

## **REQUEST FOR INTEREST**

### **Potential Construction through Enhanced Use Lease of a portion of Corry Station, Naval Air Station Pensacola, Escambia County, Florida**

**February 27, 2025**

Prepared by:  
Naval Facilities Engineering Systems Command Southeast  
P.O. Box 30, Building 903, Attn: RE31  
Jacksonville, FL 32212-0030

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MICHAEL P. BAILEY  
Real Estate Contracting Officer

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## REQUEST FOR INTEREST

### Potential Construction through Enhanced Use Lease of a portion of Corry Station, Naval Air Station Pensacola, Escambia County, Florida

#### Naval Facilities Engineering Systems Command Southeast

February 27, 2025

#### I. SUMMARY

1. **DESCRIPTION.** The Naval Facilities Engineering Systems Command Southeast, in support of the Department of the Navy (“DON” or “Government”), is seeking information from interested entities regarding potential construction through a long-term ground lease with DON under 10 U.S.C. § 2667 of an approximately 230,000 square foot (SF) facility to support the Navy’s mission and operations on approximately 37 acres of land located at Corry Station, Naval Air Station (“NAS”) Pensacola, Florida, (the site). Any interested responders may complete and submit a Request for Interest (“RFI”) response in support of its proposed project concept(s) for the site no later than **March 17, 2025**. The DON intends to use the RFI responses to further evaluate its best courses of action.
2. **THIS IS A REQUEST FOR INTEREST ONLY.** This RFI is a market research tool issued to determine the availability and adequacy of potential business ideas for the DON’s information and planning purposes. This is not a Request for Proposals (“RFP”) or a promise to issue another solicitation type in the future. This RFI does not obligate the Government to offer the property or to purchase services from any responder, and the DON reserves the right to cancel this RFI at any time. Further, the DON is not at this time seeking proposals and will not accept unsolicited proposals. By participating in the RFI process, all agree to hold the United States of America, its officers, employees, and advisors harmless from all claims, liabilities, and costs related to all aspects of this RFI. Under no circumstances shall the United States of America be liable for any costs, real estate brokerage commissions, finder’s fees, or other forms of compensation related in any way to activities undertaken by any person(s) as a result of or in response to the RFI; all costs incurred with responding to this RFI will be solely at the interested party’s expense. Not responding to this RFI does not preclude participation in any future solicitation or RFP, if one is issued.
3. Respondents with questions about this RFI must submit all questions in writing on a Pre-Proposal Inquiry (“PPI”) Form. A copy of the PPI Form is included as Attachment A. Inquiries must be submitted on the PPI Form via e-mail to the Real Estate Contracting Officer’s (“RECO”) representatives at the following addresses: [darlene.i.griggs.civ@us.navy.mil](mailto:darlene.i.griggs.civ@us.navy.mil) and [michael.p.bailey.civ@us.navy.mil](mailto:michael.p.bailey.civ@us.navy.mil). Pre-proposal inquiries will not be accepted later than seven (7) calendar days prior to the due date of the RFI. The Government will respond to properly submitted pre-

proposal inquiries on the Federal Business Opportunities (“FBO”) website once each week, no later than close of business Thursday.

## **II. BACKGROUND**

1. **PROJECT OBJECTIVES.** The DON is exploring possible scenarios to utilize an enhanced use lease under 10 USC 2667, a land exchange under 10 USC 2869, or another statutory authority available to DON, of less than approximately 37 acres at Corry Station, Naval Air Station Pensacola, Florida. As consideration for the property, the DON seeks a facility of approximately 230,000 SF and associated parking on a portion of the 37 acre parcel.
  - a. 230,000 SF facility breakdown is as follows: Secure space will be approximately 120,000 SF and unclassified space will be approximately 110,000 SF.
2. **SITE LOCATION.** The site is located at Corry Station, Naval Air Station Pensacola, Florida, and is comprised of approximately 37 acres as shown on Attachment B.

## **III. RFI RESPONSE**

1. **RFI REQUIREMENT.** The DON requests each responder to prepare an RFI response addressing potential construction, redevelopment, or utilization ideas for the site.
2. **ADDITIONAL FACTORS.** These factors should be considered in the RFI response:
  - i. There is no fee transfer of property; ownership of the premises remains with the U.S. Government.
  - ii. The premises do not have utilities. There will be no connection to Navy-owned utilities. Site development would require utility connections as follows:
    - a. Florida Power and Light (FPL) for electric,
    - b. Emerald Coast Utilities Authority (ECUA) for water and wastewater, and
    - c. Pensacola Energy for natural gas.
  - iii. Government Use
  - iv. Secure space will be constructed in accordance with Sensitive Compartmental Information Facility (SCIF) and Special Access Program Facility (SAPF) requirements of Intelligence Community Directive (ICD) 705, Intelligence Community Standard (ICS) 705, and Committee on National Security Systems Advisory Memorandum (CNSSAM)

TEMPEST requirements and standards.

- v. The proposed facility will need to support occupancy for approximately 1,150 personnel.
- vi. The premises will include parking for 1,150 personnel, plus an additional 5 percent for visitor parking.
- vii. Any actions require compliance with the National Environmental Protection Act, which could result in the preparation of an Environmental Assessment or an Environmental Impact Statement.
- viii. Any actions require compliance with all applicable Department of Defense engineering and construction guidance, such as the Unified Facilities Construction (UFC) and other applicable guidance.
- ix. The site is located outside of the NAS Pensacola Air Installation Compatible Use Zone (“AICUZ”). Development of the site should consider building height(s) and design that fit within the character of existing facilities at Corry Station. Concepts could include shared-use of the facility by non-DON occupants whose missions and operations are compatible with the DON.

#### **IV. SUBMISSION OF RFI RESPONSE**

1. **RFI RESPONSE (DUE NO LATER THAN March 24, 2025).** Responders will be invited to prepare an RFI response in Microsoft Word or PDF compatible format **due no later than 5:00 PM EST on March 28, 2025**. All costs associated with any RFI response shall be at the responder’s sole expense and shall not be reimbursed by the DON. Please be advised that all submissions become Government property and will not be returned. Responses may be submitted via e-mail to [darlene.i.griggs.civ@us.nav.mil](mailto:darlene.i.griggs.civ@us.nav.mil) and [michael.p.bailey.civ@us.navy.mil](mailto:michael.p.bailey.civ@us.navy.mil). Responses submitted by email are limited to 7MB in size. Alternatively, responders may mail RFI responses to:

DEPARTMENT OF THE NAVY  
Naval Facilities Engineering Systems Command Southeast  
P.O. Box 30, Building 903, Attn: RE31  
Jacksonville, FL 32212-0030

2. **PROPRIETARY INFORMATION.** Proprietary information included in the RFI response, if any, should be minimized and **MUST BE CLEARLY MARKED**. To aid the Government, please segregate proprietary information.
3. **RFI RESPONSE.**

- a. **PART I.** Part I of the RFI response shall provide the responder's administrative information:
  - i. Name of entity
  - ii. Name of designated point of contact
  - iii. Mailing address
  - iv. Overnight delivery address (if different from mailing address)
  - v. Phone number
  - vi. Fax number
  - vii. E-mail of designated point of contact
- b. **PART II.** Part II of the RFI response shall address the requirements set out in the above Section III – RFI RESPONSE and include the responder's ability to meet DON's proposed project ideas.

**V. STATEMENT OF LIMITATIONS**

1. **LIMITATIONS.** The Government represents that this RFI, submissions from respondents to this RFI, and any relationship between the Government and respondents arising from or connected or related to this RFI, are subject to the specific limitations and representations expressed below, as well as the terms and conditions contained elsewhere in this RFI. By submitting a response to this RFI and without the need for any further documentation, the respondents acknowledge and agree to the Government's rights and all other terms and conditions as set forth in the RFI, including the Statement of Limitations.
2. **DEEMED ACCURATE.** To the best of the Government's knowledge, the information provided herein is accurate. However, the Government makes no representations or warranties whatsoever with respect to this RFI or the property, including representations and warranties as to the accuracy of any information or assumptions contained in this RFI or otherwise furnished to respondents by the Government, site and environmental conditions on the property or the suitability of the property, or any portion thereof, for any specific uses or development. Respondents should undertake appropriate investigation in preparation of submitting a response.
3. **SITE VISIT.** A site visit can be coordinated to give all respondents the opportunity to examine existing conditions prior to responding to the RFI. If interested in a site visit, please submit an e-mail to [darlene.i.griggs.civ@us.navy.mil](mailto:darlene.i.griggs.civ@us.navy.mil) and [michael.p.bailey.civ@us.navy.mil](mailto:michael.p.bailey.civ@us.navy.mil) by March 14, 2025 so security and logistics can be arranged.
4. **DISCUSSIONS.** The Government may request clarifying discussions with any or all of the respondents on an individual or group basis. Submission of a response does not guarantee the opportunity to participate in the discussions, if any.

**VI. POINTS OF CONTACT**

The DON points of contact for this RFI are:

Michael P. Bailey  
Real Estate Contracting Officer  
michael.p.bailey.civ@us.navy.mil  
Phone (904) 652-9650

Darlene I. Griggs  
Realty Specialist  
darlene.i.griggs.civ@us.navy.mil  
Phone 904-738-4291

**VII. ATTACHMENTS**

- A. Pre-Proposal Inquiry
- B. Site Location Map