DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
WASHINGTON NAVY YARD
1322 PATTERSON AVENUE SE SUITE 1000
WASHINGTON NAVY YARD DC 20374-5064

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From: Commander, Naval Facilities Engineering Command
To: Distribution

Subj: CAPITAL IMPROVEMENTS BUSINESS LINE (CIBL) AND RESIDENT OFFICERS IN CHARGE OF CONSTRUCTION (ROICC) SUPPORT OF PUBLIC PRIVATE VENTURES (PPV)

Ref: (a) National Defense Authorization Act, FY 1996, PL 104-106, and 110 Stat. 186 "Subtitle A" – Military Housing Privatization Initiative
(b) NAVFAC Design Policy Statement 94-01 Barrier Free Accessibility Requirements, 26 May 1994 (Revised 1 June 1997)
(c) UFC 4-010-01, DoD Minimum Anti-Terrorism Standards for Buildings, 31 July, 2002
(d) UFC 3-600-01, Design: Fire Protection for Engineers for Facilities, 17 April 2003
(e) Policy for ROICC Involvement with Housing PPV Initiatives, 2 September 1999

1. This letter provides policy guidance for CIBL and ROICC support of PPV. This document is applicable to CONUS Family and Bachelor Housing projects only.

2. In reference (a), Congress authorized a competitive process to acquire Military Housing through private developers that the Department of the Navy (DON) refers to as PPV. Congress intended PPV as an alternative to normal military construction procurement to leverage scarce resources through private sector participation and construction according to "community standards." NAVFAC will accomplish the construction, replacement, or improvement of Family Housing through the use of PPV in compliance with statutory requirements. The Navy intends to pursue Bachelor Housing privatization on a pilot basis.

3. NAVFAC uses a 2-Step Request For Qualifications/Request for Proposal (RFQ/P) process for its PPV. The NAVFAC HQ Special Venture Acquisition (SVA) team with support of the CIBL will develop a template RFQ/P.

a. Each Project Specific RFQ/P will be developed by the SVA/EFD project team with support from the appropriate Field Division CIBL to include site-specific requirements for the design, construction, renovation, management, operations, and financing.

b. EFD CIBL will assist in the technical review of proposals to verify compliance with the RFQ/P.

4. PPV must comply with nationally recognized private industry standards, including state, local, and municipal codes and standards, but they are not subject to typical military design or construction criteria (Unified Facility Criteria), standards, and specifications (Unified Facilities

Guide Specifications), except as noted herein or directed by higher authority. The EFD CIBL team will ensure that each project complies with the following DON requirements:

a. Accessibility. Proposals shall comply with Uniform Federal Accessibility Standards (UFAS) and Americans with Disabilities Act Accessibility Guidelines (ADAAG) to the extent that whichever provides the greatest accessibility will govern. ADAAG information may be found at http://www.access-board.gov/adaag/html/adaag.htm. In addition, NAVFAC Design Policy Statement reference (b), requires the following:

(1) Family Housing construction and improvement projects will be planned to satisfy each Activity's overall requirement of a representative 5% of all non-billet-specific housing being accessible/adaptable.

(2) Spaces in Bachelor Housing that are open to the public, civilian staff, or visitors will be barrier free. For apartments of Transient Party personnel, projects will be planned to satisfy each Activity's overall requirement of a representative 5% of all non-billet specific housing to be accessible. Apartments of able-bodied, Permanent Party personnel do not require accessibility provisions.

b. Anti-Terrorism Force Protection. Currently, proposals must comply with reference (c), UFC 4-010-01, DoD minimum Anti-Terrorism Standards for Buildings. However, ASN is currently reviewing the applicability of reference (c) for privatization projects. Therefore, contact NAVFAC SVA for most current policy before releasing the RFP. UFC 4-010-01 may be obtained from http://criteria.navfac.navy.mil. Select "Public Private Ventures."

c. Fire Protection. Proposals shall provide appropriate fire protection for multi-family construction and bachelor housing construction in accordance with reference (d), UFC 3-600-01, Design: Fire Protection Engineers for Facilities. The UFC may be obtained from http://criteria.navfac.navy.mil. Select "Public Private Ventures."

d. Energy Efficiency. Proposals shall meet Energy Star (Labeled Homes) Standards as described at http://www.energystar.gov/.

5. The EFD CIBL should also coordinate with EFD Real Estate for resources during the Resource Allocation Plan process.

6. The DON will work closely with the Prospective Business Partner during exclusive negotiations to resolve any non-compliance with the RFP requirements. Similarly, the Partners will agree on the lease, environmental, management/operations, asset management, and transition, which are formalized in the Business Documents. Our Business Partner will be

responsible for coordination with local officials regarding code compliance, permits, inspections, taxes, and municipal services. PWO/ROICC involvement is described in reference (e).

7. For clarification or additional information related to the PPV process, please contact Mr. Rick Flansburg at the NAVFAC SVA Office. Mr. Flansburg may be reached at 202-685-0508, or FlansburgRD@navfac.navy.mil.

8. For clarification or additional technical information related to criteria, specifications, codes and standards, please contact Mr. David M. Young, R.A. at the NAVFAC Engineering Innovation and Criteria Office (EICO). Mr. Young can be reached by e-mail to YoungDM@efdlant.navfac.navy.mil or 757-322-4200.

JAMES W. WRIGHT, Ph.D., P.E.
Chief Engineer
& Director of Capital Improvements

SCOTT D. FORREST
Director, Special Venture Acquisition

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