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Enhanced Use Lease  
South Depot Annex Site  
Naval Support Activity, Norfolk

Questions and Answers to be Posted on Project Website

1. Q. Does the Navy require the selected offeror to provide the Navy with 10 acres of emergency parking during heightened security circumstances?  
  
A. The leasing of Site B would require the selected offeror to provide, at the offeror's cost, eight acres of replacement parking for Navy use during heightened security circumstances when/as determined by the Navy. The leasing of Site A would require the selected offeror to provide, at the offeror's cost, two acres of replacement parking for Navy use during heightened security circumstances when/as determined by the Navy. Replacement parking must meet the requirements set forth in Section 1.3.4 and Appendix D-2 of the RFQ.
  
2. Q. Will the selected offeror for Site C be required to relocate the Defense Reutilization and Marketing Office (DRMO) at the offeror's expense?  
  
A. Yes. The selected offeror/lessee of Site C will be responsible, at its cost, for meeting the relocation requirements set forth in Appendix D-1, and elsewhere, in the RFQ, regardless of whether the selected offeror's relocation plan entails leasing replacement facilities for DRMO, acquiring existing facilities to be used as replacement facilities for DRMO, or constructing new replacement facilities for DRMO. The relocation requirement includes the selected offeror's responsibility for the cost of relocating DRMO's personnel property and equipment, including but not limited to excess and surplus Government property under DRMO custody, from Site C to the replacement facilities provided by the selected offeror.
  
3. Q. Are the selected offeror's satisfaction of the DRMO relocation requirements and/or the provision of emergency parking set forth in the Request for Qualifications considered a component of the in-kind consideration due the Navy for use of the leased premises?  
  
A. No. The selected offeror's satisfaction of the relocation requirements set forth in Appendices D-1 and D-2, and elsewhere, in the RFQ, is not a component of the in-kind consideration due the Navy for use of the leased premises.

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4. Q. Does rail access currently exist to the offered Sites?
- A. Rail access to the offered Sites does not currently exist. Operational rail facilities do exist on the adjoining Norfolk International Terminals. The selected offeror would be solely responsible for determining whether NIT will or will not provide or permit rail access to the Navy Sites.
5. Q. Is there direct access to the offered Sites from a public road or street or is the only access to the offered Sites via a guarded gate?
- A. Site A adjoins Hampton Boulevard but does not have an existing driveway connection with Hampton Boulevard. The installation of a driveway connection to Hampton Boulevard will require prior approval by the City of Norfolk. The selected offeror shall be solely responsible for obtaining such approval.
- Sites B and C do not adjoin Hampton Boulevard. Access from Hampton Boulevard to Sites B and C is currently provided by Leutze Boulevard, a Navy-owned street. Leutze Boulevard is not currently gated but could be gated in the future. If subsequently gated, entry by the selected offeror onto Sites B and C would entail Navy issuance of personnel and vehicle passes and the prior screening of entrants. Leutze Boulevard is also subject to closure by the Navy, or the imposition of other access limitations, during heightened security circumstances. Alternate access to Sites B and C would require the selected offeror to obtain rights of ingress and egress from the owner of the adjoining property, Norfolk International Terminals. Appendix G to the RFQ outlines other access restrictions pertaining to the offered Sites
6. Q. Will the Navy lease require accommodations for emergency shut-downs?
- A. The property would be leased under the authority of Title 10, United States Code, Section 2667. A copy of the statute is available at the EUL project website: [www.navyeul.com/projects/sda](http://www.navyeul.com/projects/sda). The statute provides that the Secretary of the Navy shall have the right to revoke the lease at any time, unless he/she determines that the omission of such a provision will promote the national defense or be in the public interest. It is anticipated that the lease will reserve unto the Navy the rights to terminate the lease and/or temporarily deny or restrict access to the leased premises when and as determined necessary by the Secretary of the Navy during war, national emergency or emergency circumstances. If a future termination or partial termination of the lease would be necessary, or if a temporary denial and/or restriction of access to the leased premises would be necessary, the lease terms that would have been negotiated between the Navy and the lessee would control.

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7. Q. Do Anti-Terrorism Force Protection (ATFP) requirements apply to the Sites offered for leasing?

A. The selected offeror will be required to fence off the leased EUL Sites from the remainder of the SDA area. In addition to the fencing a twenty (20) foot wide clear zone shall be established and maintained by the selected offeror on the leased EUL Sites along the perimeter fence line separating the EUL Sites from the Navy-retained remainder of the SDA area. The construction, storage, or placement of any materials or property, including but not limited to vehicles and storage containers, shall not be allowed within the clear zone.

The fencing that is adjacent to the remaining Navy property would become part of the Navy's perimeter fence and must meet Navy and ATFP standards. The selected offeror may also choose to install interior fencing within the leased Sites. The sections of fencing that are not adjacent to the Navy property would not have to meet ATFP or clear zone requirements. Other than the perimeter fencing and the clear zone requirements, ATFP requirements do not apply to the lessee's own facilities located on the EUL Sites.

8. Q. Where can information regarding Navy and ATFP standards for perimeter fencing be found?

A. Information on ATFP and Navy standards for perimeter fencing separating the EUL Sites from the Navy-retained remainder of the SDA area can be found at [http://www.wbdg.org/ccb/browse\\_cat.php?o=29&c=4](http://www.wbdg.org/ccb/browse_cat.php?o=29&c=4) and in Military Handbook MIL HDBK 1013/10.

9. Q. Is it required to submit a partnership agreement when the offeror is a wholly owned subsidiary of a parent company?

A. No. Submission of a partnership agreement is required only if a joint venture is being proposed.