**3.0 SITE ANALYSIS**

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NOTE: This is a hidden text note that will not print when the HIDDEN TEXT box in "Print -Options" is unchecked.  
  
This section includes the description of all site related information broken out into Existing Site Conditions and Site Development Requirements.  
  
Provide graphics and photos on requirements that can be illustrated in this Section. Include large scale graphics, drawings, and field investigation reports for hazardous materials and substances as attachments in Part 6 of the RFP. Comply with UFC 3-810-01N, Navy and Marine Corps Environmental Engineering for Facility Construction for requirements on field investigations of hazardous materials and substances. Also enter Project title, location, and contract number information for page headers under the Header and Footer view.  
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**3.1 Existing Site Conditions**

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NOTE: The following outlines the types of information typically addressed. Provide subheadings and information applicable to the project.  
  
 3.1.1 Natural Constraints  
  
 Topography  
 Vegetation / Landscaping  
 Natural Resources (Threatened and Endanger Species/Critical Habitat, Migratory Bird,  
 Essential Fish Habitat, marine mammal restrictions, Bald and Golden Eagle nest  
 location and restriction areas)  
 Climatology (Solar orientation, etc.)  
 Wetlands  
 Reference Geotechnical Soils Report if applicable.  
 Indicate environmental restrictions if applicable.  
 Radon Contamination (Refer to EPA Radon Zone Map)  
 Reference Wave, Current and Tide Reports if applicable  
 Hydrographic Survey if applicable  
 Unexploded Ordnance (UXO) Survey or Evaluation Reports if applicable  
 Existing Waterfront Facility (above and underwater) Inspection Reports  
 if applicable  
 Coral or Other Marine Life Maps/Reports if applicable  
  
 3.1.2 Man made  
  
 Existing Vehicular Access and Circulation  
 Site Utilities  
 Site Drainage & Storm Water Runoff (hydrology)  
 Existing Buildings (Provide photographs of buildings on site and  
 surrounding buildings)  
 Existing Waterfront Facilities (Wharf, Pier, Bulkhead, Caisson, Drydock, Mooring  
 Dolphin, Mooring Island, Boat Ramp etc. Provide photographs of waterfront site  
 and surrounding waterfront facilities) if applicable   
 Existing Mooring Hardware and Fender System (provide photographs of marine  
 hardware and fender) if applicable  
 Existing Dredging  
 Hazardous Materials and Substances (asbestos containing materials, lead paint,  
 polychlorinated biphenyls, low-level radioactive components, animal droppings,  
 mold and spores, storage tanks, contaminated soil or groundwater, chlordane,  
 or other hazardous materials and contaminates.)  
 Fencing  
 Adjacent Land Use  
 Cultural Resources (historical, archeological)  
 AICUZ / Explosive Arcs / HERO  
 Permits  
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**3.2 Site Development Requirements**

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NOTE: The following outlines the types of information typically addressed. Provide subheadings and information applicable to the project.  
  
 3.2.1 Facility footprint  
  
 Building Footprint  
 Wharf, Pier, Drydock Footprint  
  
 3.2.2 Vehicular Access and Circulation   
  
 Parking  
 Service Access  
 Pedestrian Access and Circulation (flow, paths, sidewalks, etc.)  
 Recreational  
 Outdoor Activity Areas  
 Landscaping  
 Utilities  
 Signage  
 Site Drainage & Storm Water Runoff (hydrology)  
 Dewatering  
 Site / Building Demolition   
 Site Clearing  
 Fencing (perimeter security)   
 Construction Access / Lay down Area   
 Permits  
 Sustainable Development  
 Antiterrorism Force Protection (ATFP)  
 Architectural Barriers Act (ABA) Requirements  
 Master Planning   
 Environmental Assessment (Constraint in the EA not the entire EA)  
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NOTE: For waterfront projects add the following:  
  
 3.2.3 Waterway Access  
  
 Describe in this paragraph or show on drawing the waterway/channel that would  
 provide access to the site including areas where contractor barges can be berthed  
 or unload equipment and material.  
  
 3.2.4 Environmental Constraints  
  
 Describe environmental constraints permit general conditions and special conditions  
 in addition to the Best Management Practices (BMP) during all construction work  
 to prevent / minimize pollutant discharge into the harbor. These constraints  
 may include the following:  
  
 - Use of silt curtains to enclose the work area to control turbidity during all in-water work.  
 - Not allowing debris entering the water.  
 - Prevent fresh concrete from entering the harbor during all concreting work.  
 - Protection of marine life and coral  
 - Protection of natural resources (Threatened and Endanger Species/Critical Habitat,  
 migratory birds, essential fish habitat, marine mammals, Bald and Golden Eagle)  
 - Air Quality constrains  
 - Other constraints provided in the Environmental and permit documents  
  
 3.2.5 Permitting and Agency Review  
 List the permits required for the project including U.S Army Corps of Engineers  
 permit(s) for in-water construction and dredging and U.S. Fish and Wildlife Services  
 coordination. Identify who is to provide the permits, Government or Contractor.  
 If permit(s) are to be obtained by the Government:  
  
 - What and when the Contractor needs to submit to the Government to support permit  
 application  
 - When the Government expect the permit(s) will be available  
 - Include permits and notifications required by Federal, State and local OSHA,  
 or EPA offices for projects involving the removal or abatement of hazardous  
 materials (e.g. asbestos removal and demolition, lead abatement and renovation).  
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