



NAVFAC EProjects
Work Order Number:
815240

Appropriation: MILCON

**P-773, SOF SUPPORT ACTIVITY (SUPPACT)
OPERATIONS FACILITY**

At the

JOINT EXPEDITIONARY BASE LITTLE CREEK-FORT STORY

DESIGNED BY:



HBA Architecture and Interior Design
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(A/E Contract N40085-09-D-5000, CTO 0010)

SPECIFICATION PREPARED BY:

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**Corrected Final Design Submittal
June 14, 2010**

Submitted By: Joseph D. Bovee, AIA VA Registration No. 008802

SPECIFICATION APPROVED BY:

For Commander, NAVFAC Mid-Atlantic:
Date: June 14, 2010

29 June 2010

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HOW TO USE THIS DOCUMENT

The following is a description of how to utilize this RFP Document including all attachments. This RFP is modeled after the NAVFAC Design/Build Template, developed by the U.S. Navy and refined over the last several years. The primary reasons for modifications to the template are a direct result of the project's multiple structures and complexity.

As noted in the Project Table of Contents, the RFP is broken down into six distinct parts: Part One- **Bidding Requirements**, Part Two- **General Requirements**, Part Three- **Project Program**, Part Four- **Performance Technical Specifications**, Part Five- **Prescriptive Technical Specifications**, and Part Six- **Attachments**. Parts One and Two are self-explanatory, and while custom edited for the project, are fairly typical for all NAVFAC projects. This overview, therefore, will begin in detail at Part Three- **Project Program**.

As noted in the Scope of Work and throughout this RFP, this project will construct a new Training Facility, improve an area of land to locate the new facility on, and provide all necessary utilities, roadways, etc. to support the new mission. The Part Three Project Program has been developed to tie together all of the requirements for the site and facility - down to each space within the facility.

Part Three - **Project Program**:

Chapters 1 and 2 (of Part Three) are narratives outlining the projects functions and challenges.

Chapter 3- **Site Analysis**, provides aerial views and photographs of Dam Neck, as well as narrative text describing the requirements of the site development.

Chapter 4 **Building Requirements** identifies what is required for the building (and related site). Beginning with the Space Requirements Sheets, These sheets identify **every space required to be included** in the facility. Every space is allocated a net square footage requirement, minimum ceiling heights, and identifies the proposed occupancy. Where appropriate, additional information about the space is added under a column called "Remarks". A "Room Type" designation is also identified here for each space. This number corresponds with the next section of Part Three, Section 5.

Chapter 5 **Room Requirements** cross references the "Room Type" numbers from the Space Tabulation Sheets with an individual room requirement sheet. The Room Requirement Sheets are organized by Functional Groups. Unless noted on the Space Tabulation sheets each space sharing a room type designation will have similar requirements. It is on these sheets that specific requirements for every space in the project are identified. Specific items are noted and UNIFORMAT numbers are cross referenced with the ESRs and PTSs in the RFP. **As with the previous Chapters, Chapter 5 is prefaced by an Index of Room Requirements for reference.**

Chapter 6 **Engineering System Requirements (ESRs)** utilize the WORK BREAKDOWN STRUCTURE (WBS) and UNIFORMAT Numbering System to organize the requirements of each item within the RFP. The ESRs provide more detailed information regarding the project requirements based on building systems.

Part Four - **Performance Technical Specifications** furnishes Technical Specifications, Quality Standards and other performance-based requirements applicable to the project. Like the ESRs, the PTSs utilize the WORK BREAKDOWN STRUCTURE (WBS) and UNIFORMAT Numbering System to organize the requirements of each item within the RFP. The PTSs provide more detailed specifications of building systems.

Part Five - **Prescriptive Technical Specifications** identifies more detailed requirements for systems that will require a strict level of conformance to requirements. In the case of this RFP, two conventional specification sections related to Telecommunications specify the technical requirements of this element of the project and include unique features related to telecommunications work at NAS Dam Neck.

Part Six - **Attachments** are reference documents, drawings, reports, surveys, standards, etc. that are requirements of this RFP, and cross referenced with the other five parts. It is the intent of the RFP to identify every item in Part Six as relevant, appropriate, and necessary, to ensure a complete and successful project. Also included are reference drawings from another project that demonstrates details of design and construction related to a specific facility under this contract.

The Project Program and RFP Documents endeavor to be as comprehensive as possible in delineating all project requirements. No document can fully capture all detailed requirements for a project of this magnitude and complexity. The Design-Build Contractor Team is reminded of its obligation under this contract to design and construct "complete and usable" facilities, site work and utilities regardless of the level of information provided in the RFP documents.

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