REQUEST FOR INTEREST

Potential Construction through Enhanced Use Lease or Potential Land Exchange of a portion of Naval Support Activity Mid-South, Millington, Shelby County, Tennessee

August 03, 2026

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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 on approximately three (3) acres of land located at Naval Support Activity ("NSA") Mid-South, Millington, Shelby County, Tennessee , (the site) or potential land exchange with DON under 10 U.S.C. §2869 for said above noted property. No later than **September 3, 2026**, any interested responders may complete and submit a Request for Interest ("RFI") response in support of its (a) proposed project concept(s) for the site under a long-term ground lease, per 10 U.S.C. §2667, or (b) interest in entering into a land exchange agreement, per 10 U.S.C. §2869. For those interested in a land exchange, this would entail the Government conveying said property in exchange for installation-support services or either construction of a new facility or improvements to an existing facility on NSA Mid-South of a value equal to or greater than that of the exchanged property. Some examples of installation-support services would be electrical/water utilities upgrades, vehicle maintenance, water tank maintenance, and minor road maintenance and repair. Some examples of improvements to an existing facility would be improving NSA Mid-South Northside baseball fields or improving NSA Mid-South road infrastructure. The DON intends to use the RFI responses to further evaluate its best course of action.

2. **THIS IS A REQUEST FOR INTEREST ONLY**. This RFI is a market research tool to determine the availability and adequacy of potential business ideas for 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: dale.l.courtney.civ@us.navy.mil and 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 System for Award Management (SAM) website (sam.gov) once each week, no later than close of business Thursday.

II. BACKGROUND

1. **PROJECT OBJECTIVES**. The DON seeks to ascertain interest in development on approximately three (3) acres of land located at NSA Mid-South, Tennessee through a long-term ground lease under 10 U.S.C. §2667 or interest in entering into a land exchange agreement under 10 U.S.C. §2869, whereby the Government would convey said property in exchange for installation support services or either construction of a new facility or improvements to an existing facility on NSA Mid-South, of a value equal to or greater than that of the exchanged property. Some examples of installation-support services would be electrical/water utilities upgrades, vehicle maintenance, water tank maintenance, and minor road maintenance and repair. Some examples of improvements to an existing facility would be improving NSA Mid-South Northside baseball fields or improving NSA Mid-South road infrastructure.

   a. **A long-term ground lease under** 10 U.S.C. §2667 **would be for a term up to 25 to 35 years with consideration in the form of cash or in-kind consideration (IKC)**

      i. IKC accepted with respect to a long-term ground lease under 10 U.S.C. §2667 may include the following: (A) Maintenance, protection, alteration, repair, improvement, or restoration (including environmental restoration) of property or facilities under the control of the Navy. (B) Construction of new facilities for the Navy. (C) Provision of facilities for use by the Navy. (D) Provision or payment of utility services for the Navy. (E) Provision of real property maintenance services for the Navy. (F) Provision of such other services relating to activities that will occur on the leased property as the Navy considers appropriate.

   b. **An exchange under** 10 U.S.C. §2869 **would provide to DON installation-support services or a new facility or improvements to an existing facility. Upon acceptance of the installation support services or the new facility or the improvement to an existing facility, fee transfer of the property would occur.**

2. **SITE LOCATION**. The site is located at NSA Mid-South, Millington, Shelby County, Tennessee, and is comprised of approximately three (3) acres as shown on Attachment B.

3. **DEFINITIONS**.

   a. **10 U.S.C. §2667** (Federal Leasing Authority) - Lease is an agreement or contract by which the owner of real property grants an interest in real property to another providing the EXCLUSIVE rights to possess, use, and enjoy that property for a specified period of time in exchange for consideration.

   b. **10 U.S.C. §2869** (Exchange of Property at Military Installations) - The Navy may enter into an agreement to convey real property, including any improvements thereon to any person who agrees, in exchange for the real property, to provide (i) installation-support services (as defined in 10 U.S.C. §2679(f); or (ii) a new facility or improvements to an existing facility.

III. <u>RFI RESPONSE</u>

1. **RFI REQUIREMENT**. The DON requests each responder to prepare an RFI response addressing potential construction, redevelopment, or utilization ideas for the site through a long-term ground lease, Enhanced-Use Lease (EUL), or interest in entering into a land exchange agreement whereby the Government would convey said property in exchange for installation-support services or either construction of a new facility or improvements to an existing facility on NSA Mid-South of a value equal to or greater than that of the exchanged property. Some examples of installation-support services would be electrical/water utilities upgrades, vehicle maintenance, water tank maintenance, and minor road maintenance and repair. Some examples of improvements to an existing facility would be improving NSA Mid-South Northside baseball fields or improving NSA Mid-South road infrastructure.

2. **ADDITIONAL FACTORS**. These factors should be considered in the RFI response:

   i. For a long-term ground lease under 10 U.S.C. §2667, there is no fee transfer of property; ownership of the premises remains with the U.S. Government. For a land exchange under 10 U.S.C. §2869, there is fee transfer of the property.

   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. Memphis Light Gas & Water for electric and natural gas

b. City of Millington Public Works Department for water and wastewater.

iii. 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.

iv. Any actions require compliance with all applicable Department of War engineering and construction guidance, such as the Unified Facilities Criteria (UFC) and other applicable guidance.

IV. SUBMISSION OF RFI RESPONSE

1. **RFI RESPONSE (DUE NO LATER THAN September 3, 2026).** 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 September 3, 2026**. 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 dale.l.courtney.civ@us.navy.mil and 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
   Box 30, Building 903, Attn: RE13A
   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. 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 proposed project ideas.

V. STATEMENT OF LIMITIATIONS

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. **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

Dale L. Courtney
Realty Specialist
dale.l.courtney.civ@us.navy.mil
Phone 904-437-9958

VII. ATTACHMENTS

A. Pre-Proposal Inquiry
B. Site Location Map