**2.0 PROJECT OBJECTIVES**

**2.1 Mission Statement**

**\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*   
NOTE: Provide a clear concise description of the facility's mission in support of the activity's and Installation's mission. Utilize the actual users mission statement where ever possible.  
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The Secretary of the Navy has authorized the construction of Market Style apartments on the condition that the Navy adopts innovative design and acquisition procedures for these projects, including private sector construction standards. Thus the minimum standards set forth in this document maintain the focus of providing housing for a comfortable living environment.

**2.2 Facility Function**

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NOTE: Provide a statement that identifies the basic functions provided by the new or renovated facility.  
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The function of the Market Style Apartment building is to provide our unaccompanied military personnel with adequate, comfortable housing . This is a major goal for the Navy, and a critical element in attracting and retaining high caliber personnel.

**2.3 Project Specific Priorities**

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NOTE: Include items that are of Primary importance to the activity/user.  
   
Coordinate with the Contracting Officer to ensure that these priorities are reflected in the Technical Evaluation Factors in the Source Selection Plan and Section 00202.  
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NOTE: For waterfront projects, provide requirements of maintaining wharf operation or waterway access if applicable.  
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**2.3.1 Sustainable Design and Construction**

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NOTE: All NAVFAC projects are subject to sustainable design criteria. Editor notes in Part 2 UFGS Section 01 33 29 Sustainability Requirements and Reporting prescribe sustainability goals based on project scope. Edit and incorporate Part 2 UFGS Section 01 33 29 and associated requirements into this project. Then carefully edit RFP Part 2 and Part 3 sections based on requirements established in Section 01 33 29.  
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Design and construct project to comply with sustainability requirements identified in Part 2 UFGS Section 01 33 29, *Sustainability Requirements and Reporting*. Additional specific sustainability requirements are found in RFP Part 2, Part 3, and Part 4 sections.

Design and construct project in accordance with UFC 1-200-02, *High Performance and Sustainable Building Requirements*.

**2.3.2 Storm Water Management - Low Impact Development (LID)**

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NOTE: Low Impact Development (LID) is required to be implemented in accordance with Department of Defense (DoD) and Navy LID Policy. LID is a form of storm water management that infiltrates stormwater into the ground close to its source.  
  
In January 2010, Deputy Under Secretary of Defense, issued Department of Defense (DoD) policy on implementation of storm water requirements under Energy Independence and Security Act (EISA) Section 438. This policy directs DoD to implement EISA Section 438 Environmental Protection Agency (EPA) technical guidance in accordance with DoD Policy on Implementing EISA Section 438. UFC 3-210-10, Low Impact Development, was developed to provide the minimum technical requirements to comply with DoD Policy on implementation of storm water requirements under EISA Section 438.  
  
In November 2007, Assistant Secretary of the Navy issued Navy Low Impact Development (LID) Policy for the Navy and Marine Corps. This policy set a goal of no net increase in storm water volume and sediment or nutrient loading, required annual reporting, and establishment of a waiver process. It is applicable to new construction projects greater than $750,000 and renovation projects with a stormwater element greater than $5,000,000.  
  
Use UFC 3-210-10 and FC 1-300-09N to comply with DoD and Navy LID Policy.  
  
Some LID features will be associated with the building (i.e., vegetative roof, rainwater harvesting). Coordinate requirements for those systems in other parts of this RFP.  
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Comply with UFC 3-210-10, *Low Impact Development*and FC 1-300-09N *Navy and Marine Corps Design Procedures*. Additional specific LID and stormwater management requirements are found in RFP Parts 3 and 4, Section G30. In addition to LID, comply with State and Local stormwater regulations.

**2.3.3 Energy Efficiency**

Incorporate energy efficiency in accordance with UFC 1-200-02, *High Performance and Sustainable Building Requirements*.

**2.3.4 Building Commissioning**

Provide commissioning to meet requirements identified in Section 01 91 00.15 *Building Commissioning, and UFC 1-200-02 High Performance and Sustainable Building Requirements.*

**2.3.5 Accessibility Requirements**

Provide barrier-free design in accordance with [UFC 1-200-01](http://www.wbdg.org/ffc/dod/unified-facilities-criteria-ufc/ufc-1-200-01) , DoD Building Code (G*eneral Building Requirements)*.

**2.3.6 Antiterrorism Criteria**

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NOTE: UFC 4-010-01, *DoD Minimum Antiterrorism Standards for Buildings* establishes standards that provide minimum levels of protection against terrorist attacks for the occupants of all DoD inhabited buildings. A DoD building is any building or portion of a building (permanent, temporary, or expeditionary) owned, leased, privatized, or otherwise occupied, managed, or controlled by or for DoD. DoD buildings are categorized within these standards as low occupancy, inhabited, primary gathering, high occupancy family housing, and billeting. See UFC 4-010-01, Appendix A for definitions.  
   
UFC 4-020-01, *DoD Security Engineering Facilities Planning Manual* presents a process for developing the design criteria necessary to incorporate security and antiterrorism into DoD facilities and for identifying the cost implications of applying those design criteria. Those design criteria may be limited to the requirements of the minimum standards (UFC 4-010-01), or they may include protection of assets other than those addressed in the minimum standards (people), aggressor tactics that are not addressed in the minimum standards or levels of protection beyond those required by the minimum standards. Discuss/consult with regional/base security personnel and antiterrorism officer (ATO) for possible considerations of an increased threat or level of protection beyond the scope of the minimum standards.  
   
RFP developer will designate facility occupancy in accordance with UFC 4-010-01.  
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NOTE: Refer to UFC 4-010-01 for exempt buildings. Low occupancy buildings and low occupancy family housing are exempt from the standard. See UFC 4-010-01, Section 1.9 for a complete list of exempt building types. If the building is exempt, keep and edit the first bracketed sentence and delete the remainder of the section. If the building is inhabited, primary gathering, billeting, or high occupancy family housing, delete the first bracketed sentence and edit the remainder of section.  
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[Facility will have an occupancy designated as [low occupancy family housing][low occupancy][insert other exempt category] and UFC 4-010-01 does not apply.]

[Design the facility to comply with UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings.][ and ][insert appropriate combatant command operations orders.]

Facility will have an occupancy designated as [inhabited][primary gathering][billeting][high occupancy family housing] and will require a [very low][low] level of protection in accordance with UFC 4-010-01.

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NOTE: If it can be determined that the building will be 3 stories or more, progressive collapse avoidance would be a design requirement. If it will be up to the Contractor to determine, delete the next two bracketed sentences.  
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[Facility will be less than 3 stories and will not be required to meet the progressive collapse avoidance standards.]

[Facility will be 3 stories or greater and will be required to meet the progressive collapse avoidance standards.]

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 NOTE: UFC 4-010-01 Appendix D provides antiterrorism standards for expeditionary structures. Insert the following statement if applicable.  
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[The facility is an expeditionary facility.]

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NOTE: The most cost-effective solution for mitigating explosive effects on buildings is to keep explosives as far as possible from them. Standoff distance must be coupled with appropriate building hardening to provide the necessary level of protection to DoD personnel. Standoff distance is defined as a distance maintained between a building or portion thereof and the potential location for an explosive detonation. The two limits for standoff are identified as conventional construction standoff distance which is the standoff distance at which conventional construction may be used for buildings without a specific analysis of blast effects, except as other wise required in UFC 4-010-01 and minimum standoff distance which is the smallest permissible standoff distance regardless of any analysis or hardening of the building.  
  
UFC 4-010-01 allows reduction of standoff from the conventional construction distance to the minimum distance. Any reduction below the conventional standoff distance requires hardening to mitigate the effects of explosives at the actual standoff distance to achieve the appropriate level of protection. Blast analysis is also required for windows and doors and may also be required for structural components or assemblies that are not listed in Table B-2 based on the assemblies in Table 2-3. Insert the appropriate impulse / pressure table based on the charge weight that applies to the design.  
  
Consider specifying a minimum standoff distance that is greater than the minimum in Table B-1. UFC 4-010-01 minimums may not be practical or cost effective for windows and doors or allow for future development of the site. Select either the second or third bracketed sentence.  
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Facility is [within][without] a controlled perimeter.

[Facility minimum standoff distance is [\_\_] meters [\_\_] feet from parking and roadways.]

[Facility minimum standoff distance: See UFC 4-010-01, Table B-1.]

Develop the site based on the requirements of UFC 4-010-01 [and] [*insert* appropriate combatant command operations orders]. Where conventional construction standoff distances are not available, the required level of protection can be achieved through analysis and building hardening based on the actual standoff distance. Blast analysis is required for all windows and doors and structural components and assemblies that are do not meet the conventional construction parameters in UFC 4-010-01,Table 2-3 or that are not listed in UFC 4-010-01, Table B-2. See the following table[s] for design impulse and pressure loading parameters.

[Charge Weight I Table]

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| RANGE | SHOCK FRONT VELOCITY | TIME OF ARRIVAL | INCIDENT PRESSURE AND IMPULSE  (0 DEGREE) | | REFLECTED PRESSURE AND IMPULSE(90 DEGREE) | | POSITIVE PHASE LOAD DURATION |
| M(FT) | M/SEC (FT/SEC) | M/SEC | KPA (PSI) | KPS-MSEC (PSI-MSEC) | KPA (PSI) | KPA-MSEC (PSI-MSEC) | (MSEC) |
|  |  |  |  |  |  |  |  |

[Charge Weight II Table]

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| RANGE | SHOCK FRONT VELOCITY | TIME OF ARRIVAL | INCIDENT PRESSURE AND IMPULSE  (0 DEGREE) | | REFLECTED PRESSURE AND IMPULSE(90 DEGREE) | | POSITIVE PHASE LOAD DURATION |
| M(FT) | M/SEC (FT/SEC) | M/SEC | KPA (PSI) | KPS-MSEC (PSI-MSEC) | KPA (PSI) | KPA-MSEC (PSI-MSEC) | (MSEC) |
|  |  |  |  |  |  |  |  |

**2.3.7 Cybersecurity**

Design, acquire and execute all control systems (including systems separate from management utility monitoring and control system) in accordance with UFC 4-010-06 *Cybersecurity of Facility-Related Control Systems* and as required by individual Facilities Engineering Command (FEC) or Installation implementation policy.

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NOTE: Cybersecurity is implemented to mitigate vulnerabilities to all DoD real property facility related control systems to a level that is acceptable to the System Owner and Authorizing Official. UFC 4-010-06 provides requirements for integrating cybersecurity into the design and construction of control systems. \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\***

Incorporate ICS Security Controls located in NIST 800-82, Appendix G, Table G-1. Design the project using UFGS 25 05 11, *Cybersecurity for Facility-Related Control Systems*. Incorporate elements of the NAVFAC Cybersecurity Hygiene Checklist into contract specifications by using SECTION 25 05 11, CYBERSECURITY FOR FACILITY-RELATED CONTROL SYSTEMS. CIO4 Point of Contact to be utilized in SECTION 25 05 11 is: [office code, usually CIO4, contact phone number, and address of NAVFAC CIO POC]. Submit Cybersecurity Plan and Cybersecurity Hygiene Report in accordance with SECTION 25 05 11."

*[Incorporate cybersecurity requirements into project facility control systems identified in:*

*[ESR D10, CONVEYING]*

*ESR D30, HVAC*

*ESR D50, ELECTRICAL]*

**2.4 Appropriate Design**

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NOTE: The preparer of the 1391 or the 1391 and the RFP will conduct a Market Study and Economic Analysis to determine the parameters for the project design. The Economic Analysis will include financing alternatives such as Milcon or a form of public-private venture. Make this decision prior to the issuing of the 1391, or the Contractor will include an offer of an alternative financing arrangement to the government as part of their proposal. The decision to use Milcon or BH public private venture acquisition is held at CNIC/NAVFAC and OPNAV/SECNAV level.**

**For Historic Projects include project specific information here for Historic Preservation or National Capital Planning Commission requirements in this paragraph. Coordinate this information with the submission requirements in Part 2 Section 01 33 10.05 20, Design Submittal Procedures, FC 1-300-09N, Navy and Marine Corps Design Procedures and UFC 3-810-01N, Navy and Marine Corps Environmental Engineering for Facility Construction.  
  
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**2.4.1 Market Study**

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NOTE: Here place the Market Study (or a link to the web-based document). The market study will discuss the local/regional design solutions and their impact on the development of the DoD Form 1391. Provide a description of the appropriate level of architectural refinement including building type, character, style, historic, and economic considerations, as based on the Market Study. Describe the special scale, exterior and interior finishes, materials, and level of trim that are required for architectural significance.  
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**2.4.2 Building Form and Exterior Appearance**

**2.4.3 Interior Finishes**

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NOTE: For Historic Projects  
   
Include project specific information here for Historic Preservation or National Capital Planning Commission requirements in this paragraph. Coordinate this information with the submission requirements in Part 2 Section 01 33 10.05 20, Design Submittal Procedures and FC 1-300-09N, Navy and Marine Corps Design Procedures.  
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NOTE: If a project-type UFC exists for this facility type, include the following sentence and insert the applicable UFC number and title.  
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The Government is interested in a best value proposal that supports the functional needs of the user and activity. The levels of quality and durability specified shall be responsive to the function, mission effectiveness, and cost effectiveness of a strategically important and high use military facility expected to provide many years of service.

Comply with UFC 4-721-10, *Bachelor Housing* for planning and design requirements for this project.

**2.5 Workflow Process**

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NOTE: Describe the use patterns of the occupants of the facility. Include the staffing and Hours of Operation.  
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**2.5.1 Hours Of Operation**

The building will operate its administrative functions and recreational amenities based on the custom of the local market. Access to the apartments will operate on a 24/7 basis.

**2.5.2 Staffing/Occupancy**

The number of occupants specified in the RFP are identified for programming purposes. Determine occupancy used to design building features, such as structural, egress, and plumbing fixtures as required in applicable building or life safety codes.

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NOTE: Table is Optional. Staffing could be described in words.  
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|  |  |  |
| --- | --- | --- |
| **Type of Occupancy** | **No. of Persons** | **Description of Activity** |
| Administration | 3 | Office Administration |
| Custodial | 2 |  |
| Maintenance - indoor | 1 |  |
| Maintenance - outdoor | 2 |  |
| Maximum Occupancy | 8 |  |

**2.6 Special Design Challenges**

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NOTE: Antiterrorism standards as referenced in UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings require setbacks based on Building Category. Editor to instruct D/B team that setback distances shall be indicated on the Site Layout Plan.  
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NOTE: If applicable, describe any special design challenges, including environmental engineering requirements. Identify the most difficult site and project specific issues in the design solution for this project. Note -These items could be used in the technical evaluation factors to evaluate the proposal.  
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NOTE: If phasing is a project requirement, especially where necessary to allow continuing operations of a facility, indicate phasing requirements here. Require Contractor to submit a detailed phasing plan with the design submittal for Government approval.  
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NOTE: For waterfront projects, provide the following detailed requirements if applicable:  
   
(1) Planned phasing to maintain existing wharf operation and designated construction access routes and construction areas during each phase; (2) Ordnance handling/ESQD restrictions during construction; (3) Waterway restrictions during dredging and other in-water construction; (4) Special geotechnical conditions (such as high seismic or high liquefaction potential) that are unique to the waterfront facility site, (5) Special conditions on existing waterfront facilities.  
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**2.7 Adaptability And Flexibility**

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NOTE: If required, describe any need for flexibility for change of use or any adaptability for future expansion.  
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[Though there will be no mobility impaired accessible apartments in the project, prepare [ %] [number] of the apartments on [the lowest] [each] floor to be adaptable for ABA Accessibility Standards mobility impaired units and [ %] number of apartments on each floor to be communication impaired units.]  
  
[Design the project so that there can be a future addition of [number] of apartments and POV parking spaces on the project site.