**1.0 PROJECT DESCRIPTION**

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NOTE: Provide a clear concise description of the project. (Copy this statement so that it is exactly the same as the description of work in Part 1.) Elements to consider are: 1) Identify and quantify the major use components of the project; 2) Account for and describe unique conditions of the project such as addition, renovation, demolition, site development, and site use constraints. A good source of information is the DD 1391 Form "Description of Proposed Construction" — this typically provides basic construction type and overall qualitative and quantitative data.  
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The project will be to construct [number of apartments based the Market Study and on the DoD Form 1391] high quality two-bedroom Bachelor Housing apartments for Navy personnel. It is the intent of this project to minimize prescription and, using the conclusions of the Market Study, the Contractor will work closely with the NAVFAC and Regional Housing to develop plans for apartments with private sector residential standards that provide the Navy with housing that is safe and energy efficient, durable with low maintenance features, and will have a low life-cycle cost. These apartments will be constructed on the [site] at the [Navy Base or other Location], and the buildings and site design will fit into the surrounding architectural environment and comply with the [Naval Base] Exterior Architectural Plan (BEAP). Sustainable principles shall be included in the design, development and construction of the project. [In addition, this contract includes a separate bid priced option for procurement and installation of [freestanding kitchen and laundry appliances] [and] [freestanding furniture, fixtures, and equipment].

Each Market Style apartment plan includes two single occupancy bedrooms, each with one personal closet, one private bathroom for each bedroom, a living room/ dining area combination, a separate in-unit laundry area, a visitor’s coat closet, and a full-sized kitchen that is adjacent to the dining area. The total desired project occupancy is [number] individuals, based on temporary double occupancy in each bedroom. The minimum gross area of each apartment unit shall be 900 square feet. The maximum or minimum number of stories of the structures is not prescribed [; however, the total maximum building height including the roof is [80] [\_\_\_] feet]. All structures will comply with applicable building codes and regulations. [Interior corridors are preferred.] [Balcony apartment access is preferred.] The building will include a waiting area for [number] visitors, corridors, stairways, mail room or mailbox area with a mailbox for each permanent resident, building mechanical and electrical rooms as necessary, a telecommunications room, a minimum of one janitorial room, a lobby, vestibule, and reception area, a bulk storage room, public toilets at the main level, public telephones, a general maintenance room, a fire pump room, and a vending area for [number] vending machines. Other amenities may be included as are identified as necessary in the local market analysis. Windows will be operable, allow for escape in an emergency, and windows and entrances will meet or exceed Antiterrorism blast criteria. [The building is greater than three stories tall, so there will be included offices and administration areas for [number] administrators at workstations of at least 100 square feet each, a trash chute to a dumpster at the main level, an elevator and elevator equipment room.]

Mechanical systems include plumbing, fire protection systems, and heating, ventilating, and air conditioning (HVAC) systems.

Electrical systems include an emergency generator, information systems, cable TV with wiring for sound surround system speakers, wiring for telephone and local area network (LAN) data, a building alarm system for fire and mass notification, lighting, lighting and power.

Telecommunication requirements shall be coordinated with NMCI, NEX and local providers.

Site improvements include storm drainage, grading, [demolition of existing infrastructure,] walkways and sidewalks, controlled vehicular and bus route access, utility corridors, fire protection access, private occupancy vehicle (POV) parking, motorcycle parking, bicycle racks, site lighting, site furniture including barbecues and picnic areas, trash and recycling dumpsters and enclosures, planting and vegetation, outdoor recreation, and provisions to house landscape maintenance equipment.