

City of New Orleans, Louisiana
Request for Proposals
RFP No. 2188-01249
BRAC Redevelopment of NSA “East Bank”

March 30, 2012

Request for Proposals: The City of New Orleans desires to obtain a developer/developer team to redevelop the Naval Support Activity site located at 4400 Dauphine Street, New Orleans, LA. As provided below, and incident to City Charter Section 6-308(5) and Executive Order MJL 10-05, it requests proposals from experienced firms to provide the needed services.

Instructions: Applicants shall submit the following to the *Bureau of Purchasing* directed Attention: Chief Procurement Officer (CPO), 1300 Perdido St., Suite 4W07, New Orleans, Louisiana 70112, 504-658-1550, not later than **June 29, 2012 at 4pm CST**:

- a. Offeror shall provide six signed hardcopies of the proposal in a sealed envelope, marked **BRAC Redevelopment of NSA “East Bank”** and one (1) digitally signed proposal on a CD or Flash Drive, in Microsoft Word format or as a PDF file, marked **BRAC Redevelopment of NSA “East Bank”**
- b. Offer or shall provide a signed cover letter including the company’s name, address and primary contact for the proposal. The primary contact information shall include submitter name, telephone, and email address.

Proposals should clearly demonstrate the applicant’s qualifications to perform the needed services and attend all factors applicable in a professional relationship. Proposals should include detailed resumes or curricula vitae for the principals performing the services. Copies of the solicitation and related information are available from the City’s purchasing website at www.purchasing.nola.gov.

Please Note: Additional Existing Conditions Reports may be obtained by contacting Nathaniel Celestine at ncelestine@nola.gov

The City will not accept proposals submitted by fax. All proposals **must be received** by the City on or before the Delivery Deadline. The City will not accept proposals delivered after the deadline. The City will not credit delivery claims not clearly documented by original receipt.

Anticipated Proposal Timetable:

EVENT	DATE
Issue RFP	March 30, 2012
Information Meeting and Tour of Site 8:00 a.m. to 1:00 p.m.	April 24, 2012
Deadline for submittal of questions	May 8, 2012
Responses to questions issued by City	May 22, 2012
Proposal due, including \$25,000 filing fee (refundable to unsuccessful offerors)	June 29, 2012
Selection Committee Meeting	July 17, 2012
Oral Presentations	July 31, 2012
Technical Review Team Report Submitted to Selection Committee	August 14, 2012
Selection Committee Meeting	August 21, 2012
Notification of Award	August 23, 2012

If the City identifies a likely service provider, it may negotiate a final agreement with the provider and fix the relationship by Professional Services contract. The contract will contain the standard City provisions shown in Attachment “B” and the “Disadvantaged Business Enterprise” (“DBE”) provisions shown in Attachment “C.” The selected provider shall execute a Convicted Felon Affidavit in accordance with Section 2-8(c) of the Code of the City of New Orleans, a copy of the affidavit is attached hereto as Attachment “E”.

Proposals **MUST** contain the following statement signed by the applicant or its authorized representative, **“By responding to this RFP, respondent agrees to the City’s Required Contract Provisions as provided in Attachment “B” and therefore waives any future right to contest the required provisions.”**

1. Services Needed: Attachment “A” describes the needed services.
2. Selection Committee: The Chief Procurement Officer must establish Selection Committees with relevant subject-matter expertise in reviewing and evaluating responses to a solicitation. Each response to a solicitation for the award of a professional service must be evaluated by a committee of five individuals consisting of:
 - The manager of the User Entity requesting the service, or his designee;
 - The First Deputy Mayor-Chief Administrative Officer, or his designee;
 - The employee who will manage and monitor the contract;
 - A professional from within local government who possesses expertise in the relevant field; and
 - The Chief Financial Officer or his designee.
3. Selection: The City will select an applicant according to the procedures described in Executive Order MJL 10-05. The Selection Committee will first evaluate and rank responsive Proposals on the following selection Technical criteria and weighting factors listed below. A Proposer may receive the maximum percentage, a portion of this score, or no percentage at all, depending upon the merit of its proposal, a judged by the Selection Committee in accordance with:

SELECTION CRITERIA:

<u>WEIGHT</u>	<u>EVAULATION CRITERIA</u>
<u>20%</u>	Relevant Experience
<u>20%</u>	Consistency of Proposed Project with City’s Goals and Objectives
<u>20%</u>	Business Offer
<u>20%</u>	Feasibility of Proposed Project
<u>5%</u>	Maintenance of an office, residence or domicile in Orleans Parish, to the extent permitted by law
<u>15%</u>	Willingness to promote full and equal business opportunities in accordance with the City’s State-Local Disadvantaged Business Enterprise Program

Due to the complexity of this project, the City will engage a third-party consultant to conduct an analysis of each proposal. The results will be provided to the Selection Committee to use as an additional tool in the selection process.

This particular RFP does not have a Price Proposal component for consideration, because the Offeror(s) are expected to provide a funding proposal as part of the submission. **The City of New Orleans does not have funding available for this project.**

Shortlist

The City at its sole discretion may recommend a selection of Respondents for a short list based on the overall ranking.

During the review of any Submission, the Selection Committee and/or the Technical Review Team may:

- conduct reference checks relevant to the Project with any or all of the references cited in a Submission to verify any and all information, and rely on or consider any relevant information from such cited references in the evaluation of Submissions;
- seek clarification of a Submission from any or all Respondents and consider such supplementary information in the evaluation of Submissions; and
- request interviews/presentations with any, some or all Respondents or Team Members to clarify any questions or considerations based on the information included in Submissions during the evaluation process, and consider any supplementary information from interviews/presentations in the evaluation.

4. Ownership: All proposals and all documentation submitted therewith are City property for all purposes. Applicants will clearly mark documents or information claimed exempt from public records disclosure and specifically justify the exemption. The City will not credit any blanket exemption claims lacking specific justification. The City does not guarantee the confidentiality of submissions.

5. Fees and Costs: Respondents should provide an explanation as to how much it proposes to charge the City to provide the needed services. The explanation should include any and all professional fees and/or costs associated with providing the services.

6. Effect: This Request for Proposals and any related discussions or evaluations by anyone create no rights or obligations whatsoever. The City may cancel or modify this solicitation at any time at will, with or without notice. Anything to the contrary notwithstanding, the Professional Services contract executed by the City and the selected applicant, if any, is the exclusive statement of rights and obligations extending from this solicitation.

7. Point of Contact: All correspondence and other communications regarding this procurement should be directed to the attention of: Nathaniel Celestine at ncelestine@nola.gov.

The Bureau of Purchasing will issue a response to any inquiry if it deems it necessary, by written addendum to the Solicitation, posted on the City's website, and issued prior to the Solicitation Due Date & Time. The Proposer shall not rely on any representation, statement or explanation other than those made in this Solicitation document or in any addendums issued. Where there appears to be a conflict between this Solicitation and any addendum issued, the last addendum issued will prevail.

From the time of advertising, and until the final award, there is a prohibition on communication by Proposers (or anyone on their behalf) with the City's staff and elected officials. This does not apply to oral communications at Pre-Proposal conferences, oral presentations before evaluation committees, contract

negotiations, or communications in writing at any time with any City employee or elected official regarding matters not concerning this Solicitation.

8. Proposal Review In accordance with the Mayor’s Executive Order. MJL-10-05, the review committee will evaluate each proposal submitted. The City will make every effort to administer the proposal process in accordance with the terms and dates discussed in the request for proposal. However, the City reserves the right to modify the proposal process and dates as deemed necessary.

The City may request an online demonstration of specific vendors’ solutions prior to the proposal review completion date. Vendors should be prepared to provide such a demonstration in a timely fashion.

9. In-Process Technical Review: Contractor’s performance of the Work shall be subject to in-process technical review by the City’s Technical Representative or such other person(s) as may be designated in writing by (City Agency) provided such actions are not unreasonable and does not interfere with the progress of the work.

10. Required Attachments: **Proposers are required to complete the following Attachments and submit along with their Proposal:**

- 1) Attachment “C” **FORM DBE-1 and EVIDENCE OF BEST EFFORTS**
- 2) Attachment “D” **CITY OF NEW ORLEANS CONFLICT OF INTEREST DISCLOSURE AFFIDAVIT**

All other Attachments are supplied by the City as information or are required prior to obtaining a contract:

- Attachment “E” Identification of Subcontractors
- Attachment “F” Tax Clearance Certificate
- Attachment “G” List of Building NSA East Bank

FAILURE TO COMPLETE THE REQUIRED ATTACHMENTS COULD RESULT IN THE DISQUALIFICATION OF A PROPOSAL.

**City of New Orleans, Louisiana
Request for Proposals
RFP No. 2188-01249
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Attachment “A”

NEEDED SERVICES

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SECTION 1.0: OVERVIEW

1.1. Authority

The purpose of this Request for Proposal (RFP) is to identify, select and engage a qualified and capable firm or firms to develop the proposed reuse of the Naval Support Activity (NSA) “East Bank” New Orleans site located at 4400 Dauphine Street, New Orleans, LA.

NSA New Orleans “East Bank” has been designated for closure under the Base Realignment and Closure Act (BRAC) of 2005. According to the *Base Redevelopment and Realignment Manual* published March 1, 2006 by the Department of Defense (DoD), the base closure and realignment process is subject to a variety of federal real property and environmental laws and regulations, along with volumes of implementing guidance.

The Naval Support Activity New Orleans “East Bank” was recommended for closure by the 2005 Base Closure and Realignment Commission. The property will be disposed of by the Department of Defense pursuant to the Defense Base Closure and Realignment Act of 1990, as amended (title XXIX of Public Law No. 101-510, 10 U.S.C. 2687 note), and applicable Department of Defense regulations and procedures.

1.2. The New Orleans Advisory Task Force (NOATF)

The City of New Orleans has been recognized by the Department of Defense as the Local Redevelopment Authority for the redevelopment of the NSA New Orleans “East Bank” site. The New Orleans Advisory Task Force (NOATF), created by a Mayoral Executive Order, has served as the primary link between the DoD, the installation, the City of New Orleans, the community, and the Federal and State agencies for all base closure matters. The NOATF has been the sole entity responsible for identifying local redevelopment needs and preparing a redevelopment plan to provide guidance to the Military in disposing of the property. The NOATF acts in an advisory capacity only. Final decisions are made by the Mayor of the City of New Orleans and the Council of the City of New Orleans when appropriate. In this context, the term “redevelopment plan” means a plan that: (1) represents local consensus of the redevelopment with respect to the installation and (2) provides for redevelopment of the property that becomes available because of the installation closure or realignment.

1.3. Goals

The Reuse planning process to date has incorporated the following goals:

- Develop a plan that will enhance the local economy and increase local tax revenues.
- Develop a plan that will replace and/or increase civilian jobs and payroll.
- Develop a plan that preserves and protects the unique character of the City of New Orleans.
- Develop a plan that embraces the guiding principles of the Unified New Orleans Plan and other recovery planning efforts.
- Build community support and excitement through an open planning process.
- Strive to be responsive to the social needs of the local community.
- Carry out the planning process in a timely manner.
- Incorporate economic feasibility, financial feasibility, and appropriate environmental standards.
- Capitalize on opportunities and remain flexible throughout the process.

1.4. Overview of Installation

NSA “East Bank”, New Orleans, LA consists of approximately 19.66 acres of land (including easements) located near river mile 92.8 on the East Bank of the Mississippi River in the City of New Orleans in Orleans, Parish, Louisiana. The topography of the site is relatively flat, with elevations varying between zero and ten feet above the mean sea level. The station is bounded by residential housing on the west and north, the Inner Harbor

Navigation Canal on the east, and the Mississippi River on the South. The site is located within the 100-year floodplain.

There are 51 Structures at the “East Bank” station (see Appendix “M”), identified by building numbers assigned by the Navy. Three six-story buildings dominate the station. Each of these three main buildings contains over one-half million square feet of floor space. The land and the three buildings were originally developed in June of 1919 for the U. S. Army Quartermaster Corps for use as a general depot during World War I. The buildings were used by the U. S. Army Quartermaster Corps until February 1931 when Buildings 601 and 602 were leased to the Board of Commissioners, Port of New Orleans. During World War II the official station title became the New Orleans Port of Embarkation. In 1955, it was named the New Orleans Army Terminal. In 1965, the name was changed to the New Orleans Army Base. In June 1966, the New Orleans Army Base was transferred to the United States Navy by congressional action. In July 1966, the property was designated by the Department of Defense as the Naval Support Activity to reflect the changing mission of the station.

1.5. Reuse Plan

NOATF, on behalf of the City of New Orleans, finalized a reuse plan identifying potential uses of the site September 30, 2009. The reuse plan can be found at www.nola.gov, key word **NOATF**. This preferred reuse plan has been developed with more detail focusing on disaster management, response and recovery. The concept is outlined in the highest and best use study, attached as Appendix “E” and made part of the RFP and referred to herein as the “conceptual reuse plan.”

The conceptual reuse plan for the NSA East Bank was developed using the prescribed process outlined by Base Realignment and Closure law, and included input from the surrounding neighborhoods. The preferred plan designates the property as an Emergency Operations Center for the development of: temporary hurricane shelter services, emergency preparedness, pre-disaster mitigation, post-disaster mitigation, recovery research with everyday uses for non-profit disaster related agencies and training, mixed use with commercial real estate development, limited retail development with a focus on a grocery store to serve the surrounding community, and sustainable growth-related business development. Potential use of the facility by City agencies such as the New Orleans Police Department, New Orleans Fire Department, New Orleans Emergency Medical Services, etc. must be considered as part of the redevelopment options.

This new “Mixed Use District”, created by the City’s new Master Plan and Comprehensive Zoning Ordinance, includes the recommendations from the community and various agencies consulted during the course of the NSA East Bank Redevelopment Study. This plan proposes to rehabilitate the existing historic buildings into net-zero energy efficient facilities and will incorporate green building design features. The result will be a sustainable project.

1.51 Primary Objectives of the Reuse Plan

The primary objectives of the redevelopment are job creation and increasing the tax base for the City of New Orleans. The goal of the City of New Orleans, in conjunction with the Naval Support Activity Advisory Task Force is to plan for and implement the successful redevelopment of the NSA New Orleans “East Bank” site in a manner that will benefit and best serve the New Orleans community specifically and the region as a whole while creating a state of the art facility which will be a resource for the entire Gulf Coast Region.

The conceptual reuse plan identifies a mixed-use development as the preferred scenario. Offerors should refer to the Reuse Plan to determine all possible development alternatives. The Reuse Plan can be reviewed at www.nola.gov, keyword **NOATF**.

1.5.2: The Site

The site includes the following assets:

- 19.66 acres of land, including easements
- 51 structures with a total of 1,607,067 SF, including 3 main buildings (#601, #602, #603)
- 1,000,000 SF of existing air conditioned office space
- Parking available for 1,800 cars at ground level and 1,100 spaces available in Building 602
- Above ground gas station
- Above ground diesel tanks for emergency generators
- Recreational facilities including track, two basketball courts, a tennis court, a volleyball pit, three racquetball courts, and a parade ground/recreation field.
- Approximately 1.5 acres of the site will be provided to Unity of Greater New Orleans to develop permanent supportive housing for the homeless. Successful Offeror has the following alternatives with respect to this component of the project: a) incorporate the supportive housing element into the redevelopment plan, b) provide at no cost a comparable site with respect to size and condition, proximity to public and private transportation, density and zoning, availability of utilities, and safety; or c) provide a cash payment to the homeless service provider in an amount acceptable to the Offeror and the homeless service provider that will allow the permanent supportive housing development to be located at an alternative site.
- **Please Note:** Additional Existing Conditions Reports may be obtained by contacting Nathaniel Celestine at ncelestine@nola.gov

SECTION 2.0: ROLES AND RESPONSIBILITIES

The redevelopment of NSA “East Bank” will be a public/private partnership between the selected developer(s) and the City of New Orleans. It is envisioned that an Exclusive Negotiating Agreement (ENA) will be executed that will provide a period of time to undertake site evaluations, any additional environmental review and incentives, negotiate business terms, and prepare/execute a Disposition and Development Agreement(s) (DDA), which will govern the conveyance and redevelopment of the property.

2.1 Role of Developer(s)

The developer(s) role will include, but not be limited to, the following:

- Enter into an Executive Negotiating Agreement (ENA) with the City, which will enable the Developer to proceed with its due diligence and negotiations with the City, as well as, attracting private businesses and disaster management to the site;
- Negotiate a Disposition and Development Agreement (DDA) with the City, which will include business terms for the conveyance of the property, a development program, Developer obligations, City obligations, and a schedule of performance for acquiring the site, securing funding, starting construction, completing affordable housing, etc;
- Fund 100% of predevelopment expenses associated with the Project, including but not limited to negotiating and preparing the ENA and DDA, funding on-site security, utilities, and fence maintenance costs, funding any studies needed, funding environmental insurance premiums, if required, funding of Local Redevelopment Authority functions before and during development;

- Serve as the lead partner with respect to planning, designing, building, and operating an international disaster management facility; serve as lead in attracting and securing public/private/non-profit entities as tenants;
- Incorporate energy efficiency and sustainability as key components of the development with a potential goal of LEED Platinum certification and/or net zero energy efficiency.
- Evaluate the existing use permit, environmental impact report (EIR), and other documents relevant to redevelopment of the site;
- Submit to the City any requested changes to the Project;
- Coordinate development options with existing and prospective adjacent uses including the MARAD Ready Reserve layberth vessel operations, Port of New Orleans cargo operations, and Reinventing the Crescent Downriver Parks. Access to future cruise terminal operations on the adjacent wharf and potential cruise terminal parking in Building 602 should be included as part of the redevelopment plan;
- Secure any Local, State, or Federal incentives for the Project;
- Outline the ability of the Offeror to secure financing for the Project (est. \$250MM); eligible for New Market Tax Credits, State and Federal Historic Tax Credits, Enterprise Zone, Property Assessment Clean Energy Bonds, Energy Tax Credits, etc.; Secure and fund environmental PLL insurance to protect the interests of the City of New Orleans and the Developer;
- Coordinate with the City of New Orleans in selecting tenants for the facility;
- Demolish some of the existing improvements pursuant to the final approved redevelopment plan;
- Responsible for all necessary environmental remediation and related costs;
- Provide public amenity improvements as negotiated with the City of New Orleans, including possible tenancy by City functions (i.e., NOPD, NOFD, EMS, etc.);
- Coordinate payment for all utilities and support services from NSA “East Bank” New Orleans or outside providers used in the operation and management of the newly developed facilities ;
- Incorporate Safe Haven accommodations (5,000-8,000 capacity) into the development in compliance with FEMA 361 guidelines; and
- Maintain the facility during the ENA period and throughout the project development, using a full-time project manager on-site and additional staff or contractors as necessary, including but not limited to on-site security; maintenance of facilities systems (HVAC, electrical, plumbing, etc.); grounds maintenance (grass cutting, fence repair, etc.); keep HVAC systems operating to prevent mold growth or other adverse activity that would negatively affect the property; and be responsible for all costs associated with these activities.

2.2 Role of City

- Provide access to incentive documents and all available site information;
- Provide information on city fees, standards, and regulations;
- Negotiate ENA and DDA with selected developer;

- Process incentives and permits in expedited manner consistent with an overall project schedule that the City shall approve;
- Assist in identifying and pursuing available local, State and Federal loans and/or grants; including acting as the Applicant for grants which require a public sector entity as Applicant;
- Occupy 250,000 sq. ft. in Building 601 of the facility with City operations and functions.

SECTION 3.0: SCHEDULE AND INFORMATION MEETING/SITE TOUR

3.1 Schedule

EVENT	DATE
Issue RFP	March 30, 2012
Information Meeting and Tour of Site 8:00 a.m. to 1:00 p.m.	April 24, 2012
Deadline for submittal of questions	May 8, 2012
Responses to questions issued by City	May 22, 2012
Proposal due, including \$25,000 filing fee (refundable to unsuccessful offerors)	June 29, 2012
Selection Committee Meeting	July 17, 2012
Oral Presentations	July 31, 2012
Technical Review Team Report Submitted to Selection Committee	August 14, 2012
Selection Committee Meeting	August 21, 2012
Notification of Award	August 23, 2012
City attorney and outside Counsel negotiate ENA	September 30, 2012

3.2 Information Meeting and Site Tour

City staff will host an information meeting and site tour, currently scheduled for April 24, 2012 at 8:00 a.m. Attendance must be confirmed by contacting Nathaniel Celestine at ncelestine@nola.gov. A presentation regarding the project will be provided and there will be an opportunity for interested development team members to meet and discuss the project. All Offerors interested in submitting a proposal are strongly urged to attend.

SECTION 4.0 SUBMISSION REQUIREMENTS

Teams must submit a complete package in order to be considered. The package, excluding the information requested in item numbers 6, 7, and 8 below, should be a maximum of ninety (90) pages total. The ideal submission package identifies each of the sections below, as provided for in section 4.3 (Submittal Organization).

4.1 Provisions

Each Offeror is required to comply with the following instructions while developing their proposal submittal. Where instructions conflict and no order of precedence is specified, the most stringent requirement applies. A reference to, or direction to comply with, a particular paragraph shall include, as appropriate, all subparagraphs there under. Oral explanations or instructions given before the signing of the ENA and DDA will not be binding. In the event of any conflict between any representations and the contents of this RFP, the RFP shall prevail. Any written information concerning the proposal given to any prospective Offeror will be furnished promptly to all other prospective Offerors. If the information is necessary in submitting proposals or if the lack of it would be

prejudicial to any other prospective Offeror, the information shall be furnished as an amendment to the proposal (refer to Section 6.0 – Limitations and Waivers). By submitting a proposal, Offeror agrees to provide non-discrimination and Civil Rights assurances if applicable. Additional provisions that the Offeror should note include:

- The information provided by Offeror may be used by City of New Orleans and its consultants to conduct a comprehensive background and credit check.
- The Offeror may provide the facilities and services to City of New Orleans as agreed upon in the ENA and DDA either directly or through concession agreements or other agreements that have been reviewed and accepted by City Of New Orleans.
- The right is reserved, at the interest of City of New Orleans, that City of New Orleans may reject at any time any and all proposals, may select more than one Offeror, may waive any informality in proposals received, and may accept or reject any items of any proposals unless such proposal is qualified by specific limitation.
- The Offeror may joint venture with another developer(s). A submission from a joint venture shall include the documentation as stated in Section 4.4.2.

4.2 Notice of Oral Presentations

If City Of New Orleans determines that the Offeror’s written submission is within a competitive range, at the discretion of the City of New Orleans, the Offeror may be invited to make an oral presentation to the City and its advisors. An oral presentation shall be limited to no longer than 30 minutes. During the oral presentation, the Offeror should be prepared to provide information concerning any aspect of the written submittal that was submitted to City of New Orleans. Offerors should be prepared to provide a pictorial representation of the project concept through the use of a rendering, sketch, photomontage, or other type of graphic media. The visual media will be used for illustrative purposes only and is not expected to be an exact or detailed representation of the project concept. Note that the oral presentation is not an opportunity to present aspects of the project not already included in the written submittal. At the conclusion of the oral presentation, the Offeror should plan on approximately 30 to 45 additional minutes to respond to questions from City of New Orleans and its advisors.

City of New Orleans will provide a room and seating for approximately 25 people to accommodate Offerors’ oral presentations. A display screen will also be provided. The Offeror will provide any overhead projector, LCD data projector and/or laptop required for its presentation. The Offeror must set up and remove the equipment itself. The Offeror must bring ten (10) complete sets of all overheads and any other handouts to the oral presentation. The time and date for this presentation will be scheduled individually with the Offeror after the written submittal has been submitted and evaluated.

4.3 Submittal Organization

The Offeror’s written submission shall consist of a single original document and ten (10) copies with the sections below clearly labeled. Please stamp the original as such on all pages. In addition, Offeror shall provide an electronic copy of all submittal materials in .pdf format. The sections constitute the factors that will be evaluated, with each section weighted equally. Section I will not be evaluated.

Table 4.1: Submittal Organization Requirements

Section	Description of Factor	Page Limit (8.5” x 11”)
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Table 4.1: Submittal Organization Requirements		
Section	Description of Factor	Page Limit (8.5" x 11")
I	Executive Summary	5 pages
II	Composition of Developer, Development Team and Organization Chart	10 pages
III	Proposed Approach to Project and Development Program	10 pages
IV	Property Maintenance/Management	10 pages
V	Proposed Financing Plan	8 pages
VI	Marketing Plan	10 pages
VII	Experience in Community and Stakeholder Relations	5 pages
VIII	Project References	10 pages
IX	Developer Background	10 pages
X	Financial Qualifications	7 pages
XI	Dispute Resolution	10 pages
	TOTAL	90

NOTES:

- Any pages exceeding the limits set above will be destroyed and not evaluated. Supporting data such as mandatory forms, resumes, organizational charts, financial statements, *pro formas*, cost estimates, engineering calculations, photos, drawings and catalog cuts do not count against the page limits indicated above. These documents must be appropriately referenced in the main body of the submittal and must be relevant to the project.
- All sections should be submitted on the same CD ROM.
- All sections of the Proposal will be provided in a twelve (12) font size or greater.

Each Offeror shall clearly mark all information that is proprietary and not releasable to the public as proprietary. This information shall be returned to the Offeror if it is not selected or destroyed by the City of New Orleans and its advisors at the end of the Evaluation Committee.

4.4: Required Factor Submission Information

In review of the response to this RFP, Offerors will be evaluated on the basis of responses to the following sections, in no specific order of importance. These factors comprise the minimum compliance with City of New Orleans’s goals and must be submitted in order for the submissions to be considered complete. It is the desire of City of New Orleans that each Offeror attempt to exceed the minimum requirements wherever possible. City of New Orleans reserves the right to evaluate and select one or more Offeror(s) that is/are most advantageous overall to City of New Orleans.

4.4.1: Section I - Executive Summary

A five–page summary highlighting the Developer’s qualifications, experience, and development proposal. The letter should clearly identify all of the team members and their roles as well as indicate the person who will serve as principal point of contact/project manager with the City and be authorized to make representations on behalf of the entity. Please indicate the percentage of time that the project manager will dedicate solely to the NSA “East Bank” development, if selected.

4.4.2: Section II - Composition of Developer, Development Team and Organization Chart

The narrative description should include the following:

- Anticipated legal structure of Offeror (whether a corporation, a nonprofit or charitable institution, a partnership, a limited liability company, a business association or a joint venture) indicating jurisdiction under whose law Offeror is organized and operating, and a brief history of Offeror's organization and its principals.
 - If the Offeror is a corporation, provide the following: 1) Articles of Incorporation and by-laws; 2) Names and addresses of officers and participating principals; 3) Corporate resolution authorizing the proposed transaction; and 4) Summary of Corporate Activity.
 - If the Offeror is a partnership/joint venture, provide the following: 1) partnership/joint venture agreement; 2) Names and addresses of partners; and 3) each principal member's appropriate history and background, assigned areas of responsibility and any legally enforceable agreements or other mechanisms that will be relied on to ensure the firm's successful long-term operation.
 - If the Offeror is a sole proprietorship, provide Social Security Number, date of birth and current address.
 - Date and location of establishment and the date of incorporation under the present name.
 - Provide the Dun & Bradstreet (Duns) numbers for all members of the Offeror's development team, including, but not limited to: the principal, partner, and/or co-venturer.
 - Explanation of types of services Offeror's firm provides and how they relate to this proposal.
 - Indication of whether Offeror ever maintained or currently maintains errors and omissions insurance and, if so, the amount of the coverage, deductible and the carrier of the insurance.
 - Provide the name of the Offeror's single point of contact who will be the representative authorized to act on behalf of the Offeror's team.
- For any other team member, provide the name, address, and phone number of each member and/or co-venturer participating on an Offeror's team (excluding consultants);
- Identify any affiliation or other relationship between any of the members of the team responding to this RFP and any development company, parent company, or subsidiary;
- If any member of the Offeror's team is not a public company, provide the names of the members, partners, or officers and directors, as applicable, and any shareholder, member, or partner having a 5% or greater interest in the Offeror;
- What committees and/or individuals need to approve the ENA and DDA terms and what is the process/lead time necessary to secure such approvals;
- Provide the names of additional members of the Offeror's Team who are consultants to the Offeror;
- Indicate the services, role and responsibilities to be provided by each Team member to the NSA "East Bank" development.

It is anticipated that the Offeror's Team will include the following entities: Developer, managing general partner, project manager for Offeror, financial partner (possible), architect, property manager/manager of the NSA "East Bank," marketing director, environmental/sustainability manager, disaster management manager, etc.

4.4.3: Section III - Proposed Approach to Project and Development Program

This factor will be used to evaluate and demonstrate that the Offeror has a clear understanding of the City of New Orleans's goals and a realistic approach to accomplishing them. Specifically, the Offeror shall submit a detailed narrative describing the Offeror's proposed project concept, approach and vision, including an accurate overall description of the intended project design and construction methodology. Include a narrative description and detailed tabular presentation of the proposed project which should include a quality control plan, safety plan, land use program, phasing, public amenities, integration with surrounding community, sustainable

elements, etc. The narrative should also outline the team's approach and philosophy to developing projects and how that approach translates into a successful development. The Developer's approach to utilizing the incentives that are currently in place for NSA "East Bank" should be addressed as well as current market conditions and the impact of current market conditions on the project's schedule. In matrix form, describe any elements of the proposed development program that may require modifications of existing incentives and projected level of effort to achieve those modifications. Include a timeline for development activities which clearly outlines deadline dates for a critical path schedule.

4.4.4: Section IV - Property Maintenance/Management Plan

This factor considers the Offeror's capability to understand and address the project's property maintenance/management responsibilities including maintenance, repair, operations and management experience. Specifically, the Offeror should:

- Provide qualifications required for Property Management/Maintenance managers and Safety/Environmental managers.
- Provide operations/maintenance/security plan for the site pre-development, during development, and upon completion of development. Criminal background checks for security personnel will be required.
- Provide its approach to maintenance/management of the project in accordance with private sector standards.
- Include a narrative description of the plan for managing/operating the disaster management positions of the property.
- Provide a narrative description of other components of the development including like-minded tenancy including wetlands restoration, hazard mitigation, green building, and other resilience/sustainability focused tenants. Integration of City-funded public safety and management initiatives involving the New Orleans Police Department, the New Orleans Fire Department, Emergency Management, etc. should be woven into the property management narrative.
- Address staffing, service, fees for services, and a clear statement of the Offeror's expectations regarding the City's responsibilities for funding any improvements, funding any programs, or providing staffing/management for programs.
- Describe previous comparable projects where Offeror performed similar functions.
- Include detailed information (i.e. resume) on personnel who will be involved in the management of the project, and identify their roles and responsibilities.
- Provide narrative outlining the proposed relationship between the Offeror's Property Maintenance/Management Plan and the City of New Orleans.

4.4.5: Section VI - Marketing Plan

This factor will be used to evaluate and demonstrate that the Offeror has an understanding of the type of uses and sub-tenancies for this site consistent with the City of New Orleans's goals and objectives. Specifically, the Offeror should submit a detailed narrative describing how the Offeror will market the site to maximize its potential and create optimal absorption. Summarize the prospective developer's team experience marketing the proposed product type(s). Specifically, the Offeror shall provide an overview of the marketing plan to research and identify the necessary users to make the overall project financially feasible. The Offeror should also indicate the role it expects the City of New Orleans and/or State of Louisiana to play in securing tenants for the site.

4.4.6: Section VII - Experience in Community and Stakeholder Relations

Explain Offeror's philosophy and specific approach to managing community and stakeholder relations during the planning, construction and operation & maintenance of major projects. With respect to projects Offeror listed under Section 4.4.10, describe Offeror's experience in managing relations with the surrounding community,

defined as any interested elected officials, the City of New Orleans, State of Louisiana, federal and state energy regulatory groups, and national and local environmental groups. Cite Offeror's specific instances how different and impacted communities issues were resolved.

4.4.7: Section V – Proposed Financing Plan

This proposal section entails a narrative and quantitative summary of the project's financing plan. The financing plan should include a schedule of project costs and anticipated sources of funds to be used to finance each component of the project with any terms that would best serve the project, including both capital expenditures and funding for operations until the project achieves stabilization. The financing plan should address the source of private capital, the availability of unencumbered funds for this project, and letters of interest from potential financial partners/lenders. The financing plan should address sections 4.4.5.1 (Proposed Business Offer to City) and 4.4.5.2 (Development Pro Forma).

4.4.7.1: Proposed Business Offer to the City of New Orleans

Offeror shall provide a detailed narrative and cash flow description of the Offeror's business offer to the City of New Orleans. The offer should address:

- The metrics that have been used to form the business offer;
- Agency participation in project-upside; and
- Profit participation with the developer, if feasible.

4.4.7.2: Development Pro Forma

Offeror shall submit a detailed financial pro forma for the development of the Project, including detailed statements of: predevelopment costs, demolition costs, backbone infrastructure costs, in-tract infrastructure costs, vertical improvement costs by product type, projected sales revenues by project type, net operating income statements for rental and service components, net cash flow projections for the project through full build-out showing land payments and any City assistance payments. The pro forma must utilize a model that illustrates unleveraged returns and non-inflationary revenues and expenses. All assumptions relating to revenue or costs included in the proforma must be explicitly stated.

4.4.8: Section VIII - Project References

Provide the name, address, email address and telephone numbers of at least five (5) clients or other stakeholders for whom Offeror (or team member) has successfully developed projects within the past ten (10) years. These client references should be the owners of or directly involved with projects listed in section 4.4.9. Specify any references the Offeror has from any public/private partnership projects.

In addition to clients, Offeror is encouraged to provide the above information from other project stakeholders that Offeror considers important to understanding the success of Offeror's work. These references should be able to assess the degree of client (or other stakeholder) satisfaction.

City of New Orleans and its advisors intend to contact all the references that the Offeror lists. The Offeror's inclusion of the information requested above will be considered authorization to do so. The Offeror's references may be asked to discuss the following:

- A. Quality of the working relationship with the client (the tenant and/or owner);
- B. Professionalism and integrity with which Offeror conducted business;
- C. Responsiveness to the client’s needs and expectations;
- D. Level of communication;
- E. Value added to the project as the result of cost savings, favorable financing, positive asset management, etc.;
- F. Delivery of the project within budget and on schedule;
- G. Quality control of the project design and construction; and
- H. Other relevant aspects in the management of a project development for a client.

All relevant projects must be described using the format provided in Appendix B and C.

4.4.9: Section IX - Developer Background

Detailed background information on the proposed developer entity(ies), including membership of the board of directors, senior management, corporate history, corporate mission statement or similar characterization of the entity’s principle business objectives, and corporate organizational structure. Similar information is requested for any development partner that is proposed to be part of the project.

4.4.9.1: Development Team Relevant Projects

For each Development Team member, provide at least two developments in the United States and Canada for which the Development Team member assumed the same responsibilities/roles as it will be assuming for the NSA “East Bank” redevelopment project. The Project descriptions shall be in the format of Table 2. The experiences of the entity(ies) responsible for operating and maintaining these facilities are of key importance.

4.4.9.2: Resumes of Key Individuals of Developer and Development Team

Provide the resumes for the lead negotiator, the responsible individuals of the Developer, and the project manager who will be responsible the NSA “East Bank” redevelopment project.

4.4.9.3: Awards

Please list any awards received by any Development Team Member for its work on energy efficient facilities and sustainable projects.

4.4.10: Section X - Financial Qualifications

4.4.10.1: Financial Resources

This section considers the extent of the Offeror’s experience in dealing with financing of large, complex projects, especially under a DDA. Additionally, the Offeror’s proposed financial strategy and financial capability for this project will be considered.

Provide clear evidence of financial resources to plan, acquire, and develop the property in accordance with preliminary development objectives and principles established by the City, including:

- Financial statements:
 - Offeror shall provide audited financial statements (or 10Ks if the entity is publicly owned) for the last three years (parent and holding companies should submit audited financial statements if they intend to commit resources to a developer or joint venture in which they own a controlling interest of 5% or

- more). The financial statements should be prepared in accordance with generally accepted accounting principles (GAAP) and the financial auditor must be an independent Certified Public Accountant or an independent licensed public accountant. Auditor contact information should also be provided.
- If audited financial statements have not been performed for Offeror's corporation or partnership, or if Offeror is an individual, provide a complete and current personal financial statement for Offeror and all partners/officers, as well as copies of business tax returns for a minimum of five years.
 - Name(s) of members of the developer team who are responsible for securing financing for developing NSA "East Bank".
 - List and describe other comparable projects for which the developer secured financing. Description should include: scope of development, date of completion, amount and nature of funding provided.
 - Describe the Offeror's strategy to obtain financing (i.e., debt and equity) for this project, including anticipated costs and why this strategy offers the best value to NSA "East Bank."
 - Equity:
 - If an equity fund partner is being proposed, list and describe other comparable development projects funded by the proposed funding source.
 - Description should include: scope of development, date of completion, amount and nature of funding provided.
 - Contact information for the equity source and list of financial references.
 - Attach a letter authorizing each reference to respond to inquiries from City of New Orleans and its advisors.
 - Debt:
 - Apart from the references requested in Section 4.4.8, provide the names, addresses, telephone numbers and e-mail of at least two commercial or institutional financial references from which the Offeror and each member of the development team has previously obtained financing.
 - Attach a letter authorizing each reference to respond to inquiries from City of New Orleans and its advisors.
 - Identify the sources, and, if possible, the relative amounts from these sources, from which Offeror expects to derive revenue during implementation and operation of this project.
 - Discuss the envisioned economics of sharing arrangements between principal members or investors including identification of sources or return to the owners and investors.
 - Describe Offeror's approach to reinvesting revenues earned back into the project. This should include timing and levels of refinancing and the disposition of proceeds from refinancing, and how the reinvestment approach may have been adjusted in response to market standards.
 - Discuss Offeror's capability to secure operating capital for the project as well as Offeror's capability to secure payment and performance bonds (or other types of security) for the project.

4.4.10.2: Financial History

Please indicate if any member of the master developer team or any partnership, joint venture, or LLC including a member of the master developer team has ever declared bankruptcy or participated in a restructuring of debt commitments of a distressed property. If so, please describe the project and circumstances.

4.4.11 Section XI - Dispute Resolution Disclosure

State whether the Offeror (or a team member) has ever been terminated for default, noncompliance, or non-performance on a contract or Lease, and provide a detailed description. List all material instances of litigation or formal Alternative Dispute Resolution (ADR) processes (e.g., binding arbitration) during the last ten (10) years and involving a claim in excess of \$50,000 to which each principal member has been a party relating to

partnering and/or financial performance. For those matters involving a claim equal to or in excess of \$500,000, provide a detailed description of the litigation or ADR process. Include the case number, court, and docket number.

4.5: Proposal Submission

All written submissions to this RFP by Offerors are due at 4:00 PM Central Time on the date specified on the cover page of this RFP and the City of New Orleans website at www.nola.gov, key word **NOATF**. The Offeror's written submission shall be placed in an envelope and clearly marked as a response to this RFP. The following information must appear in the lower left corner of the envelope:

"Sealed Proposal for the Redevelopment of NSA "East Bank"

Time: 4:00 PM (CST)

Date: June 29, 2012

Project Name: Redevelopment of NSA New Orleans East Bank Site

One (1) original (**stamped "Original" on all pages**) and ten (10) copies of Offeror proposal, plus one (1) electronic copy (**CD/Flashdrive**) shall be submitted in sealed envelopes or packages addressed to the following, whether mailed or hand-delivered:

Attention: Chief Procurement Officer
City of New Orleans
Bureau of Purchasing
1300 Perdido St, Suite 4W07
New Orleans, LA 70112

Any subsequent modifications to the Offeror's proposal shall be sent using one of the above methods only. In addition, the sealed envelopes or packages should be labeled with the Offeror's name, address, and name of contact person. Electronic, telegraphic, or facsimile offers and modifications will **NOT** be considered without express written authorization of City of New Orleans.

NOTE: Any proposals received after the time and date specified above will be rejected and returned to the Offeror unopened.

SECTION 5.0: EVALUATION CRITERIA

The City is interested in partnering with a developer responsible for master planning and development of the NSA "East Bank" property. Submitted proposals will be evaluated to assess: overall ability to complete the incentive process, purchase the property, coordinate overall site preparation and infrastructure, and build and maintain a premier international disaster management center. Development teams will be evaluated based on the following criteria:

5.1: Relevant Experience:

Each member of the team must have demonstrated experience in successfully undertaking the same role that he/she will assume at NSA "East Bank," as follows:

- Managing Partner of Developer—must have developed at least one (1) LEED Platinum development. The developer shall have undertaken all typical developer responsibilities, from conceptualizing a successful development, securing incentives, securing financing, completing infrastructure improvements, completing vertical construction, and marketing the development. The Developer shall also have completed at least one (1) joint public/private project.

- Developer Member Responsible for Securing Financing—must have secured debt and equity financing to fund land and improvement development costs for at least one (1) energy efficient/sustainable project. It is preferred that the Project Manager have experience in managing the development of an energy efficient/sustainable development.
- Project Manager—must have experience in managing the development of public/private partnerships.
- Marketing/Sales Director—The team member responsible for sales and marketing of the disaster management facility must have designed and successfully implemented a comparable marketing and sales campaign for at least one other comparable sized development within the last five years.
- Community Outreach Manager – The team member responsible for communicating with the surrounding historic neighborhoods keeping them informed of the progress of the project.

5.2: Consistency of Proposed Project with City’s Goals and Objectives

- The City of New Orleans is seeking proposals that will result in NSA “East Bank” being the premier energy efficient and sustainable project in the State of Louisiana.
- The ideal proposal will meet all of the City’s land use objectives and adhere to all City guidelines.
- Development options should comply with existing and prospective adjacent uses including the MARAD Ready Reserve layberth vessel operations, Port of New Orleans cargo operations, and Reinventing the Crescent Downriver Parks. Access to future cruise terminal operations on the adjacent wharf and potential cruise terminal parking in Building 602 should be included as part of the redevelopment plan;

5.3: Business Offer of Offeror

The City is desirous of protecting its financial return from the sales and redevelopment of the property. Consistent with this objective, the City will be evaluating each proposal relative to:

- Conditions for the acquisition of the property;
- Proposed profit participation formula;
- Developer’s commitment to funding 100% of the projects incentive and predevelopment costs.

5.4: Feasibility of Proposed Project

The City is seeking an Offeror who will expedite the redevelopment of the property. To that end, the City will closely examining all aspects of the proposal, including proposed land use, incentives, development schedule, conditions to development, estimated development costs/revenues, available funding, and the integrity of the financing plan to assess the feasibility of the proposal.

SECTION 6.0: LIMITATIONS AND WAIVERS

By responding to the RFP, each Offeror voluntarily and knowingly agrees as follows:

- Selection is at the sole discretion of the City of New Orleans. The City reserves the right to reject all submittals or to waive minor irregularities. The cost of preparing any responses to this RFP shall be borne by the respondents and will not be reimbursed by the City.

- Each proposer shall hold the City harmless from any and all liability, damage, claim, or loss and/or expense incurred by or on behalf of such proposer in connection with or relative to this RFP.
- All materials submitted in response to this solicitation will become the property of the City of New Orleans. The City of New Orleans does not guarantee confidentiality of the submissions.
- The City may amend or terminate selection procedures at any time at its sole discretion.
- To waive any and all rights that it may have to object, protest, or seek any legal remedies whatsoever regarding any aspect of this RFP, including, without limitation, the City's selection of a developer, the City's rejection of any or all submittals, and any subsequent agreement that might be entered into as a result of this RFP solicitation.
- The proposer and any subsidiary substantially owned by it, does not and will not discriminate against any employee or applicant for employment because of race, religion, sex, color, national origin, sexual orientation, ancestry, marital status, physical condition, pregnancy or pregnancy-related conditions, political affiliation or opinion, and/or age or medical condition. Any subsequent contracts or agreements shall contain similar language and requirements pursuant to the laws of the State of Louisiana.
- In the interest of a fair and equitable selection process, development entities and their representatives and agents are not permitted to undertake any activities or actions to promote or advertise their bid, or to make any direct or indirect (through others) contact with member of the City Council or City Staff concerning their proposals, the proposals process, the subject property, or any related matters, other than through City-sponsored presentations, interviews, or interaction with City staff as assigned to this project. Development entities and their representatives or agents shall interact with the City staff only through the assigned City staff to this project. Violation of this prohibition will be grounds for disqualification of the proposer.
- Elected Officials and City Staff are subject to several legal and policy limitations regarding receipt of gifts from persons, firms or corporations either engaged in business with the City, or proposing to do business with the City. To avoid the appearance of impropriety, respondents should not offer any gifts or souvenirs, even of minimal value, to the City or employees. The selected developer shall continue to be subject to this prohibition.
- This RFP may be amended at any time by City of New Orleans, in its sole discretion. A notice of amendment shall be posted on the official website and a written amendment shall be provided to each Offeror who has submitted a written submittal on or before the date of the RFP amendment. If this RFP is amended, then all terms and conditions that are not modified shall remain unchanged.

Offerors that have submitted their package prior to an amendment being made shall acknowledge receipt of any amendments to this RFP by the date and time specified in the amendment(s). Acknowledgment shall be made by signing and returning the amendment(s), by sending a letter, or by emailing the Purchasing Analyst identified in section 4.5.

- Any dispute concerning a question of fact or procedure arising under this RFP, which is not disposed of by agreement, shall be decided by the City of New Orleans, who shall mail or otherwise furnish a written copy of the decision to any party(ies) responding to the RFP (hereafter “Offeror”).

SECTION 7.0: RESTRICTIONS ON FOREIGN PARTICIPATION

Unless a waiver is granted by the Department of Homeland Security, should the Government of a terrorist country have a significant interest in the Offeror, Offeror’s team member(s) or subsidiary then that entity: (a) shall not be selected for the project; and (b) shall not participate in connection with the project. As of the date of this solicitation, terrorist countries subject to this provision include: Cuba, Iran, Sudan, and Syria.

Furthermore, the Offeror shall disclose any interest a foreign government has in the Offeror, Offeror’s team member(s) or subsidiary when that interest constitutes control by a foreign government. ‘Control’ is defined as having the power, whether exercised or exercisable, to control the election, appointment, or tenure of the entity’s officers or a majority of the entity’s board of directors by any means, e.g., ownership, contract, or operation of law.

SECTION 8.0: OFFEROR EVALUATION PROCESS

8.1: Technical Review Team

A Technical Review Team (“TRT”), comprised of third-party consultants selected through a separate RFP process, will evaluate proposals based on the criteria established in the RFP and give a formal analysis including a risk rating to the City’s Selection Committee to assist in their selection process.

Following selection of the Developer for this project, the Developer agrees to provide the City of New Orleans with the opportunity to review and approve any press release relating to the redevelopment of NSA “East Bank” New Orleans. The City of New Orleans shall, in its sole discretion, provide the Developer with any comments in a timely fashion.

SECTION 9.0: PROJECT OBJECTIVES

The priority list identifies the goals and objectives of the Reuse Plan and the City staff by ranking those goals and objectives into three categories: “Mission Critical,” “Highly Desirable,” and “If Possible.” It is important for the Offeror to address these items. Should all or some of the objectives be unattainable, the Offeror will be required to identify those objectives that will not be provided in its proposal. Reference the Proposal Form for a checklist of these objectives and identify those items that will be incorporated into the design of the Resilience center.

Table 9.1: Priority of Project Objectives	
Priority	Rank
MISSION CRITICAL	
Attain Safe Work Performance/Safe Design Practices	1
LEED™ Platinum	2
ENERGY STAR First “Plus,” unless other system outperforms	3
HIGHLY DESIRABLE	

Table 9.1: Priority of Project Objectives	
Priority	Rank
Up to 1,000 staff capacity	1
25 kBTU/sf/year	2
Architectural integrity	3
Honor “future staff” needs	4
Highly Desirable: Measurable ASHRAE 90.1-2004-50% If Possible: Measurable ASHRAE 90.2-2004-50% Plus It is highly desirable to have 50% savings over ASHRAE 90.1-2004, and if possible, exceed 50% savings.	5
Support culture and amenities	6
Expandable building, including design that allows the flexibility of reconfiguration of the buildings into safe havens in the event of a hurricane.	7
Ergonomics	8
Flexible workspace	9
Support future technologies	10
“PR” campaign implemented in real time for benefit of City of New Orleans	11
Allow secure collaboration with outsiders	12
Building information modeling	13
Substantial completion by 2014	14
IF POSSIBLE	
Net Zero/Design approach	1
Most energy efficient building in Louisiana	2
LEED™ Platinum Plus	3
ASHRAE 90.1 plus 50%+	4
Visual displays of current energy efficiency	5
Support public tours	6
Achieve national and global recognition and awards	7
Support personnel turnover	8

SECTION 10.0: RISK ANALYSIS

10.1: Project Risks

The following documents detail risks identified for the referenced project. Each risk has been identified, described, and assigned a relative rating for cost, quality, and project schedule. The report serves to educate both the City of New Orleans and the prospective Offerors as to the issues that may affect the project's cost, quality, and schedule. The user should note that the report identifies the relative risk but does not assign the risk to a responsible party.

1. Attain Safe Work Performance
 - a. The Offeror must comply with the standard practices set forth. These practices include a safety training class, safety reporting procedures, and security measures that are required for site access.
2. LEED™ Platinum Certification
 - a. LEED™ Platinum Certification must be coordinated between the multiple subcontract winners of the project. Any subcontracts, i.e., site utilities and International Resilience Center (IRC), will obtain points as required by the United States Green Building Council (USGBC) to obtain the required certification. The Offeror, the utilities subcontractor, and the City of New Orleans will need to ensure that proper documentation and coordination practices are incorporated to avoid the potential of lost or missed points.
3. 25 kBTU/sf/Year
 - a. The City's requirements demand innovation and creativity. Unfortunately, the assumption is often made by the industry that the construction of an efficient facility increases the cost to the project.
 - b. The City will require control of the energy consumption at the plug loads which will require the tight interface with the IRC staff and management.
 - c. It should be noted that the Data Centers may be included in the facility energy consumption goals.
4. Architectural Integrity
 - a. The architectural integrity of the facility may be sacrificed due to the following elements:
 - i. The budget limits the aesthetic possibilities
 - ii. The demanding schedule may not allow for long lead materials and systems to be implemented for the project's substantial completion delivery date
5. Potential 2,000 Staff Capacity
 - a. The budget may impact the required number of programmed staff spaces.
 - b. Space allocation constraints. The shared spaces that are required for the proper functioning of the facility may possible reduce the number of occupant workstations; however, the City is committed to allocating many of these spaces as "multi-functioning" areas. Those spaces, identified on the IRC priority list of shared spaces, will be of higher precedence than the staff spaces.
6. Honor the "Future Staff" Needs
 - a. The evolution of new and innovative technologies may present an obstacle for both the City and the design-build subcontractor. For example, the City does not have policies that limit nor define the IT infrastructure. The Offeror will require input and foresight into the technological advances that will be required in the facility.

SECTION 11.0 POINTS OF CONTACT

Questions, clarifications and inquiries regarding general information requests can be directed to the following **by email only**:

Name, Title and Organization	Address	Email
Nathaniel Celestine Bureau of Purchasing	1300 Perdido Street New Orleans, LA 70112	ncelestine@nola.gov

All responses to questions, clarifications and inquiries will be posted on the City of New Orleans website, www.nola.gov under the “Bids, Proposals and Contracts” tab.

APPENDIX A - RELEVANT EXPERIENCE

The Developer is to submit up to 5 summaries (tables) of similar completed projects.

Project Title: City,State:	
Type of Development: 1)Sustainable; 2)LEED Certified; 3)Public/Private Partnership; 4) Disaster Management	
Project Description (size, mix of land uses, location and incentive process):	
Similarities to NSA "East Bank":	
Role of Development Member in Project:	
Size of Project/Number of Acres or Sq. Ft:	
Construction Start Date:	
Construction Completion Date:	
Construction Cost (Hard Costs Only):	
Financing:	
Contact for Equity Financing:	
Contact for Debt Financing:	
Project Manager:	Name: Company: Phone:
Master Developer Members (If Applicable):	Managing Members/Companies:
Project Team Members (Please identify all team members being proposed for NSA "East Bank" who also worked on this project. Please indicate any leading roles played by proposed team members.):	Name: Company: Role:
	Name: Company: Role:
	Name: Company: Role:
	Name: Company: Role:
	Name: Company: Role:
Local Government Reference:	Name: Phone E-mail Address: Role of Agency/Local Government:
Amount/Type of public investment in project:	
Description of facilities in project:	
Description of Sustainable elements:	
Description of LEED Certified elements:	

Please limit the table to three pages total per project; up to two pages for the table and on page for project photographs, drawings, etc.

APPENDIX B - RELEVANT EXPERIENCE – MEMBERS OF THE DEVELOPMENT TEAM

Project Title:	
City,State:	
Type of Development: 1)Sustainable; 2)LEED Certified; 3)Public/Private Partnership; 4) Disaster Management	
Project Description (size, mix of land uses, location and incentive process):	
Role of Team Member in Project:	
Size of Project/Number of Acres or Sq. Ft:	
Construction Start Date:	
Construction Completion Date:	
Construction Cost (Hard Costs Only):	
Financing:	
Contact for Equity Financing:	
Contact for Debt Financing:	
Developer:	Name: Company: Phone:
Project Team Members (Please identify all team members being proposed for NSA “East Bank” who also worked on this project. Please indicate any leading roles played by proposed team members.):	Name: Company: Role:
	Name: Company: Role:
	Name: Company: Role:
	Name: Company: Role:
	Name: Company: Role:
Local Government Reference:	Name: Phone E-mail Address: Role of Agency/Local Government:

Please limit the table to three pages per project: up to two pages for the table and one page for the project photographs, drawings, etc.

APPENDIX C - PROPOSAL PHASE SUBSTANTIATION CHECKLIST

This substantiation checklist is to be submitted with the Proposal Form for evaluation purposes. Each item shown on the list must be submitted as part of the Proposal in order to be responsive.

	Description	Milestone	Submitted Date
	Provide a schedule for construction from preliminary design through closeout		
PROPOSAL- Part 3- Performance Specifications			
EXECUTION	Corporate health and safety program		
FACILITY PERFORMANCE	LEED Checklist annotated to show specific credits to be achieved with brief description of how they will be achieved.		
	Calculation of Gross Building Area, Building Common Area and Floor Common Areas, and net area of each space		
	Calculation demonstrating the "btu/sf/year" of the proposed design concept.		
	Identification of method of calculation of energy efficiency to be employed.		
	Estimated quantity of water that will be used in the first year of operation, divided into domestic water, HVAC water, and other water categories, with quantity of water recycled, if any; include basis of estimates		
	Type of operating personnel and amount of training required; identification of each equipment item or system for which more than one day of training is required; identify source of data		
SUBSTRUCTURE	Identification of major structural materials and systems		
SHELL	Identification of spaces relying on natural ventilation with description of ventilation concept and required building elements.		
	Concept drawings of proposed solution indicating overall building configuration, massing, scale, materials, and relationship to surrounding buildings		
	Identification of major structural materials and systems		
INTERIORS	Information on overall building configuration that will permit daylighting to levels specified		
	Information on overall building configuration that will permit natural ventilation of all major spaces		
SERVICES	Description of systems required, sources, input-side capacities, and means of distribution		
EQUIPMENT AND FURNISHINGS	Identification of proven-in-use assemblies of the same type		

APPENDIX D - HIGHEST AND BEST USE OF THE NSA “EAST BANK” RESILIENCE CENTER

Over the past five years, there have been numerous disasters across the globe. Regardless of the cause (global warming, nature, man, etc.), catastrophic events seem to be occurring with greater frequency and with greater intensity. As a consequence, governments, businesses and individuals are exploring how they can withstand, respond, adapt and recover from disasters.

The difficulty that both the private sector and the government experienced in attempting to shut down the Gulf oil spill further illustrates the need to be more visionary with respect to disaster management. This is especially true, considering how susceptible the Gulf Coast Region and the City of New Orleans are to natural and manmade disasters.

Disaster management occurs in three phases 1) preparedness, 2) management of the event and assessment/coordination afterward, and 3) recovery. Each phase contains a myriad of activities that must be monitored and administered to protect life and property. Redeveloping the NSA New Orleans East Bank facility into an International Resilience Center (IRC) would provide the foundation upon which the complexities involved in disaster preparedness and response can be managed and the externalities mitigated.

Capitalizing On These Opportunities

Redevelopment of the NSA New Orleans East Bank facility should be fast-tracked because it provides an ideal venue for a state of the art Disaster Management complex. The project is also poised and ready to move forward. The redevelopment plan for the NSA East Bank Facility has been submitted and the final approval by HUD was received January 21, 2011. The New Orleans Office of Homeland Security and Emergency Preparedness (NOHSEP), as well as, the Governor’s Office of Homeland Security and Emergency Preparedness (GOHSEP) are keenly interested in moving forward because the lives and assets of the region deserve protection. Total project cost for redeveloping the site is estimated to be \$242M (see attached breakdown).

The natural disaster recovery process takes years. Centralizing Federal, State and Local agencies affiliated with recovery (NOAA, LaOCPR, CDC, FEMA, SBA, EPA, DEQ, DOI, U.S. Fish and Wildlife, etc.) would streamline communications during an emergency event. As a result, there exists the potential for the aforementioned agencies to have a prolonged, if not permanent presence in New Orleans. Furthermore, the Resilience work performed at the facility (e.g., research, policy making, technology transfer, etc.) will be diverse in nature, requiring a facility such as this one, with its vast space and logistically strategic location to house a variety of industries.

The Need for a Regional Disaster Management Center

One of the valuable lessons learned during Katrina, was the importance of maintaining reliable forms of communication and logistics coordination during disaster management. In order to avoid breakdowns similar to those experienced during Katrina, the Federal government has expressed the need for self-sufficient, strategically located regional Disaster Management Centers (DMC) and such a center would become a strategic component of the proposed International Resilience Center (IRC). These centers



need to be large enough to house the many Federal, State, and Local agencies involved in disaster management while providing storage and distribution facilities for vital supplies.

The NSA East Bank military installation is scheduled to be conveyed to the City of New Orleans via the Base Realignment and Closure (BRAC) process by FYE 2012. As part of the base redevelopment plan recently completed by the NOATF, one highest and best use of the facility was identified as a regional Emergency/Disaster Management Center.

Naval Support Activity “East Bank” New Orleans consists of approximately 19.66 acres of land located near river mile 92.8 on the East Bank of the Mississippi River in the City of New Orleans. The topography of the site is flat, with elevations varying between zero and ten feet above the mean sea level. The site is bordered by residential housing on the west and north, the Inner Harbor Navigation Canal on the east, and the Mississippi River on the South. It is located in a 100-year floodplain.

There are a total of 51 structures at the “East Bank” station, which is dominated by three six-story primary structures totaling 1.5M square feet of space. These buildings were constructed from 1919-1921 for use as warehouses to store essential supplies. The location was strategic for this function because of the ease of access to the site by water, rail and roadway. The structural integrity of the buildings would be cost prohibitive to construct in today’s dollars for the support columns, floors, ceilings are all hand-poured concrete. The proposed redevelopment of the facility would modernize the site so that it will operate as originally intended— as an outpost during crisis situations.



The site also contains 1,000,000 SF of air-conditioned office space; parking for 1,800 cars at ground level and 1,100 spaces available in Building 602; gas station; diesel tanks for emergency generators; and recreational facilities including a track, two basketball courts, a tennis court, a volleyball pit, three racquetball courts, and a parade ground/recreation field.

Additionally, given the size and design of these structures, the facility could be used as temporary shelter for essential personnel and citizens not able to evacuate. The federal government spent millions in evacuating citizens for Gustav with no tangible asset to show for this investment. That same investment can be made in developing this center, resulting in the creation of a unique national and permanent asset.

The Resilience Industry Economic Development Opportunity for New Orleans

Disaster management/Resilience is a burgeoning industry, with New Orleans and the Gulf Coast evolving into epicenters of industry expertise and experience. As a consequence, a long-term strategy for cultivating this industry should be explored, with the IRC being a cornerstone of that strategy.

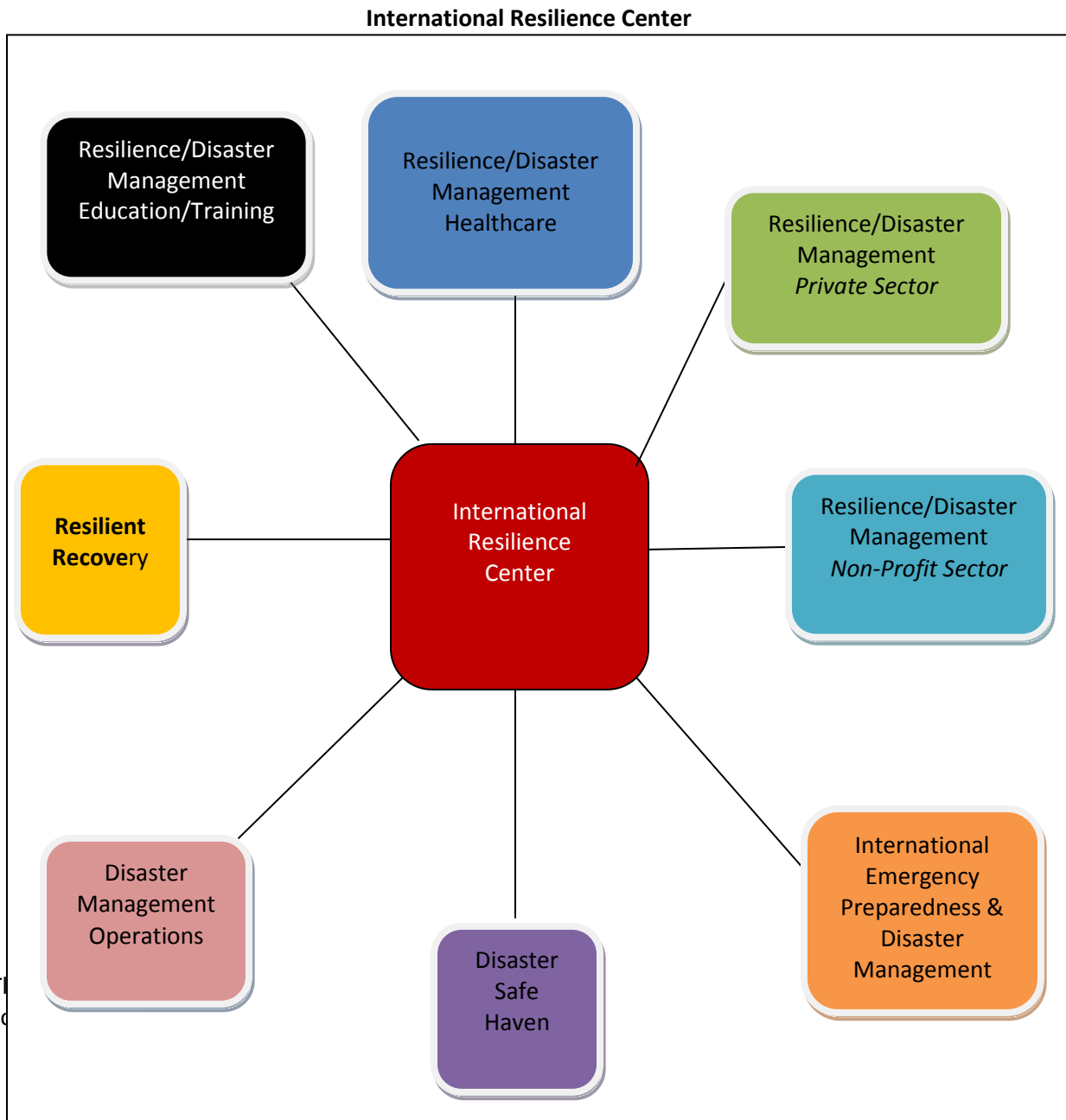
Apart from the necessity of having a command center for catastrophic events, this facility will serve as a catalyst for economic development. It is estimated that this project will result in the creation of 1,700 construction jobs with an average salary of \$35,000/year. Additionally, it is estimated that this project will result in the creation of 2,000 permanent jobs, ranging from high-tech researchers and planners to operations and facility management personnel.

The IRC can also be used to frequently host academic and practitioner forums from around the world. The IRC should therefore increase the number of people coming to New Orleans to be educated about preparedness, managing catastrophic events, and the recovery process. Everything from procedures manuals for security, medical, transportation, housing, counseling, sanitation, communications, and emergency management (including evacuation) to recovery models can be included as part of a diverse, integrated, and comprehensive program. Additionally, it should be noted that this center will work collaboratively with the LSU Business Emergency Operations Center (BEOC) and will ensure efficient augmentation and collaboration rather than duplication of functions.

The tasks previously outlined will not only create jobs, but will also expand current base industries in New Orleans. The training/education component creates the need for hotel/restaurant accommodations and accommodates the digital media industry. Research and technology development will also complement the skilled industries. Since the goal is to design the facility to be net zero energy efficient and sustainable, it would potentially create many green jobs while serving as a model for similar projects around the world. A list of potential tenants is attached.

As the past three hurricanes have demonstrated, the recovery effort is a long and difficult process. Preparedness is a prerequisite to smart and resilient recovery. An emphasis on sustainability (preservation, conservation, and revitalization) has been the focus of the non-profit community since the storm. There is now a national focus on sustainability, livability and safety for redevelopment and comprehensive planning nation-wide. For example, former U.S. Senator Chris Dodd, (D-CT), once introduced a bill in the Senate that would provide funding through grants to metropolitan planning organizations to assist local governments in implementing comprehensive city planning. This IRC could be the epicenter for such instruction, policy making, and development. The facility would also provide a tangible example of a sustainable, livable and safe development project that provides both an economic and educational boost to the community through research.

The City of New Orleans is already committed to sustainable recovery and development. The City's GreenNola Road Map identifies short, medium, and long term goals as part of the overall strategy for a sustainable New Orleans. These goals include a wide variety of initiatives, including but not limited to: energy efficient measures; solar, wind, bio-fuels; environmental capacity building; Clean Cities Goals; and remediation and health monitoring—all of which can and should be part of the work done at this center. The following chart outlines the various components of industry which could participate in this initiative:



Hazard mitigation requires taking sustained action to reduce or eliminate long-term risks, and is an essential component of the preparedness, response, and recovery cycles. Hazard mitigation encompasses everything, from re-inventing how we manage our water to preserving, conserving, and revitalizing our wetlands. Therefore, hazard mitigation management, research, and policymaking should

be a part of the function employed at this facility. The most recent version of the 2010 Orleans Parish hazard mitigation plan outlines the following action items:

<p>Identify and pursue preventative measures to reduce losses of life properties and ecosystems.</p>	<p>The plan outlines 32 tasks to accomplish this action item. Wetlands restoration is on the forefront more than ever, given the oil spill. This center should be the vortex for wetlands restoration research and development, policy and implementation.</p>
<p>Develop a culture of preparedness. Enhance public awareness and understanding of disaster preparedness in order to protect the economic infrastructure and the health and well being of the people of Orleans Parish from the negative effect of hazards.</p>	<p>The plan enumerates 21 tasks to accomplish this action. The implementation of this plan can be accomplished in this center.</p>
<p>Ensure the ability of emergency service providers and facilities, including essential facilities, to continue during hazard events.</p>	<p>The plan enumerates 7 tasks associated with this action, all of which could be housed in this facility.</p>

As part of President Obama’s Open Government Directive, 23 different federal agencies and departments came together in March 2010 to develop recommendations. Some of the pilot programs recommended from this conference includes the following:

<p>1. Implement P.L. 110-343 (signed into law in Oct. 2008) which provides financial payment to states and counties for roads, schools and restoration of federal lands within and across county jurisdictions across the United States. The law extends and creates the development of over 100 local federal advisory committees, made up of representatives from industry, the environmental community, community development organizations and local government. These advisory committees work together to approve and monitor implementation of land restoration projects in their county/state. It is anticipated these resource advisory committees will make collaborative decisions on over 4000+ projects, for up to \$350 million dollars over the course of the next 4 years of the legislation. The passage of this legislation built on a previous program implemented primarily in the western United States. The new expanded program includes almost every state in the U.S. as well as an additional 148 counties in the east.</p>	<p>5. Federal Executive Boards (FEBs) should undertake efforts to promote collaboration among federal state and local government agencies, stakeholder organizations, and the citizenry in 4 key areas: health care reform, economic recovery, energy development, and climate change and the environment. Within 180 days, FEBs are to report to the President with plans for their projects in these 4 areas that reflect the Administration’s goals for open government.</p>

<p>2. Convene a national network of community-based policy dialogues on climate readiness and resilient communities. Climate change is challenging our assumptions about natural and manmade infrastructure. Local strategies for adapting to and addressing climate change impacts are needed. A concurrent national dialogue consisting of local and regional community-based discussions addressing climate readiness culminating in a national event in Washington DC would provide important insight and feedback into national policy development.</p>	<p>6. Climate change dialogues. Begin with a series of structured webinars designed to outline the climate change issues in terms relevant to the general public and begin exploring the potential and current roles of the federal government. Then launch into regional dialogues that highlight regional effects. The process will culminate with a national dialogue</p>
<p>3. Federal investment: Look at places with population and employment loss, and have discussions across agencies on what role federal agencies can play in collaborating to re-envision sustainable economic strategies. DOT, SBA, USDA, EPA (Brownfields, etc.)</p>	<p>7. Green jobs: Convene regional conversations between workforce developers, local businesses, community colleges, and economic development people on green jobs.</p>
<p>4. Create a simple and easy to use webtool for demonstrating the location and status of federal funding in support of disaster recovery and rebuilding (\$140 billion dedicated to 2005 Gulf Coast Hurricanes alone). Develop a mechanism to map and track public investments – similar to Recovery.gov for tracking stimulus funding/investments.</p>	

The redevelopment of NSA site offers an ideal venue to develop, implement, and manage these pilot projects.

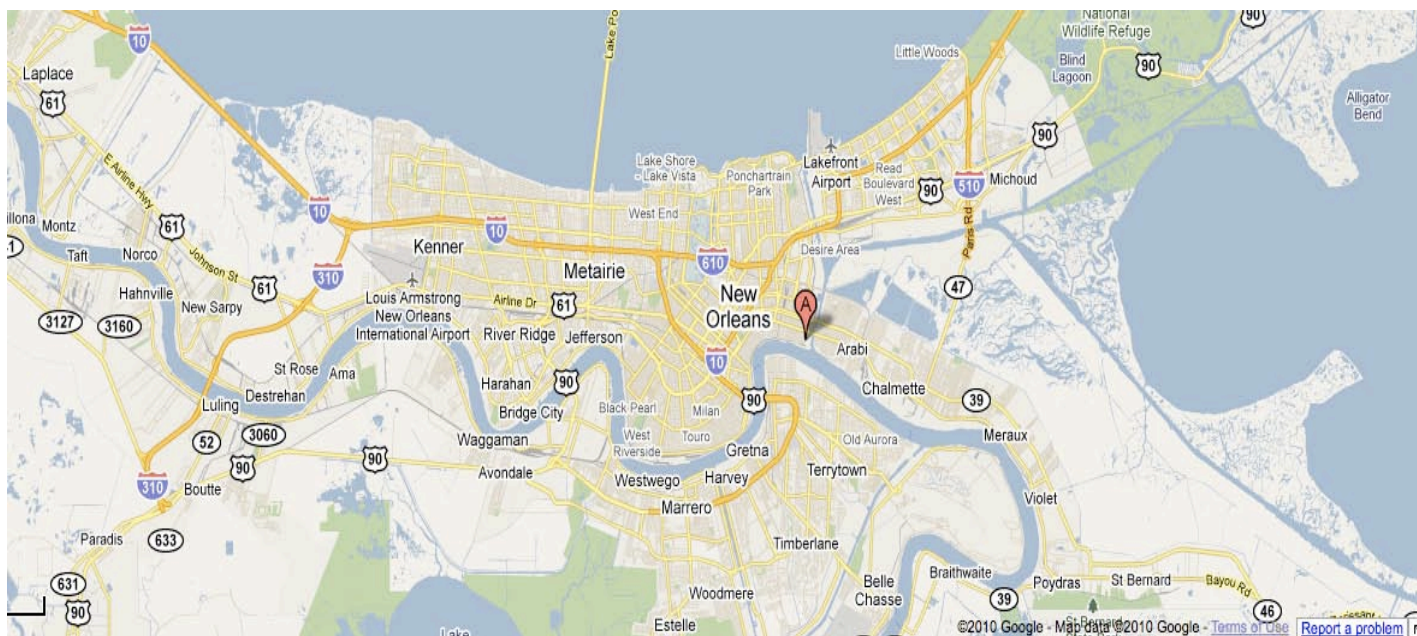
Conclusion

This proposal describes the rationale for converting the NSA New Orleans East Bank facility into an International Resilience Center. This proposal is unique because it optimizes and integrates multiple related factors that are each high on the nation’s agenda for emergency preparedness. An International Resilience Center at the NSA site takes advantage of New Orleans’ massively strategic location:

- In a transportation nexus of air, water, rail, and road
- In the increasing disaster-sensitive United States hurricane corridor
- Near the long-term disaster recovery and research activities associated with the BP Horizon oil spill

- Near the long-term mitigation and research activities associated with restoration of the Gulf Coast
- In a critical oil and gas-producing region that also has great untapped clean energy sources (e.g., gas, solar); and
- In a facility that is already hardened against wind, flood and other environmental hazards.

THERE IS NO OTHER LOCATION THAT OFFERS THESE MANY ADVANTAGES.



Estimated Costs of Recommended Reuse Plan

The following estimates do not include the cost for developing residential components into the plan. These cost estimates are for discussion purposes only and may not reflect the final cost of the project.

According to the Final Environmental Condition of Property Report for NSA New Orleans (ECPR 2007), many of the buildings on the station were found to contain both Asbestos Containing Material (ACM) and Lead Based Paint (LBP).

The U.S. Environmental Protection Agency (EPA) regulates the remediation of ACM and LBP by prescribing certain safety standards for removal and disposal of the affected material. A thorough analysis of all buildings on station will have to be conducted so that remediation can be carried out before demolition or renovation can begin.

A preliminary estimated cost of remediation was prepared and found to be approximately \$3 million. This cost is subject to change should any additional hazardous materials be identified. Remediation must occur before renovation or demolition, and could possibly delay redevelopment.

Table 1: Cost Summary presents the estimated costs of redeveloping the NSA East Bank Site. As noted, the estimated costs are based on the Reuse/Redevelopment Plan for Naval Support Activity New Orleans East Bank (September 2009). **These are estimates only and should not be considered final.**

Table 1: Cost Summary

Estimated Project Costs*	
Item	Cost
Remediation	\$3,000,000
Demolition and Site Prep	\$7,000,000
Construction and Renovation (\$100/sq.ft.)	\$150,000,000
Transportation/Utilities/Site Development	\$13,700,000
Soft Costs (30% Hard Cost)	\$52,110,000
Contingency (5% Total Cost)	\$11,290,000
General Contractor Fee (3% of Total Cost)	\$5,211,000
Total Project Cost	\$242,311,500

*Costs Are Estimates Based on Redevelopment Plan

The project will be developed as a net zero energy efficient facility and will be totally sustainable. Premiums have been added to the cost estimates to accommodate these goals.

Achieving Sustainability through Environmental and Energy Efficient Design

Leadership in Energy and Environmental Design (**LEED®**) is a rating system devised by the United States Green Building Council (USGBC) to evaluate the environmental performance of a building and encourage market transformation towards sustainable design.

It is the goal of the City of New Orleans that the redevelopment of the NSA East Bank Site will be undertaken with sustainability in mind. An estimated 20% premium is being integrated into the original estimate in order to incorporate the energy and environmental design principles that would allow the project to achieve one of the higher levels of LEED® Certification.

The incorporation of these principles in the design will greatly reduce environmental impacts, water and energy consumption and lead to greater and quicker returns on investment for the owners.

Capital (Infrastructure) Improvements

The City of New Orleans needs to consider key capital investments to modify and improve the existing infrastructure to support the proposed Reuse Plan. Fortunately, the NSA East Bank site already has good supporting infrastructure relevant to the proposed Reuse / Redevelopment Plan. However, the site needs improvements to site access and circulation, and associated utility improvements, for successful reuse.

The key capital investments include: development of new grade-separated access over the New Orleans Public Belt Railroad tracks from St. Claude Avenue along the eastern perimeter of the site, extension of the Poland Avenue boulevard section from Dauphine to Chartres Street, development of new sewer lift station capacity, internal site circulation improvements for the extension of Dauphine to the new access road on the eastern perimeter of the site, and development of open space/park designated areas.

Table 2 below lists the key capital improvements and associated estimated costs.

Table 2: Capital Improvement Plan Estimates

Capital Improvement	Estimated Order of Magnitude Cost
New grade-separated access roadway from St. Claude Avenue	\$11 million
Extension of Poland Avenue boulevard to Chartres Street	\$750,000
New sewer pump station	\$500,000
Improved transit station	\$250,000
Open space/park improvements	\$1.2 million
Total Capital Improvement Estimates	\$13.7 million

This is a total of **\$13.7 million** in estimated costs for Capital Improvements associated with the Recommended Reuse Strategy. **These are estimates only and should not be considered final.**

Anticipated Sources of Funding

- HR-645 introduced by Congressman Hastings of Florida in January 2009 would establish six (6) regional emergency operation centers across the country. City staff is collaborating with the Local Redevelopment Authority in Miami, FL to develop a strategy to move this bill forward. Homestead Air Force base is another proposed location for an emergency operations center. New Orleans is located in Region 6 and Miami in Region 5. Approval of the legislation would provide \$60 million for each of the six regional centers.
- HAZ MIT funding refers to the funding potential (not confirmed at the time of the RFP release) from the Governor’s Office of Homeland Security and Emergency Preparedness (GOHSEP).

GOHSEP is anticipating funding through FEMA for safe havens across the state in the event of catastrophic events.

- This project will be eligible for both state and federal historic tax credits.
- This project is located in an area eligible for New Market Tax Credits.
- This project is eligible for the State of Louisiana Enterprise Zone benefits.
- This project is eligible for Restoration Tax Abatement.
- This project is eligible for Property Assessment Clean Energy Bonds.
- This project is eligible for Industrial Development Bonds
- Road construction/improvements may be eligible for Department of Transportation funding.

Potential Permanent Tenant List

<u>Federal Agencies:</u>	
Army Corps of Engineers	Center for Disease Control
Coast Guard	Department of Agriculture
Department of Commerce	Department of Defense
Department of Energy	Department of Health and Human Services
Department of Homeland Security	Department of Interior
Department of Labor	Department of Transportation
Department of Veterans Affairs	Economic Development Administration
Environmental Protection Agency	Federal Emergency Management
Food and Drug Administration	Geological Survey
National Institute of Health	National Oceanic and Atmospheric Administration
Small Business Administration	U. S. Fish and Wildlife

<u>State Agencies:</u>	
Department of Environmental Quality	National Guard
Governor’s Office of Homeland Security and Emergency Preparedness	

<u>City of New Orleans:</u>	
Environmental Affairs	Hazard Mitigation
Office of Homeland Security and Emergency Preparedness	New Orleans Fire Department
New Orleans Police Department	New Orleans Emergency Medical Services
Criminal Justice Offices	Orleans Coroner’s Office
Sewerage & Water Board	City of New Orleans Public Works
City of New Orleans Parks & Parkways	

Potential Emergency Tenant List

Same agencies listed above, as well as the following:

<u>Federal Agencies:</u>	
Federal Bureau of Investigation	Housing and Urban Development
Joint Terrorism Task Force	U. S. Attorney
<u>State Agencies:</u>	
Louisiana Economic Development	Department of Environmental Quality
<u>City of New Orleans:</u>	
New Orleans Emergency Management	New Orleans Fire Department
New Orleans Office of Sanitation	New Orleans Police Department
New Orleans Public Works	New Orleans Recreational Department
Office of Finance	Office of Real Estate and Records
Office of the Chief Administrator	Office of the Mayor
Sewerage and Water Board	
<u>Non-Profits:</u>	
Evacuteer	Catholic Charities
Louisiana Emergency Business Operations Center	New Orleans Chamber of Commerce
Unity for the Homeless	Red Cross
	Salvation Army

City of New Orleans, Louisiana
Request for Proposals
RFP No. 2188-01249
BRAC Redevelopment of NSA “East Bank”

Attachment “B”

REQUIRED CONTRACT PROVISIONS

1. **EQUAL EMPLOYMENT OPPORTUNITY:** In all hiring or employment made possible by, or resulting from this contract, there (1) will not be any discrimination against any employee or applicant for employment because of race, color, religion, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry, and (2) where applicable, affirmative action will be taken to ensure that the Contractors employees are treated during employment without regard to their race, color, religion, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry. This requirement shall apply to, but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. All solicitations or advertisements for employees shall state that all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry.
2. **ASSIGNABILITY:** The Contractor shall not assign any interest in this agreement and shall not transfer any interest in the same without prior written consent of the City of New Orleans.
3. **CONFLICT OF INTEREST:** In the interest of ensuring that efforts of the Contractor do not conflict with the interests of the City, and in recognition of the Contractor’s responsibility to the City, the Contractor agrees to decline any offer of employment if its independent work on behalf of the City is likely to be adversely affected by the acceptance of such employment. The initial determination of such a possibility rests with the Contractor. It is incumbent upon the Contractor to notify the City and provide full disclosure of the possible effects of such employment on the Contractor's independent work in behalf of the City. Final decision on any disputed offers of other employment for the Contractor shall rest with the City Attorney.
4. **INDEMNIFICATION:** To the greatest extent permitted by law, the Contractor shall (i) indemnify, defend and save the City harmless against any and all claims, demands, suits, judgments of sums of money to any party accruing against the City for loss of life or injury or damage to persons or property growing out of, resulting from, or by reason of any act or omission or the operation of the Contractor, its agents, servants or employees while engaged in or about or in connection with the discharge or performance of the services to be done or performed by the Contractor hereunder and (ii) hold the City harmless from any and all claims and/or liens for labor, services, or materials furnished to the Contractor in connection with the performance of its obligation under this Agreement.
5. **ACKNOWLEDGMENT OF EXCLUSION OF WORKER’S COMPENSATION COVERAGE:** Contractor herein expressly agrees and acknowledges that it is an independent contractor as defined in R.S. 23:1021 (7) and as such, it is expressly agreed and understood between the parties hereto, in entering into this services agreement, that the City of New Orleans shall not be liable to the Contractor for any benefits or coverage as provided by the Workmen's Compensation Law of the State of Louisiana, and further, under the provisions of R.S. 23:1034 anyone employed by the Contractor shall not be considered an employee of the City for the purpose of Worker’s Compensation coverage.

6. ACKNOWLEDGMENT OF EXCLUSION OF UNEMPLOYMENT COMPENSATION

COVERAGE: Contractor herein expressly declares and acknowledges that it is an independent contractor, and as such is being hired by the City under this agreement for hire as noted and defined in R.S. 23:1472, and therefore, it is expressly declared and understood between the parties hereto, in entering into this services agreement, or agreement for hire, and in connection with unemployment compensation only, that:

- a. Contractor has been and will be free from any control or direction by the City over the performance of the services covered by this contract; and
- b. Services to be performed by Contractor are outside the normal course and scope of the City's usual business; and
- c. Contractor has been independently engaged in performing the services listed herein prior to the date of this agreement.

Consequently, neither Contractor nor anyone employed by Contractor shall be considered an employee of the City for the purpose of unemployment compensation coverage, the same being hereby expressly waived and excluded by the parties hereto.

7. WAIVER OF SICK AND ANNUAL LEAVE BENEFITS: It is expressly agreed and understood between the parties entering into this services agreement that the Contractor, acting as an independent agent, shall not receive any sick and annual leave benefits from the City of New Orleans.

8. JURISDICTION & CHOICE OF LAW: The Contractor hereby consents and yields to the jurisdiction of the State Civil Courts of the Parish of Orleans, and does hereby formally waive any pleas of jurisdiction on account of the residence elsewhere of the Contractor. This agreement shall be construed and enforced according to the laws of the state of Louisiana, excepting its conflict of laws provisions.

9. DURATION: This Agreement shall commence on the Effective Date and shall continue for a period of twelve months. It is understood and acknowledged by Contractor that the Services described above are expected to be completed within this time period.

10. APPROPRIATION AND/ OR EXTENSION: This agreement may be extended at the option of the City, provided that funds are allocated by the Council of the City of New Orleans and the extension of the agreement facilitates the continuity of services provided herein. This agreement may be extended by the City on an annual basis for no longer than five one year periods.

11. SOLICITATION: The Contractor has not employed or retained any company or person, other than a bona fide employee working solely for him, to solicit or secure the subject contract. The Contractor has not paid or agreed to pay any person, other than a bona fide employee working for him, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the subject contract.

12. CANCELLATION: Either party to this agreement may terminate the agreement at any time during the term of the agreement by giving the other party written notice of said intention to terminate at least thirty (30) days prior to the date of termination. In the event the City elects to terminate for convenience, City shall be obligated to pay Contractor only for those Services performed up to and through the date of termination.

13. "AUDIT AND OTHER OVERSIGHT": It is agreed that the contractor or applicant will abide by all provisions of City Code §2-1120, including but not limited to City Code §2-1120(12), which requires the contractor to provide the Office of Inspector General with documents and information as requested. Failure to comply with such requests shall constitute a material breach of the contract. In signing this

contract, the contractor agrees that it is subject to the jurisdiction of the Orleans Parish Civil District Court for purposes of challenging a subpoena.”

City Officials and/or their designated representatives shall have the right to audit, inspect, and review all books and records (in whatever form they may be kept whether written, electronic or other) relating or pertaining to this contract or agreement (including any and all documents and other materials, in whatever form they may be kept which support or underlie those books and records), kept by or under the control of the Contractor, including, but not limited to those kept by the Contractor, its employees, agents, assigns, successors and subcontractors.

The Contractor shall maintain such books and records together with such supporting or underlying documents and materials for the duration of this contract or agreement and for at least 5 years following the completion of this contract or agreement, including any and all renewals thereof. The books and records, together with the supporting or underlying documents and materials shall be made available, upon request to the City, through its employees, agents’ representatives, contractors or other designees, during normal business hours at the Contractor's office or place of business. In the event that no such location is available, then the books and records, together with the supporting or underlying documents and records, shall be made available for audit at a time and location at, location, which is convenient for the City.

14. **SUBCONTRACTS:** The City may require information regarding ownership interests in the subcontractor prior to approval of the subcontractor’s retention. Contractor shall incorporate by reference in all subcontracts the provisions of this Article and shall require all subcontractors to comply with such provisions. Contractor’s failure to comply with the obligations in this subsection shall constitute a material breach of this Agreement.

15. **COMPLIANCE:** The Contractor understands and will abide by all provisions of the Code of the City of New Orleans, Chapter 2, Art. XIII, Sect. 2-1120, as adopted by City Ordinance No. 22,888 M.C.S., (relative to the operations and authority of the City Inspector General), incorporated herein by reference.

City of New Orleans, Louisiana
Request for Proposals
RFP No. 2188-01249
BRAC Redevelopment of NSA “East Bank”

Attachment “C”

REQUIRED CONTRACT DBE PROVISIONS

DBE Program Compliance: DBE participation is a requirement for this solicitation and no contract will be signed until the Respondent satisfies all DBE requirements as determined by the Office of Supplier Diversity. City of New Orleans Ordinance 70.432.1 establishes a goal of 35% DBE participation for all public spending or private projects that utilize public funding and/or incentives on contracts over \$15,000.

DBE Contract Goal: A DBE contract goal of 35 percent has been established for this solicitation.

DBE Participation Plan: Respondents qualifying under this solicitation must submit with proposal responses a DBE Participation Plan as to how they intend to meet the DBE contract goal. Respondents are encouraged to utilize the Office of Supplier Diversity's DBE Participation Plan template which is available at www.nola.gov on the Office of Supplier Diversity's "Supplier Diversity Toolkit" page. You may also request a copy of the template from the Office of Supplier Diversity's Compliance Officer via e-mail at asmatthews@nola.gov.

The Office of Supplier Diversity's DBE Participation Plan template is a guide. Other formats of a participation plan may be acceptable. However, failure to include the essential information as exemplified in the template may be cause for either a delay in acceptance or the rejection of an offer as non-responsive.

DBE Reciprocity: The City participates in the State and Local Disadvantaged Business Enterprise Program (SLDBE), a race- and gender-neutral socially and economically disadvantaged business enterprise (DBE) program. In 2004, the City entered into a Cooperative Endeavor Agreement (CEA) to participate in the SLDBE program with the Sewerage and Water Board of New Orleans and the New Orleans Aviation Board. In 2009, Harrah's Casino of New Orleans joined the CEA.

In 2010, through Executive Order MJL 10-02, Mayor Mitchell J. Landrieu authorized that firms certified through the U.S. Department of Transportation's Louisiana Unified Certification Program may participate as a DBE on City of New Orleans contracts with all the rights associated with such certification.

In order for a DOTD/LAUCP firm to bid and perform as a DBE on City of New Orleans contracts, the business owner must provide evidence of LAUCP certification and receive a letter authorizing reciprocity from the Office of Supplier Diversity.

Crediting DBE Participation: Credit towards meeting the DBE participation goal shall be granted only when firms identified as DBE in the DBE Participation Plan are currently certified through one of the qualify entities recognized by the City of New Orleans:

- (a) City of New Orleans (All Certifications);
- (b) Sewerage and Water Board of New Orleans (SLDBE certification);
- (c) New Orleans Aviation Board (SLDBE certification and Louisiana Unified/DOTD certification);
- (d) Harrah's New Orleans (SLDBE Certification only); and
- (e) LAUCP Certified firms.

The Respondent must select a DBE or DBEs from one of the following lists of certified firms to be compliant with the City's DBE goal:

- (a) City of New Orleans database of certified firms at www.nola.gov;
- (b) Sewerage & Water Board's list of certified SLDBE firms at www.swbno.org;
- (c) The New Orleans Aviation Boards list of SLDBE firms or DOTD firms at www.flymsy.com;
- (d) The list of LAUCP firms at www.dotd.la.gov.

A firm that is owned by a woman, a minority or a person with a disability is not considered a DBE by virtue of its ownership. To learn more about how the City of New Orleans defines the term DBE, download the Office of Supplier Diversity's Definition of a Disadvantaged Business Enterprise from the "Supplier Diversity Toolkit" page on at www.nola.gov.

DBE Validation: The Respondent awarded the RFP/RFQ will have to complete and have the Office of Supplier Diversity verify one of the following before a contract is signed:

- (a) The DBE Participation Plan satisfies the DBE goal set-forth in the RFP/RFQ;
- (b) The Respondent demonstrated good faith efforts to meet the DBE goal set-forth in the RFP/RFQ; or
- (c) The Respondent failed to meet the DBE goal or demonstrate good faith efforts to meet the goal set-forth in the RFP/RFQ.

DBE Compliance Reporting: The awarded Respondent and all participating subcontractors awarded contras as a result of this RFP/RFQ process are required to use the Office of Supplier Diversity's secure web-based compliance management system to submit project information on all expenditures made to achieve compliance with the DBE participation goal for this agreement. The information regarding access to the compliance system will be provided to the awarded Respondent's DBE Participation Plan Administrator after award of the contract.

Access to Books and Records: The awarded Respondent agrees to grant the Office of Supplier Diversity's Compliance Officer reasonable access to its books and records for purposes of verifying compliance with the DBE goals for the contract.

Questions: Please direct all questions related to DBE compliance prior to submission of the proposal to the Office of Supplier Diversity's Compliance Officer, Arkebia S. Matthews, at asmatthews@nola.gov or by calling 504-658-4200.

Additional Resources: Visit www.nola.gov/BUSINESSES/Office-of-Supplier-Diversity to download DBE forms, search for certified firms, download DBE certification applications, report DBE compliance or learn more about the Office of Supplier Diversity's policies and programs on the "Supplier Diversity Toolkit" page.

**City of New Orleans, Louisiana
Request for Proposals
RFP No. 2188-01249
BRAC Redevelopment of NSA “East Bank”**

Attachment “D”

CONFLICT OF INTEREST DISCLOSURE AFFIDAVIT

CITY OF NEW ORLEANS
CONFLICT OF INTEREST DISCLOSURE AFFIDAVIT

STATE OF LOUISIANA

PARISH OF _____

Before me, the undersigned authority, came and appeared _____, who, being first duly sworn, deposed and said that:

1. He/She is the _____ and authorized representative of _____, hereafter called "Respondent."
2. The Respondent submits the attached proposal in response to City of New Orleans Proposal # _____.
3. The Respondent hereby confirms that a conflict(s) of interest exists/does not exist/may exist in connection with this solicitation which might impair Respondent's ability to perform if awarded the contract, including any familial or business relationships that the Respondent, the proposed subcontractors, and their principals have with city officials or employees. *(If a conflict(s) of interest exists and/or may exist, describe in a letter the nature of the conflict, the parties involved and why there is a conflict. Attach said letter to this form).*

Respondent Representative (Signature)

(Print or type name)

(Address)

Sworn to and subscribed before me, _____, Notary Public, this _____ day of _____, 20____.

Notary Public (signature)
Notary ID#/Bar Roll #

**City of New Orleans, Louisiana
Request for Proposals
RFP No. 2188-01249
BRAC Redevelopment of NSA “East Bank”**

Attachment “E”

IDENTIFICATION OF SUBCONTRACTORS

CITY OF NEW ORLEANS
IDENTIFICATION OF SUBCONTRACTORS

STATE OF LOUISIANA

PARISH OF _____

Before me, the undersigned authority, came and appeared _____, who, being first duly sworn, deposed and said that:

4. He/She is the _____ and authorized representative of _____, hereafter called "Respondent."

5. The Respondent submits the attached proposal in response to City of New Orleans Proposal # _____.

6. The Respondent hereby identifies the following persons, natural or artificial, who are retained by Respondent at the time the attached proposal is submitted and who are expected to perform work as subcontractors in connection with the Respondent's work for the City. Respondent hereby acknowledges and agrees that when new subcontractors not previously named are added to the project, they must be promptly identified to the City User Department within 48 hours of the change. The official change may not take place unless and until the City provides its written approval.

Person(s) and Company Name (if applicable)

Respondent Representative (Signature)

(Print or type name)

(Address)

Sworn to and subscribed before me, _____, Notary Public, this ____ day of _____, 2011__.

Notary Public (signature)
Notary ID#/Bar Roll #

**City of New Orleans, Louisiana
Request for Proposals
RFP No. 2188-01249
BRAC Redevelopment of NSA “East Bank”**

Attachment “F”

TAX CLEARANCE CERTIFICATE

CITY OF NEW ORLEANS
TAX CLEARANCE AUTHORIZATION

1300 Perdido St., Room4W07, New Orleans, LA 70112, Fax (504) 658-1570

According to Section 2-8 of the Code of the City of New Orleans, Louisiana 1995, the City may not enter into or make payments under a contract, grant or cooperative endeavor agreement with any person, corporation, or entity delinquent in City taxes. This form supplies the needed tax clearance. This clearance is issued without prejudice to any tax liabilities discovered by audit.

Please refer to the instructions on the back of this form

BUSINESS NAME:

OWNER'S NAME:

TYPE OF BUSINESS:

BUSINESS ADDRESS:

MAILING ADDRESS:

CONTACT TELEPHONE:

FAX NUMBER:

E-MAIL ADDRESS:

REAL ESTATE TAX NUMBER:

PERSONAL PROPERTY TAX NUMBER:

SALES TAX/OCCUPATIONAL LICENSE NUMBER:

PRINT NAME:

TITLE:

AUTHORIZED SIGNATURE:

DATE SIGNED:

I certify that I have the authority to execute this form with respect to the tax matters covered and that the above is true and correct. The City of New Orleans is authorized to inspect and/or receive confidential tax information.

BUREAU OF REVENUE (Room 1W15)

This clearance covers Occupational License and Sales/Use taxes.

I hereby assert that after review of the taxpayer's records of this date that the taxpayer **IS NOT** delinquent in any taxes owed to the city. This clearance covers the period today through March 1, 20____. The above clearance may be

BUREAU OF TREASURY (Room 1W37)

This clearance covers Ad Valorem taxes for Real Estate and Business Property taxes.

I hereby assert that after review of the taxpayer's records of this date that the taxpayer **IS NOT** delinquent in any taxes owed to the city. This clearance covers

revoked for failure to pay sales tax.

the period today through March 1,
20_____.

COLLECTOR OF REVENUE

DATE

TREASURY CHIEF
DATE

I attest that the taxpayer named above **is not** delinquent in any taxes owed to the city.

DIRECTOR OF FINANCE

DATE

CITY OF NEW ORLEANS TAX CLEARANCE AUTHORIZATION

1300 Perdido St., Room4W07, New Orleans, LA 70112, Fax (504) 658-1570

INSTRUCTIONS

1. To complete this form, provide all of the information requested. Failure to fill in ALL information requested will delay processing. If the form is not signed and dated, the form will not be processed.
2. Complete, sign and date the authorization form and submit in any of the following ways:
 - a. In person or by mail to: City Hall, Department of Finance, 1300 Perdido Street, Room 4W07, New Orleans, LA 70112
 - b. Via Facsimile (Fax): (504) 658-1570
3. This form authorizes the City of New Orleans to inspect and/or receive your confidential tax information.
4. This Tax Clearance Authorization will not be honored for any purpose other than contracting with the City of New Orleans.
5. A separate Tax Clearance Authorization is required for each contract.
6. If you need additional information regarding this authorization, please call the Department of Finance at (504) 658-1550, or e-mail purchasing@nola.gov
7. The following requirements must be met in order for a Tax Clearance Authorization form to be approved by the City of New Orleans. It is recommended that all outstanding tax and business registration be completed prior to processing the form to expedite contract execution.

Real Estate/Personal Property Tax

- o Businesses are required to be current in payment of all Real Estate Tax and Personal Property Tax.
- o A business can visit the City of New Orleans' website, www.nola.gov at the Bureau of Treasury webpage to pay outstanding Real Estate and Personal Property taxes due.
- o A business can mail outstanding tax payments to City of New Orleans, Bureau of the Treasury 1300 Perdido St., Room 1W38, New Orleans, La. 70112.

Sales Tax/Occupational License

- o All businesses are required to have a City of New Orleans Sales Tax number.
- o If the business is located within Orleans Parish, an Occupational License is also required. If the business is domiciled outside of Orleans Parish, a registration is required to be completed to obtain a Revenue account number.
- o If a business is not registered, a New Business Application must be completed. The application can be found on the City of New Orleans' website, www.nola.gov, at the Bureau of Revenue webpage. Under Online Revenue Documents, an application can be downloaded and returned to the City of New Orleans, Bureau of Revenue, 1300 Perdido St., Room 1W15, New Orleans, LA 70112. Any questions may be forwarded to Revenue Administration, 658-1695 or 658-1666.
- o Non-profit organizations must comply with the Occupational License requirements by completing a New Business Application. The application can be found on the City of New Orleans' website, www.nola.gov, at the Bureau of Revenue webpage. Under

Online Revenue Documents, an application can be downloaded and returned to the City of New Orleans, Bureau of Revenue, 1300 Perdido St., Room 1W15, New Orleans, LA 70112. Any questions may be forwarded to Revenue Administration, 658-1695 or 658-1666.

- o Once exempt status is confirmed for the non-profit organization, the organization is exempt from Occupational License fees.

Revised Tax Clearance Authorization

March 9, 2012

**City of New Orleans, Louisiana
Request for Proposals
RFP No. 2188-01249
BRAC Redevelopment of NSA “East Bank”**

Attachment “G”

**List of Buildings
NSA New Orleans East Bank**

NSA EAST BANK, NOLA				
Summary of Current Use (Updated 21 AUG 2009)				
Sorted by Facility Number				
Facility Number	Location	Description	Tenant	Area
601	1A	Medical Clinic	NAVAL AMBULATORY CARE CENTER	7,734 SF
	1A	Dental Clinic	BRANCH DENTAL CLINIC	984 SF
	1A	General Warehouse Navy	MARFORRES	16,625 SF
	1A	Navy Campus	NAVY CAMPUS	2,038 SF
	1A	Northwood University	NORTHWOOD UNIVERSITY	144 SF
	1B	General Warehouse Navy	MARFORRES	12,000 SF
	1B	Administrative Office	MARFORRES	16,000 SF
	1C	General Warehouse Navy	NSA	5,960 SF
	1C	MCRF Applied Instruction	MARFORRES	2,520 SF
	1C	General Warehouse Navy	SATO	2,520 SF
	1C	General Warehouse Navy	DRMO STORAGE	8,200 SF
	1C	General Warehouse Navy	MSC	800 SF
	1C	General Warehouse Navy	NALO	800 SF
	1C	General Warehouse Navy	MARFORRES	4,000 SF
	2A	Administrative Office	VACANT	1,200 SF
	2A	Administrative Office	MARFORRES	7,267 SF
	2A	Vacant	VACANT	19,513 SF
	2A	Administrative Office	MARINE STAFF JUDGE ADVOCATE	400 SF
	2B	Public Works Flammable Storage	NSA	820 SF
	2B	Public Works Shop (Contractor)	SATELLITE SERVICES, INC.	2,280 SF
	2B	Administrative Office	NSA	4,590 SF
	2B	Administrative Storage	CNSRF	7,370 SF
	2B	General Warehouse Navy	SUPSHIP NOLA	2,580 SF
	2C	Electronics Maintenance	FBI	1,766 SF
	2C	Electronics Storage	FBI	514 SF
	2C	Public Works Flammable Storage	NSA	760 SF
	2C	Public Works Shop	NSA	7,612 SF
	2C	Public Works Storage	NSA	6,720 SF
	2C	Janitorial Storage	NSA	1,520 SF
	2C	Administrative Office	CNSRF	830 SF
	2C	Personnel Support Storage (Ready Issue/Shop Stores/Miscellaneous)	USCG	15,740 SF
	3A	Vacant	VACANT	1,100 SF
	3A	Vacant	VACANT	8,170 SF
	3A	Vacant	VACANT	2,300 SF
	3A	NALO Storage	NALO	2,244 SF
	3A	Administrative Office	NALO	18,116 SF
	3A	Administrative Storage	NALO	1,000 SF
	3B	Vacant	NSA	8,178 SF
	3B	General Warehouse Navy	NCTAMS JAX DET	1,633 SF
	3B	Printing Plant	NPPSDO	3,000 SF
	3B	General Warehouse Navy	NRD	7,554 SF

	3B	Vacant	VACANT	6,546 SF
	3C	Administrative Storage	MARINE RECRUITING	1,200 SF
	3C	Uniform Issue	COMNAVRESFOR	8,120 SF
	3C	General Warehouse Navy	COMNAVRESFOR	5,630 SF
	3C	Public Works Storage	NSA	5,460 SF
	3C	Administrative Storage	NAVY RECRUITING	1,200 SF
	3C	Vacant	VACANT	1,200 SF
	3C	Administrative Storage	MARFORRES	1,200 SF
	4A	Administrative Office	MARFORRES	10,904 SF
	4A	Administrative Storage	MARFORRES	84 SF
	4A	Telephone Exchange	NAVCOMTELSTA	2,500 SF
	4B	General Warehouse Navy	MARFORRES	11,762 SF
	4B	Administrative Office	MARFORRES	6,807 SF
	4B	Administrative Storage	MARFORRES	800 SF
	4B	Theatre	MARFORRES	1,200 SF
	4C	General Warehouse Navy	MARFORRES	28,000 SF
	5A	Administrative Office	MARFORRES	26,800 SF
	5A	Administrative Office	NCTAMS JAX DET	1,200 SF
	5B	Administrative Office	MARFORRES	28,000 SF
	5C	Administrative Office	MARFORRES	28,000 SF
	6A	Data Processing Center	COMNAVRESFOR	3,440 SF
	6A	Vacant	VACANT	3,800 SF
	6A	Administrative Office	MARFORRES	1,624 SF
	6A	Vacant	VACANT	964 SF
	6A	Commissioned Mess Open	CNRF (PORT-O-CALL)	10,767 SF
	6A	Vacant	VACANT	1,451 SF
	6B	Administrative Office	COMNAVRESFOR	6440 SF
	6B	Administrative Office	MARFORRES	1,400 SF
	6C	Server Farm	NMCI	18,738 SF
602	1A/B/C, 3-6A/B/C	Employees Parking Building	NSA	495,319 SF
	2A	Exchange Cafeteria	NEXCOM	23,106 SF
	2B	Gymnasium	4th MAR DIV FMF USMCR	8,802 SF
	2B	Vacant	VACANT	483 SF
	2B	Vacant	VACANT	37,148 SF
	2B	Administrative Office	MARINE RECRUITING	5,500 SF
	2C	Administrative Storage	MARINE RECRUITING	1,232 SF
	2C	Administrative Office	NAVY RECRUITING	11,000 SF
	2C	Administrative Storage	NAVY RECRUITING	1,332 SF
	2C	Vacant	NSA	861 SF
603	1A	Police Station	NSA	2,092 SF
	1A	Location Exchange	NEXCOM	7,368 SF
	1A	Exchange Warehouse	NEXCOM	4,210 SF
	1A	Exchange Outlets	NEXCOM	728 SF
	1A	Credit Union	NFCU	1,000 SF
	1A	Religious Ministry Facility	NSA	1,420 SF
	1A/B, 2A/B, 6B/C	Administrative Office	COMNAVRESFOR	159,287 SF
	1A	Administrative Office	SATO	2,380 SF
	2B	Administrative Storage	COMNAVRESFOR	5,428 SF
	1B/C	Recruit Processing Center	MEPS	29,896 SF
	2A	Electronics/Communications Maintenance	COMAIRRESFOR	4,012 SF
	2B	Administrative Office	MSC	5,760 SF
	2C	Special Services Gym	MWR	7,518 SF
	3C	Vacant	VACANT	28,000 SF

	4B	Vacant	VACANT	27,000 SF
	5A	Administrative Office	ARMY CORPS OF ENGINEERS	28,000 SF
	5B	Vacant	VACANT	28,000 SF
	5C	Vacant	VACANT	28,000 SF
	6A	Administrative Office	COMNAVRESFOR	28,000 SF
	6B	Administrative Office	COMNAVRESFOR	28,000 SF
	6C	Administrative Office	COMNAVRESFOR	28,000 SF
605	I-24	Recreation Pavilion	NSA	756 SF
605A	I-24	MAW Paint Storage Building	NSA	80 SF
607	H-23	Switching/Substation Building/Shelter	NSA	744 SF
609	H-23	Classified Matter Incinerator	NSA	100 SF
613	H-19	Cargo Ramp	NSA	9,152 SY
616	I-21	Electrical Substation	NSA	1,500 KV
618		Water Tank (Potable)	NSA	1 EA
619		Water Tank (Potable)	NSA	1 EA
620		Water Tank (Potable)	NSA	1 EA
622		Transformer House	NSA	175 SF
625		Access Ramp to Parking Garage	NSA	
655		Flagpole	NSA	
658	Q-23	Pedestrian Bridge	NSA	102 SY
659	O-24	Pedestrian Bridge	NSA	91 SY
660	O-20	Pedestrian Bridge	NSA	53 SY
661	L-24	Pedestrian Bridge	NSA	53 SY
688		Gate/Sentry House	NSA	55 SF
689	L-26	Flagpole	NSA	1 EA
690	L-26	Fender Piles	NSA	
691		Gate/Sentry House	NSA	100 SF
692	W-23	Gate/Sentry House	NSA	196 SF
693	H-26	Pedestrian Bridge	NSA	76 SY
695	I-21	Gate/Sentry House	NSA	70 SF
695A				
696	P-22	Handball Court	NSA	902 SF
770	U-19	Citgo/NEX Gas Station	NAVY EXCHANGE	2,972 SF
770A	V-18	Fuel Truck Shelter	NEXCOM	
772	U-19	Gas Tank	NAVY EXCHANGE	12,000 GA
773	U-19	Gas Tank	NAVY EXCHANGE	12,000 GA
777	I-24	Volleyball Pit	MWR	
778		Diesel Fuel Tanks/Berm	NSA	
791		Entrance Canopy (East Bank)	NSA	
792		Gate/Sentry House (East Bank)	NSA	
793		Gate/Sentry House (East Bank)	NSA	
794		Inspection Canopy (East Bank)	NSA	
795		Pass and Tag Building (East Bank)	NSA	