination – Debarment (FEB 1988)
16. FAR 52.222-13, Compliance with Davis-Bacon and Related Act Regulations (FEB 1988)
17. FAR 52.222-14, Disputes Concerning Labor Standards (FEB 1988)
18. FAR 52.222-15, Certification of Eligibility (Feb 1988)
19. FAR 52.222-21, Prohibition of Segregated Facilities (FEB 1999)
20. FAR 52.222-22, Previous Contracts and Compliance Reports (FEB 1999)
21. FAR 52.222-23, Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity for Construction (FEB 1999)
22. FAR 52-222-26, Equal Opportunity (MAR 2007)
23. FAR 52.222-35, Equal Opportunity for Special Disabled Veterans, Veterans of the Vietnam Era, and Other Eligible Veterans (SEPT 2006)
24. FAR 52.222-37 Employment Reports on Special Disabled Veterans, Veterans of the Vietnam Era, and Other Eligible Veterans (SEPT 2006)
25. FAR 52.223-6, Drug-Free Workplace (MAY 2001)
26. FAR 52.225-9, Buy American Act – Construction Materials (JAN 2005) (applicable to construction estimated at less than \$7,443,000)
27. FAR 52.225-11, Buy American Act – Construction Materials under Trade Agreements (AUG 2007) (applicable to construction estimated at \$7,443,000 or more)
28. FAR 52.233-1, Disputes (JUL 2002)

**APPENDIX B**  
**REQUEST FOR PROPOSAL NO. N40085-23-RP-00133**  
**COMPETITIVE OUT GRANT AT NAVAL AIR STATION OCEANA,**  
**VIRGINIA BEACH, VIRGINIA**

**OFFEROR'S COVER PAGE**

(Name of Offeror)	(Point of Contact)
(Street Address)	(Telephone Number)
(City, State and Zip Code)	(Fax Number)
(Electronic Mail Address)	

1. This offer is valid for a period of 180 days from the date hereinafter written.
2. Receipt of amendment(s) [insert amendment number, if applicable] is acknowledged.
3. **Statement of Authority to Release Proprietary Information**  
I hereby certify that I have read the Request for Proposal and understand and approve of the release of the information in all proposal submittals to the Government and its contractors for the purpose of providing advisory/consulting services in the Government's evaluation of this Solicitation. I further understand that the Government and its contractors will not disclose any confidential information identified as such in these submissions.
4. **Conflicts of Interest**
  - a. I hereby certify SIA Solutions, LLC was not consulted in any manner related to the submission of this proposal.
  - b. I hereby certify that my firm will not contract with SIA Solutions, LLC or any of its affiliates for work relating to this proposed project.

Authorized representative and signatory for Offeror:

(Print) Name	Title	Date
Signature		

**ENCLOSURE 1**  
**ENVIRONMENTAL CONDITION OF THE PROPERTY (ECP) CHECKLIST**

**Environmental Condition of Property (ECP) Checklist**

<b>Title:</b>	ECP to support Request for Proposal - NAS Oceana Horse Stable
<b>Installation:</b>	NAS Oceana Main Site
<b>Parcel/Site Location and Description:</b>	The proposed property is a combination of improved and unimproved area totaling approximately 113 acres. The available property is located at NAS Oceana - 873 Oceana Boulevard, within the City of Virginia Beach, Virginia; known as the Former Horse Stables.
<b>Proposed Real Estate Action Description:</b>	The Government seeks to competitively select an offeror and enter into a real estate agreement (Agreement) for the property. The successful offeror will operate and maintain the property for the term of the Agreement and provide in-kind consideration to the Navy of not less than the fair market value of the leasehold interest in the property.
<b>Site Summary Information</b>	
1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.	
<b>A. Parcel/Site Uses:</b>	
<b>Prior Uses:</b>	Horse Stable
<b>Current Uses:</b>	Vacant - structures exist from prior use. Majority of site is vacant land.
<b>Future Uses:</b>	Unknown
<b>B. Contaminants:</b>	
	Yes
If yes, identify contaminant & media:	Potential for PFAS impacted soil and groundwater
<b>Source of information:</b>	Environmental Restoration Program
<b>Restrictions or Land Use Controls:</b>	Yes
If yes, please identify and explain in detail in Section 2 below.	
<b>C. Hazardous Materials Use:</b>	
	Yes
<b>Hazardous Materials Storage:</b>	No
<b>Type of HM:</b>	Routine pesticide use to control unwanted plant species.
<b>Type of Use and/or Storage:</b>	Routine pesticide use to control unwanted plant species.
<b>Source of information:</b>	Historic knowledge of site use
<b>Restrictions or Land Use Controls:</b>	No
If yes, please identify and explain in detail in Section 2 below.	
<b>D. Treatment, Storage, Disposal of Hazardous Waste:</b>	
	Yes
<b>Source of information:</b>	Based on historic use
<b>Restrictions or Land Use Controls:</b>	No
If yes, please identify and explain in detail in Section 2 below.	

**ENCLOSURE 1**  
**ENVIRONMENTAL CONDITION OF THE PROPERTY (ECP) CHECKLIST**

**Environmental Condition of Property (ECP) Checklist**

<b>E. Underground Storage Tanks:</b> <input type="text" value="No"/>	
UST No. <input type="text"/>	Gals. <input type="text"/>
<b>Source of information:</b>	<input type="text" value="PWD Environmental Tank Inventory"/>
<b>Restrictions or Land Use Controls:</b>	<input type="text"/>
If yes, please identify and explain in detail in Section 2 below.	
<b>F. Above-Ground Storage Tanks:</b> <input type="text" value="No"/>	
AST No. <input type="text"/>	Gals. <input type="text"/>
<b>Source of information:</b>	<input type="text" value="PWD Environmental Tank Inventory"/>
<b>Restrictions or Land Use Controls:</b>	<input type="text" value="No"/>
If yes, please identify and explain in detail in Section 2 below.	
<b>G. Presence of Polychlorinated Biphenyl's (PCB's):</b> <input type="text" value="Unknown"/>	
<b>Source of information:</b>	<input type="text" value="PWD Environmental Review"/>
<b>Restrictions or Land Use Controls:</b>	<input type="text"/>
If yes, please identify and explain in detail in Section 2 below.	
<b>H. Asbestos:</b>	<input type="text" value="Unknown"/>
<b>If yes:</b>	<input type="text"/>
<b>Source of information:</b>	<input type="text" value="PWD Oceana Abestos Manager"/>
<b>Restrictions or Land Use Controls:</b>	<input type="text"/>
If yes, please identify and explain in detail in Section 2 below.	
<b>I. Lead Paint:</b>	<input type="text" value="Unknown"/>
<b>Source of information:</b>	<input type="text" value="No source data validating lead paint source in existing structures."/>
<b>Restrictions or Land Use Controls:</b>	<input type="text"/>
If yes, please identify and explain in detail in Section 2 below.	
<b>J. Radon:</b>	<input type="text" value="No"/>
<b>Source of information:</b>	<input type="text"/>
<b>Restrictions or Land Use Controls:</b>	<input type="text" value="No"/>
If yes, please identify and explain in detail in Section 2 below.	
<b>K. Radiological Materials:</b>	<input type="text" value="Unknown"/>
<b>Source of information:</b>	<input type="text" value="No source data"/>
<b>Restrictions or Land Use Controls:</b>	<input type="text"/>

**ENCLOSURE 1**  
**ENVIRONMENTAL CONDITION OF THE PROPERTY (ECP) CHECKLIST**

**Environmental Condition of Property (ECP) Checklist**

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

**P. Use of Adjacent Property:**

Current Use:

Past Use:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation?

If yes, please explain:

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

**R. Additional information or comments regarding questions shown above (*attach sheet(s) if additional room is needed*):**

Source of information:

**ENCLOSURE 1**  
**ENVIRONMENTAL CONDITION OF THE PROPERTY (ECP) CHECKLIST**

**Environmental Condition of Property (ECP) Checklist**

Page 4 of 5

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

**2. List of Restrictions or Land Use Controls (if any) required for Real Estate Action:**

At this time, there is no NEPA analysis completed as the ultimate outcome from this Real Estate action is unknown. NEPA and consultation coverage will be completed after the initial FRP process is complete. The ECP as described herein is to be utilized as a baseline environmental conditional report to assist any offeror that is interested in the Horse Stable property at NAS Oceana.

Site visit was completed on 3 October to confirm physical site conditions.

**Natural Resources -**

Anticipate that any development will require consultations with the United States Fish and Wildlife Service. There are forested resources on site. Any tree removal will be required to adhere to time of year restrictions associated with Endangered Species Act and Migratory Bird Treaty Act restrictions.

There are no known wetland resources on the site. There are linear wetland features outside of the southern boundary of the proposed Horse Stable parcel. The installation is currently completing a Preliminary Jurisdictional Determination to encompass the entirety of NAS Oceana.

**Cultural Resources -**

Sections of this parcel have never been surveyed for archaeology and will be a requirement on the selected offeror to adhere to Section 106 requirements. Archival research suggests the possibility for domestic and mortuary contexts. 44VB0301 exists on the southern boundary of the parcel, so a potential for site spillover exists. Originally known as Ocean Fence 2, this is a terrestrial, open air site representing a farmstead. Artifacts date the occupation to 1610 – 1945. DHR determined the site not eligible.

Furthermore, view shed analysis will be complete to mitigate any view shed impacts to Bell House (north of site).

**Environmental Restoration -**

Groundwater in several areas of the stables parcel contain per- and polyfluoroalkyl substances (PFAS). PFAS are man-made chemicals that have been used since the 1950s in many household and industrial products. Historical releases of PFAS into the environment at NAS Oceana may have occurred because of past Navy use of a fire-fighting foam, known as aqueous film-forming-foam or AFFF. The United States Environmental Protection Agency has issued a Lifetime Health Advisory for two of the most common PFAS (i.e., Perfluorooctanesulfonic Acid (PFOS) and Perfluorooctanoic Acid (PFOA)) when found in drinking water. Groundwater in several areas of the lease property contains PFOS and/or PFOA above the EPA Lifetime Health Advisory. Groundwater should not be used for consumption without further evaluation. Further, construction or other activities requiring dewatering should not occur without further Navy evaluation. The extent of PFAS contamination in other media (e.g., soil, sediment, and surface water) is also unknown at this time. Additional investigations of groundwater, surface water, sediment, and soil within and in the vicinity of the lease areas are on-going. Specifically there is an Area of Concern (AOC 5) that is outside of the southern border that is currently under investigation for PFAS (vehicle fire).

**Soil Sampling -**

The site was under a Virginia Department of Conservation approved Nutrient Management Plan. Most recent plan can be shared with the selected offeror during the design phase.

The installation does not have existing soil sampling results for the site that would include any hazardous material, waste or PCB information.

**ENCLOSURE 1**  
**ENVIRONMENTAL CONDITION OF THE PROPERTY (ECP) CHECKLIST**

**Environmental Condition of Property (ECP) Checklist**

**3. Signature:**

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the restrictions or Land Use Controls (if any) identified above.

ECP Checklist Preparer:

Blake Waller	Oct 7, 2022
Print Name	Date

PWD Environmental:

<small>Digitally signed by  WALLER.BLAKE.E.1386410646  Date: 2022.10.07 15:09:53 -0400</small> WALLER.BLAKE.E.1386410646	Environmental Program Director
Signature	Title

Blake Waller	Oct 7, 2022
Print Name	Date

Environmental Professional (EBL(EV3)):

<small>Digitally signed by  COWAND.NICOLE.S.1255228869  Date: 2022.10.11 15:23:08 -0400</small> COWAND.NICOLE.S.1255228869	Midlant EV3 PLL/Environmental Restoration Manager
Signature	Title

Nicole S. Cowand	Oct 11, 2022
Print Name	Date

Real Estate Professional:

The real estate professional(s) acknowledge these restrictions or Land Use Controls (if any) identified above and will ensure they are made part of the outgrant document.

<small>Digitally signed by  MOOMAW.PAULA.1035758735  Date: 2022.10.12 06:25:18 -0400</small> MOOMAW.PAULA.1035758735 5	Real Estate Contracting Officer
Signature	Title

Paul Moomaw	10/12/2022
Print Name	Date

Property Owner (Activity or Region):

The property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the restrictions or Land Use Controls (if any) that will be required for this real estate outgrant.

<small>Digitally signed by  COWLEY.LUKE.ALLYN.1254427086  Date: 2022.10.12 11:00:08 -0400</small> COWLEY.LUKE.ALLYN.1254427086 086	Public Works Officer - by direction of ICO
Signature	Title

Luke A Cowley	Oct 12, 2022
Print Name	Date