



WASHINGTON NAVY YARD BUILDING 157 RENOVATION

4 JUNE 2026

GLOBAL CONTINGENCY CONSTRUCTION (GCC)
MULTIPLE AWARD CONTRACT (MAC)
NAVFAC Solicitation No.: N62470-23-R-2500
Project Name: WNY B157 Renovation/JADOC Move
Amendment 0002

Jacobs



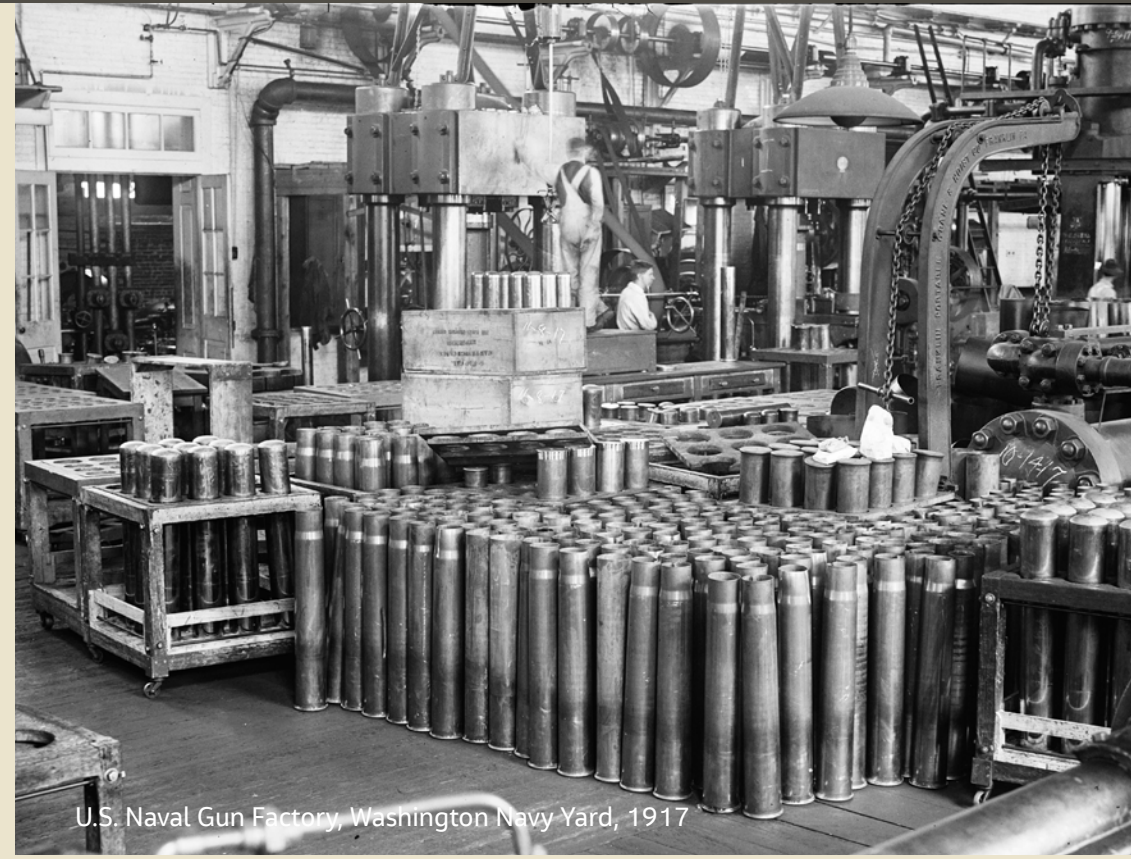
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"Sailor Tour the Navy Yard" circa 1960



U.S. Naval Gun Factory, Washington Navy Yard, 1917



Female lathe operators, Washington Navy Yard, 1943

Photos from 1917 - 1960



Historic Nomination Form

DETERMINATION OF CONTRIBUTING/NONCONTRIBUTING STATUS

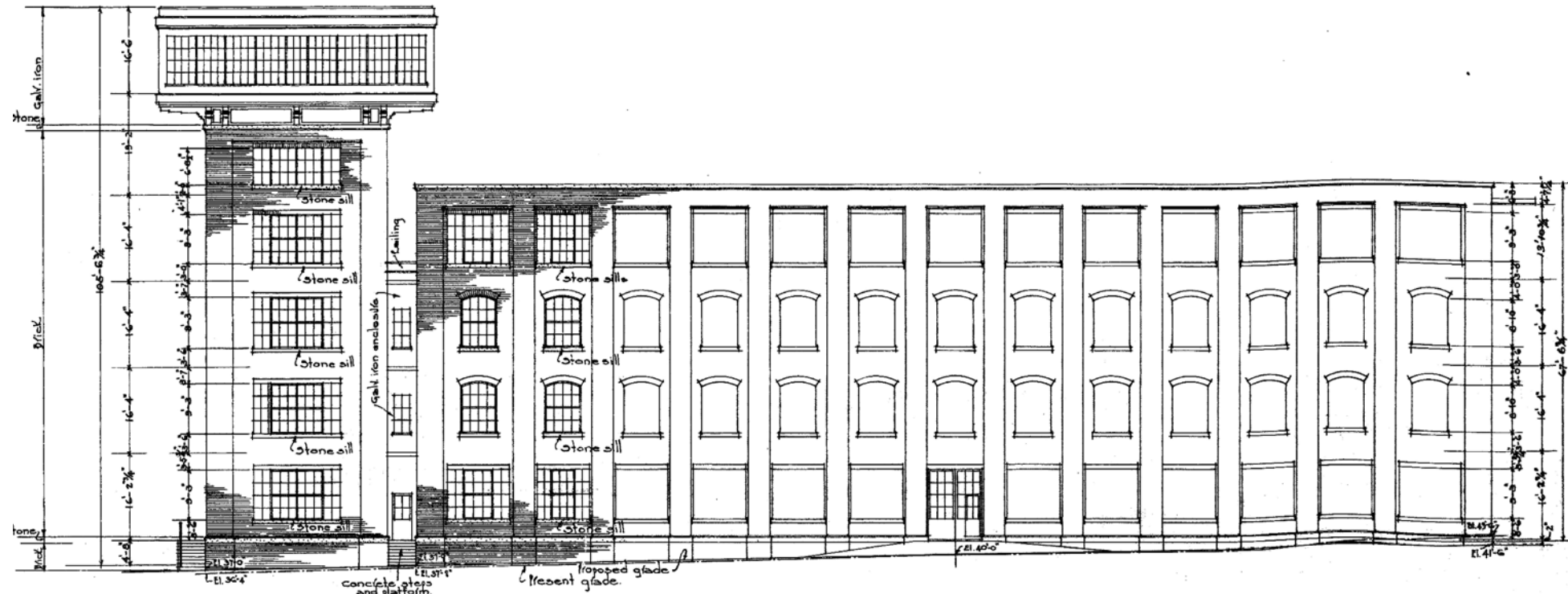
The Optical Shop/Range Finding Tower (Building 157) is determined a contributing building within the proposed National Register-eligible Eastern Extension Historic District to the Washington Navy Yard Historic District. It is an important component of the integrated industrial system at the Yard, as delineated below, adding to the district's ability to meet National Register Criteria A and C.

Significance

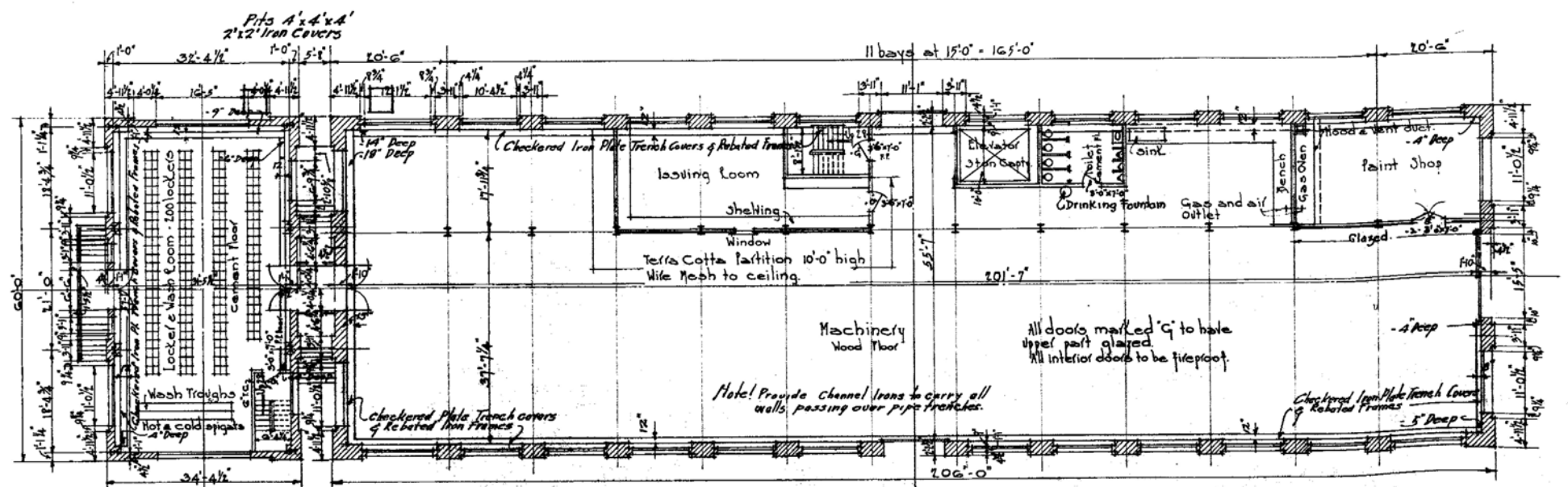
Building 157 is a visually distinctive building built to house a unique function that was important to the weapons production capacity of the Yard. The Range Finding Tower was believed to be the only such building in the United States at the time it was built, making it particularly important as an example of a rare, specialized building type. The two parts of the building are consistent with the architecture of the Navy Yard in materials, fenestration, and character, but distinctive in their unusual massing. Building 157 was one of the first buildings constructed on the eastern extension of the Navy Yard, and remains one of its most recognizable structures.

Integrity

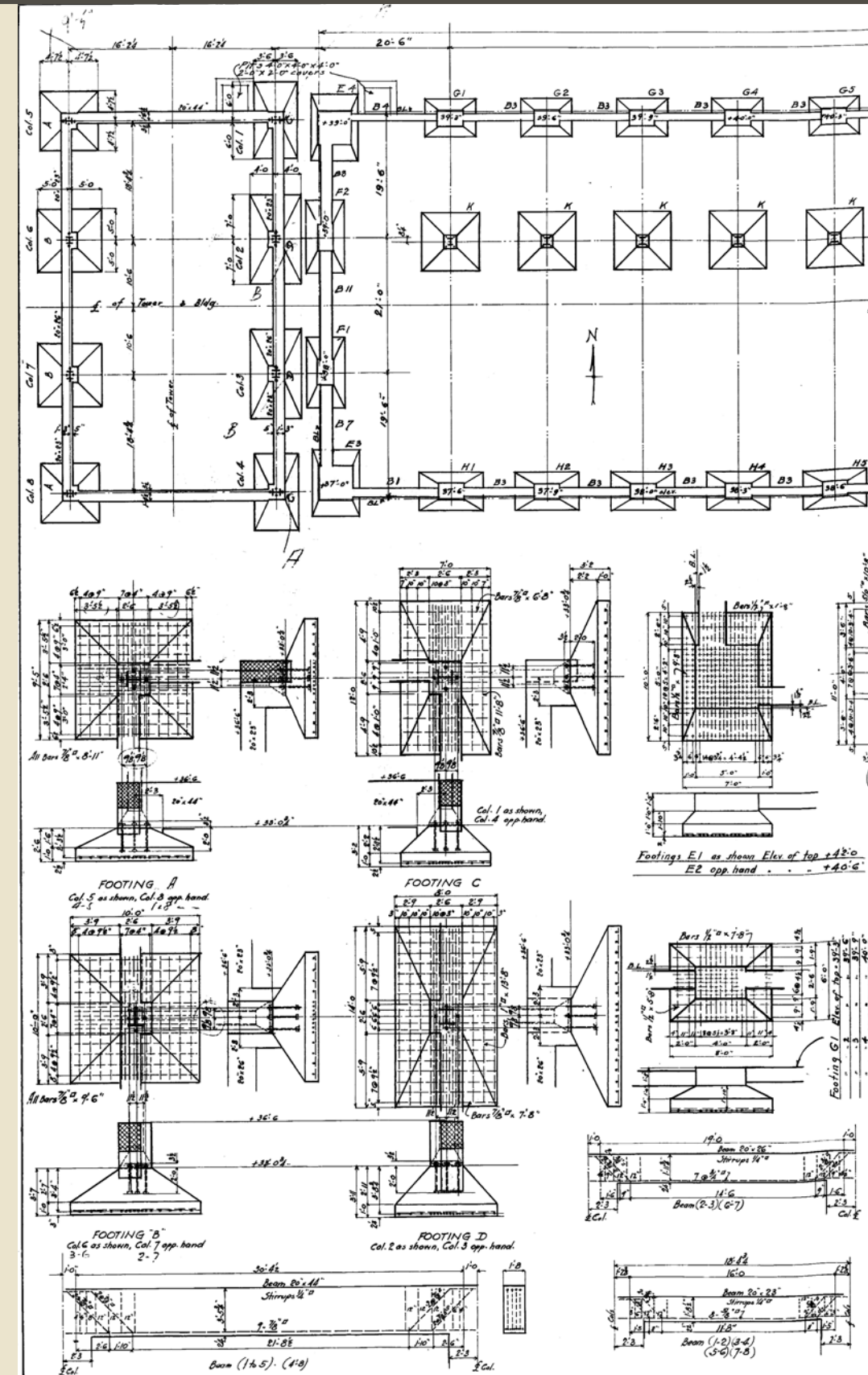
Building 157 has retained a high degree of integrity. The most prominent changes to the building have been alterations to the size and shape of some window openings; these changes are concentrated on the north facade, and the original continuity of the facade is still clearly visible. While of all the window sashes are replacements, they are similar to the original windows, differing slightly in the size and number of panes.



- SOUTH ELEVATION -



- FIRST FLOOR PLAN -





Building 157

Official U.S. Navy Photo by MC1 John Belanger, March 2, 2017.

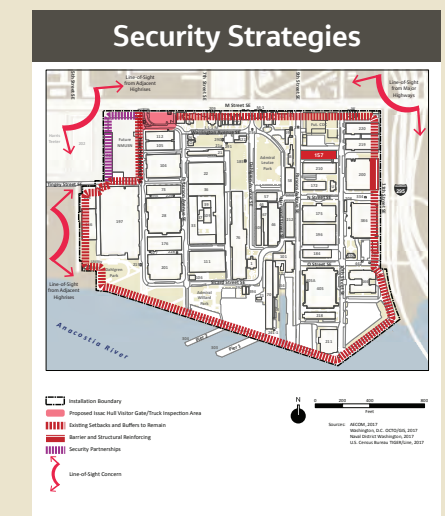
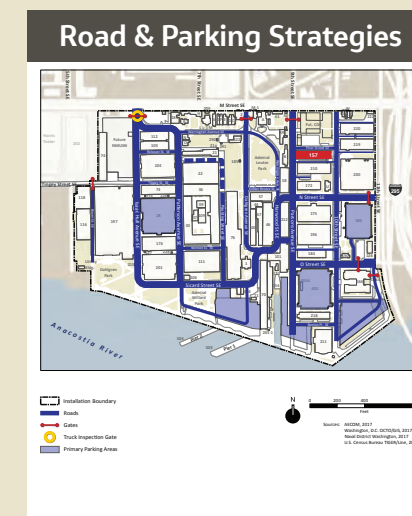
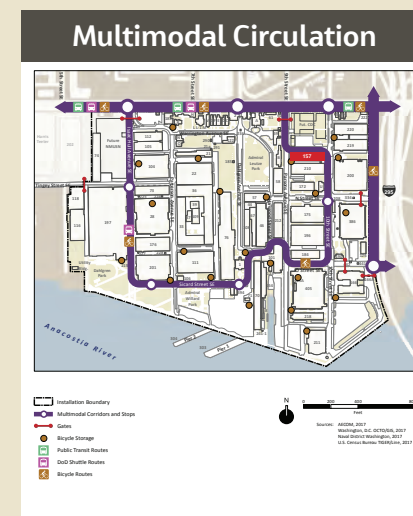
WNY Master Plan Visions and Principals



- 1.3 Vision and Guiding Principles**
- The Washington Navy Yard serves as the "Quarterdeck of the Navy," and one of its most important administrative centers in the Nation. This master plan builds upon the historic heritage of the site as a premier installation with distinctive headquarters, first-class support facilities, and attractive green spaces that enable a high quality of life within the urban setting of Washington, D.C.
- This vision statement provides an overarching image that the Navy wishes to achieve for its installation. This image of the future state is guided by succinct guiding principles that include the following:
- Compact Development
 - Infill Development
 - Circulation Networks
 - Horizontal Mixed-Uses
 - Vertical Mixed-Uses/Multi-Story Development
 - Sustainable Landscape Elements
 - Low Impact Development and Stormwater Management
 - Building Configuration and Utilization
 - Energy Conservation and Production
 - Lifecycle/Mitigation Planning

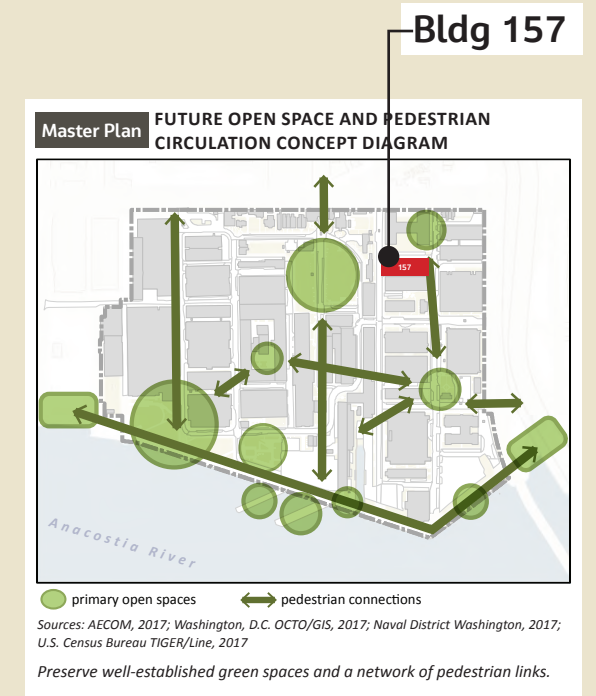


Official U.S. Navy Photo by MC1 John Belanger, March 2, 2017





Open Space, Streetscape and Pedestrian Circulation



As noted in the 2017 WNY Master Plan document, the open space and pedestrian circulation strategies are to provide for a complete network of easily accessible circulation routes and links to key facilities, landmarks, viewsheds and outdoor spaces for staff and visitors.

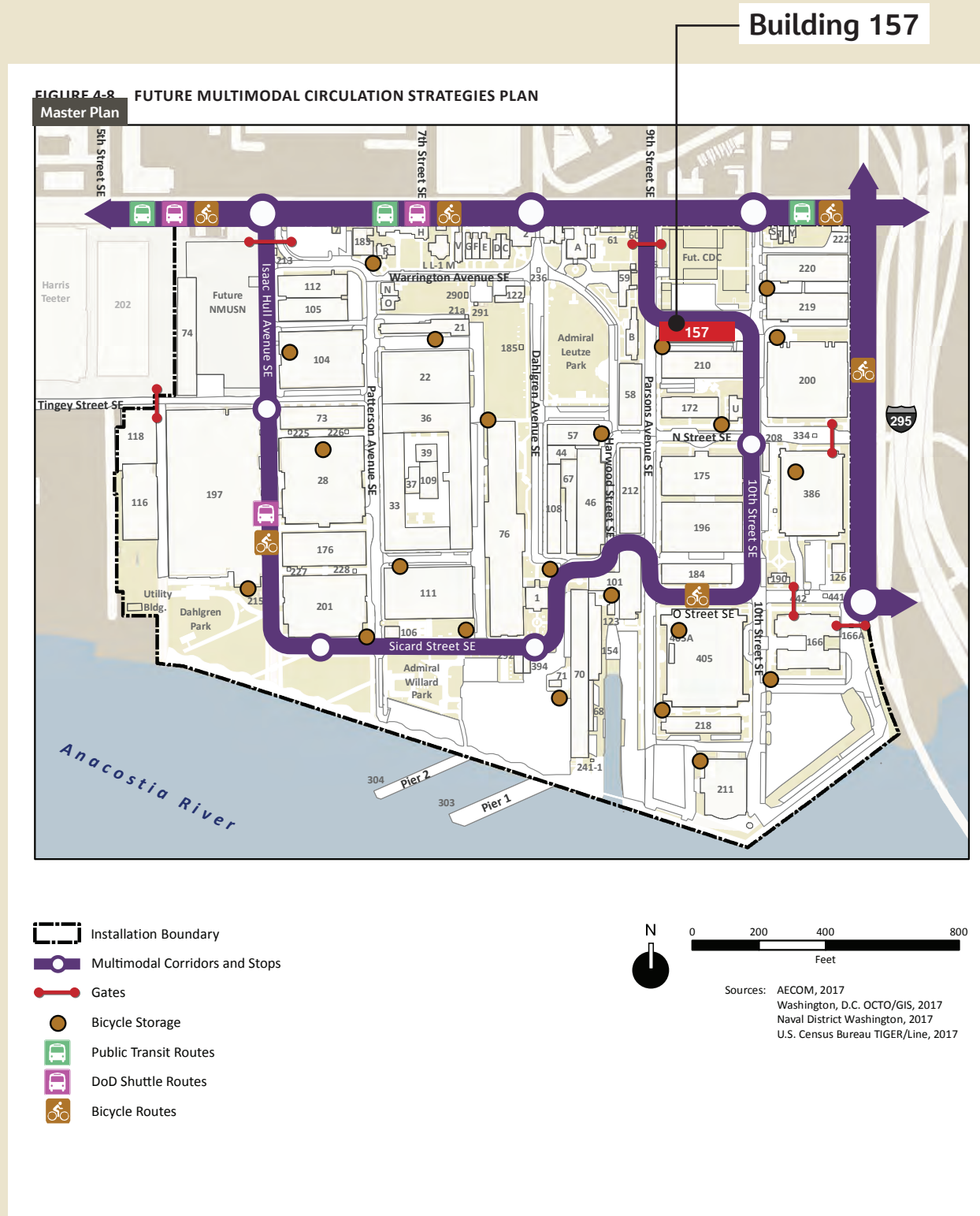
Building 157 is in an excellent location on the campus, due to its proximity to the Main gate and Admiral Luetze Park, which promotes pedestrian use to the adjacent open areas and community gathering area.

The existing landscape and streetscape at Building 157 includes one tall ash tree on Parsons Avenue and three shrubs at the North Entry on Poor Street. These will remain. There are no proposed changes to the landscape streetscape, as this project is an interior renovation.

Master Plan Alignment

Open Space, Streetscape and Pedestrian Circulation

Multimodal Circulation

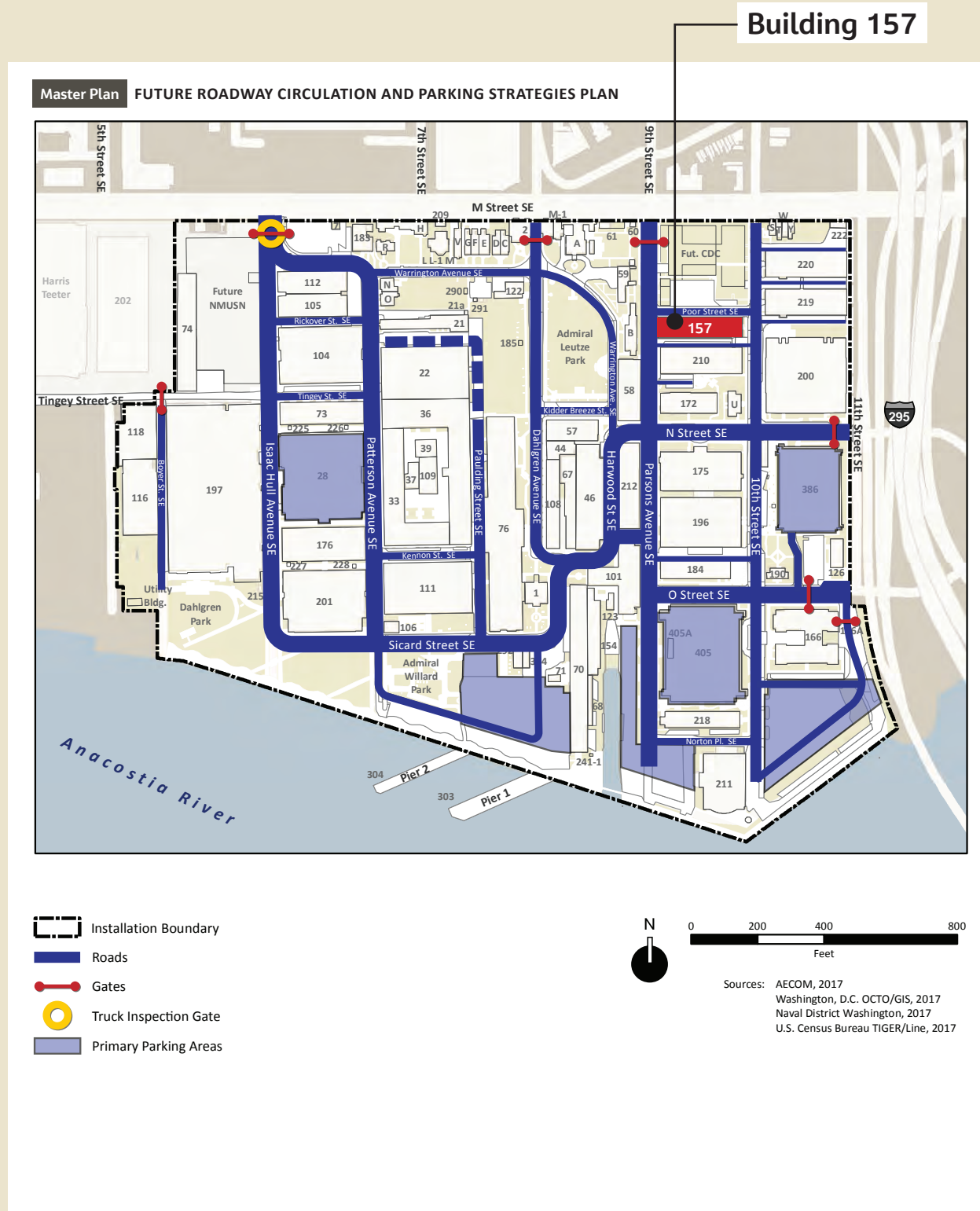


Building 157 is located on the main multimodal corridor line and just one block away from one of the linked DoD transit shuttle stops. In addition there is a bicycle storage facility at the southwest corner of the building on Parsons Street.

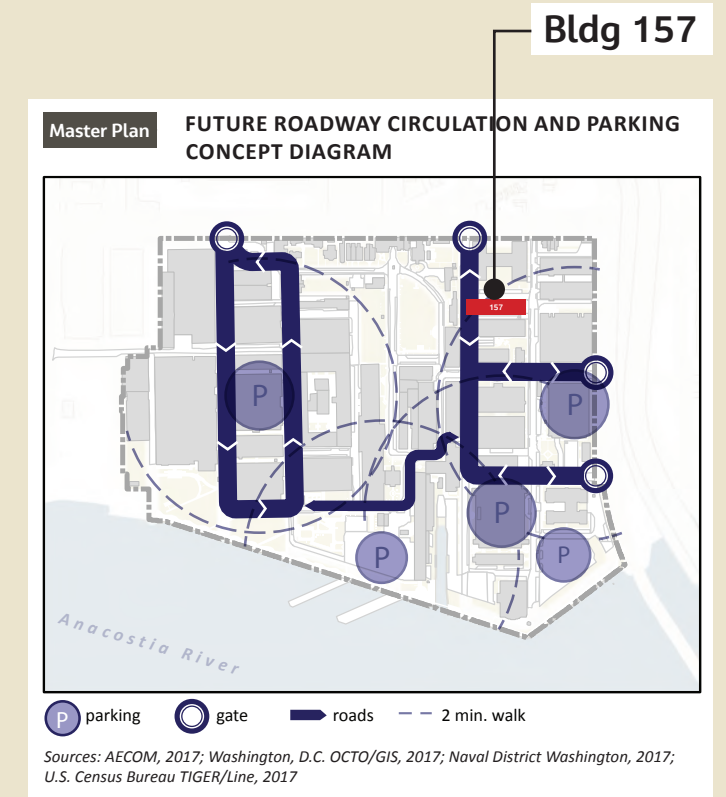
Since the proposed WNY157 project supports relocation of existing missions and personal that are currently working Washington Navy Yard base, there will be no change in vehicular volume. Due to the existing layouts of the historic buildings, there is minimal parking near Building 157, so most employees will continue to park in the Building 386 parking garage at the south end of Building 157.

However, with the proposed multimodal infrastructure it is hoped that it will provide convenient incentives to entice staff and visitors to utilize these vehicular alternatives.

Master Plan Alignment Multimodal Circulation



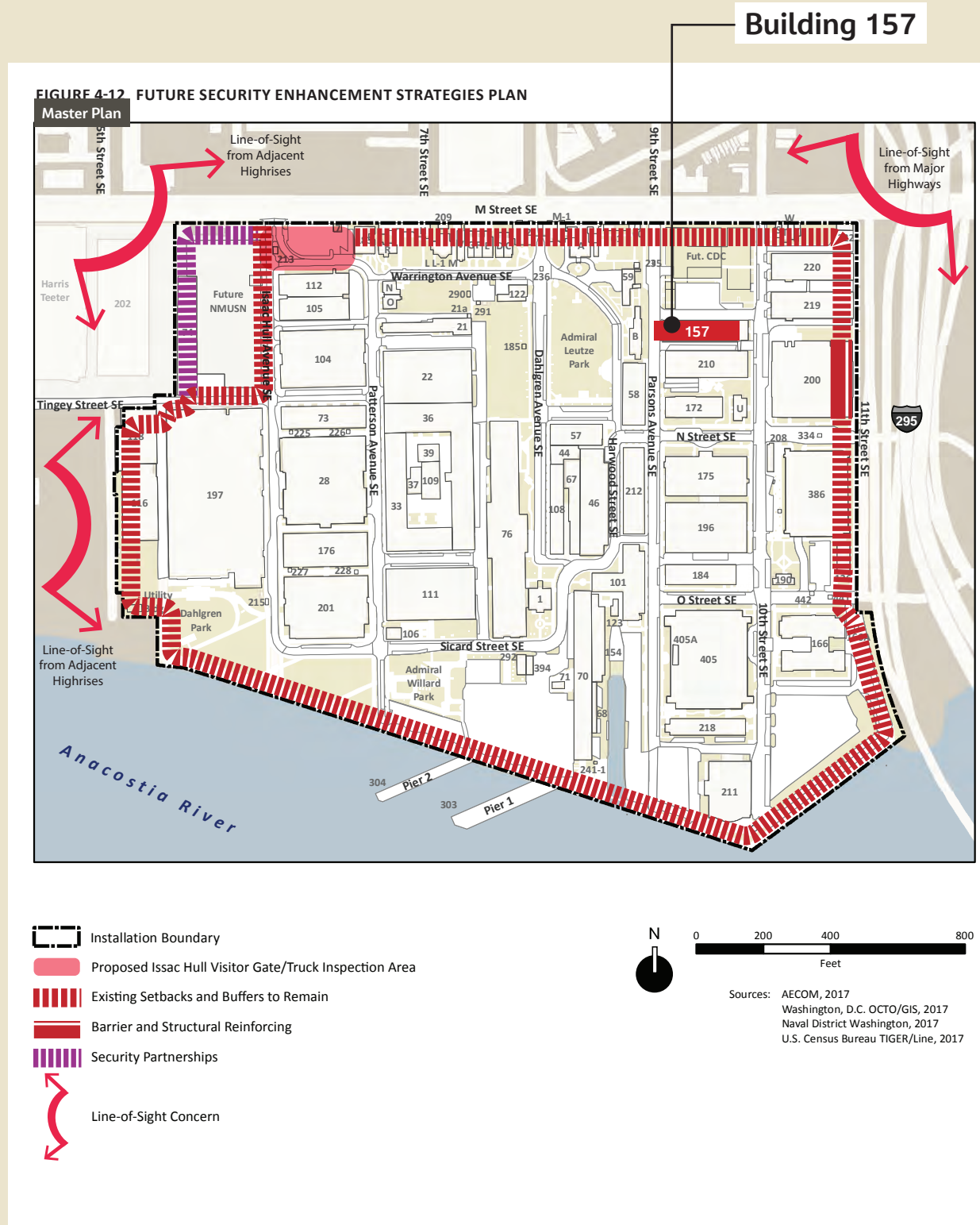
Roadway Circulation and Parking



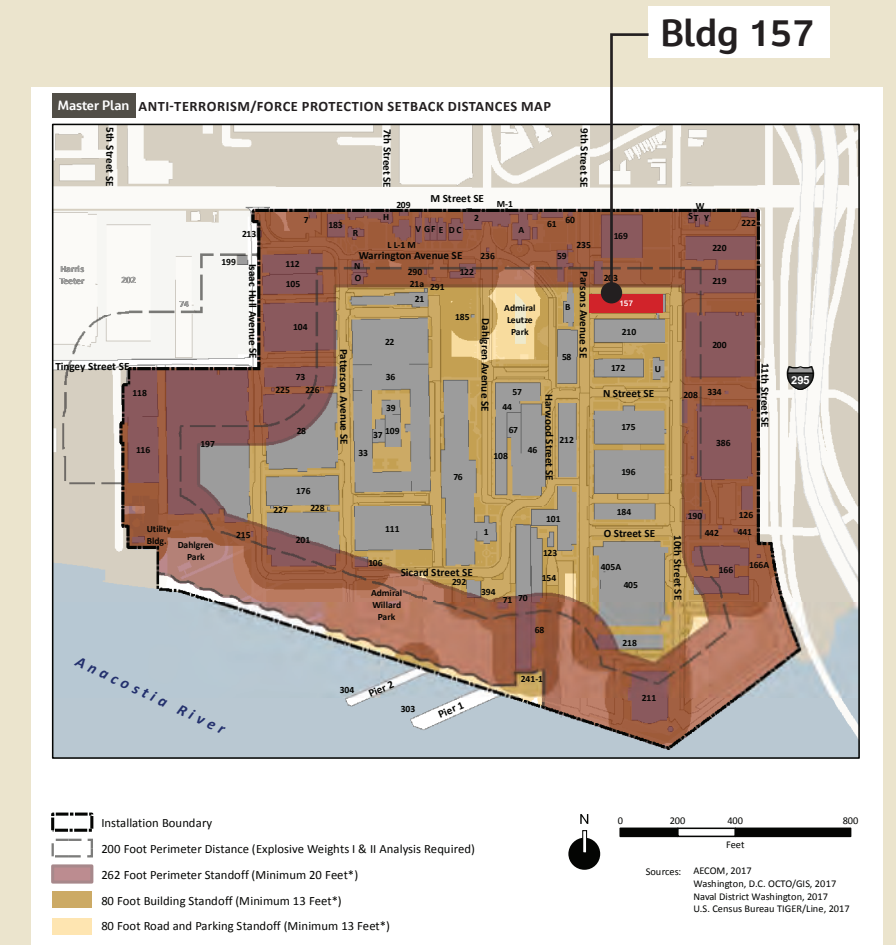
The 2017 WNY Master Plan document notes that the proposed Building 157 project supports relocation of the existing Washington Navy Yard missions and personnel that are currently working on the base, so there will be no change in the vehicular traffic or volume numbers.

There is minimal parking available near Building 157, so most employees will continue to park in the Building 386 parking garage, located at the south end of the Washington Navy Yard campus.

Master Plan Alignment Roadway Circulation and Parking



Security Strategies



Building 157 is located just to the south and west of the existing controlled security perimeter setbacks and buffers, which are scheduled to remain, per the 2017 WNY Installation Master Plan. AT/FP basic design standards and details will be used for the new replacement, historic replica windows for the entire WNY157 window openings.

The UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, requirements were followed and utilized for technical guidance on details and standoff distances for Building 157.

Master Plan Alignment Security Strategies



Project Development Descriptions

The proposed project for Building 157, at the Washington Navy Yard, is an adaptive reuse of the historic structure, to provide a suitable environment for the relocation of the TeamSubs and JADOC Security programs.

Building 157 is an existing historic structure at the WNY, which has been vacant for several years, and was designated in the 2017 WNY Installation Master Plan, as one of the parcels suitable for redevelopment.

The proposed development will include relocating the existing missions on the WNY to this refurbished historic structure. This proposed adaptive reuse project is limited to new roofing, new elevator, new exterior ramp, replacement windows and complete interior fit-out.

The project is to include upgrades to the historic architecture, interiors, electrical, mechanical, fire protection, geotechnical protection, structural, civil, ATRP and security systems to meet compliance with current applicable codes and regulations. The interior tenant fit-out remodel includes new office and support facilities, new life-safety code upgrades, new mechanical, electrical and plumbing, new elevator and existing elevator design concepts.

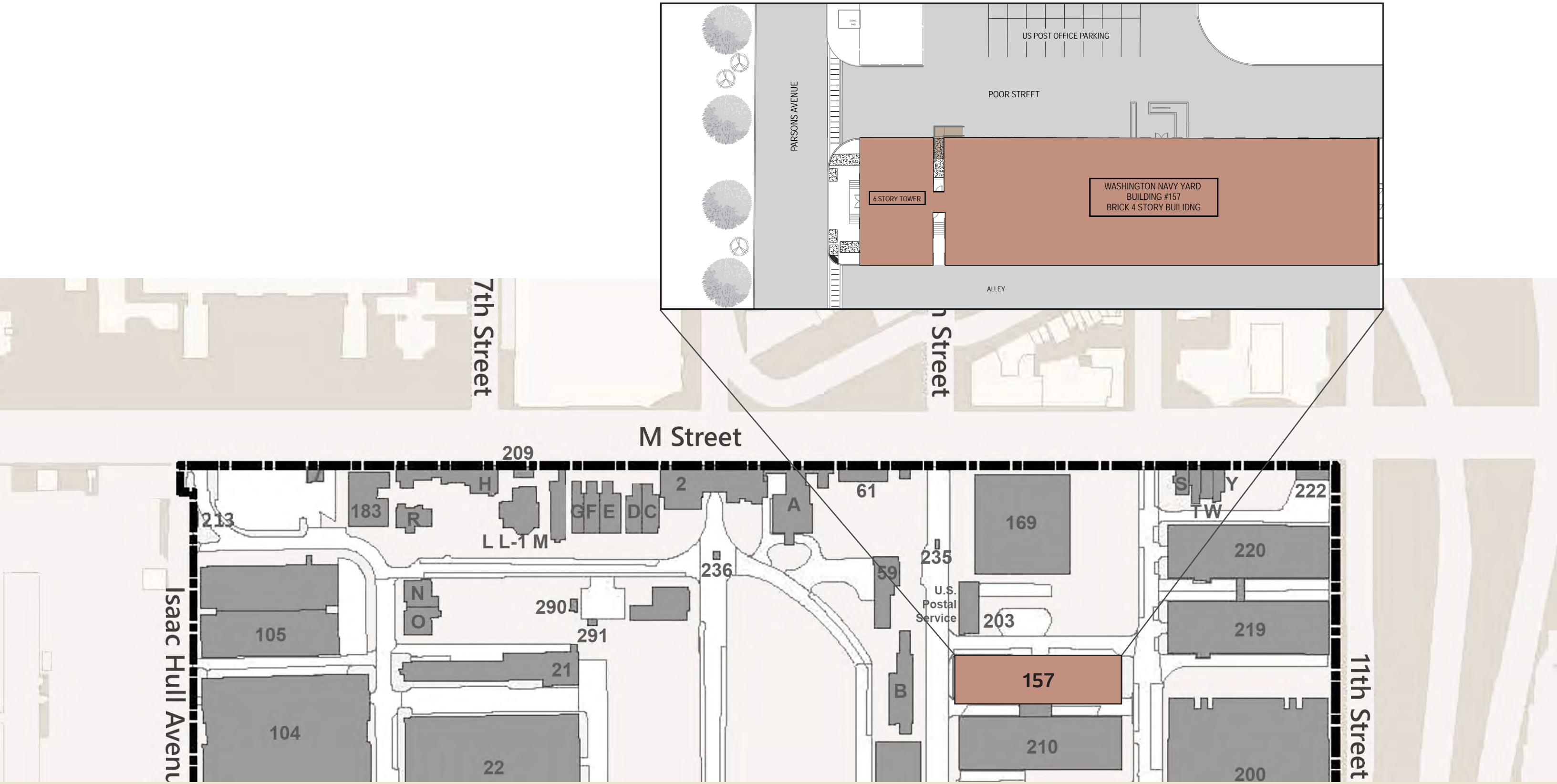
Project Schedule

Construction duration:
Start: TBD (Total Construction duration 18 months)

Project Cost Estimate

2025 Estimated Cost of Construction: \$87 million





Site plan provided by NAVFAC

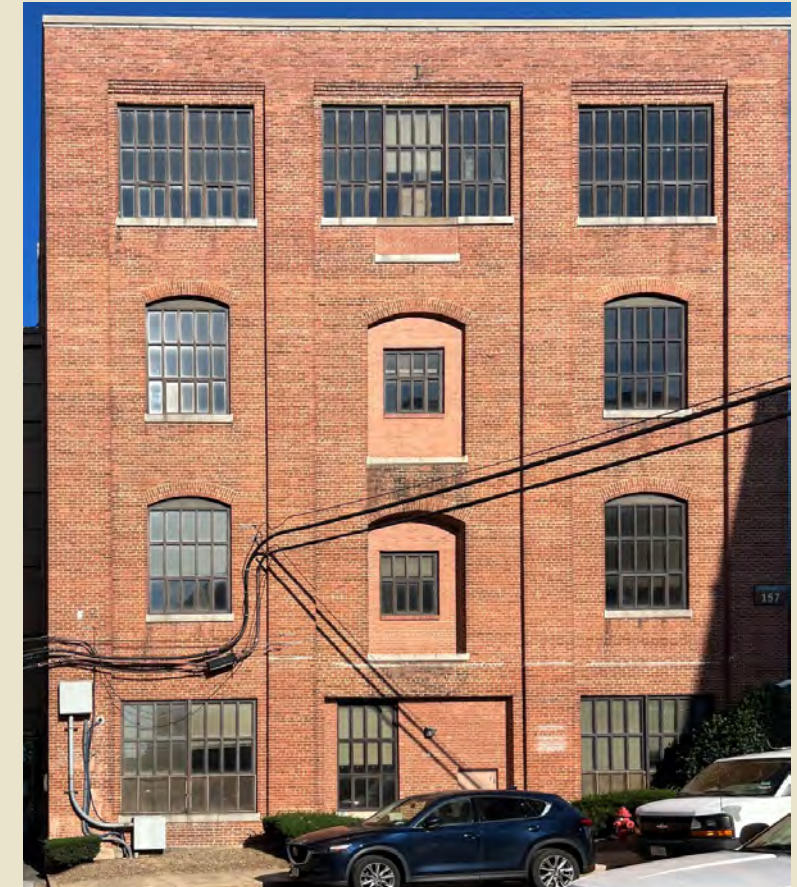


EXISTING BUILDING NORTH ELEVATION

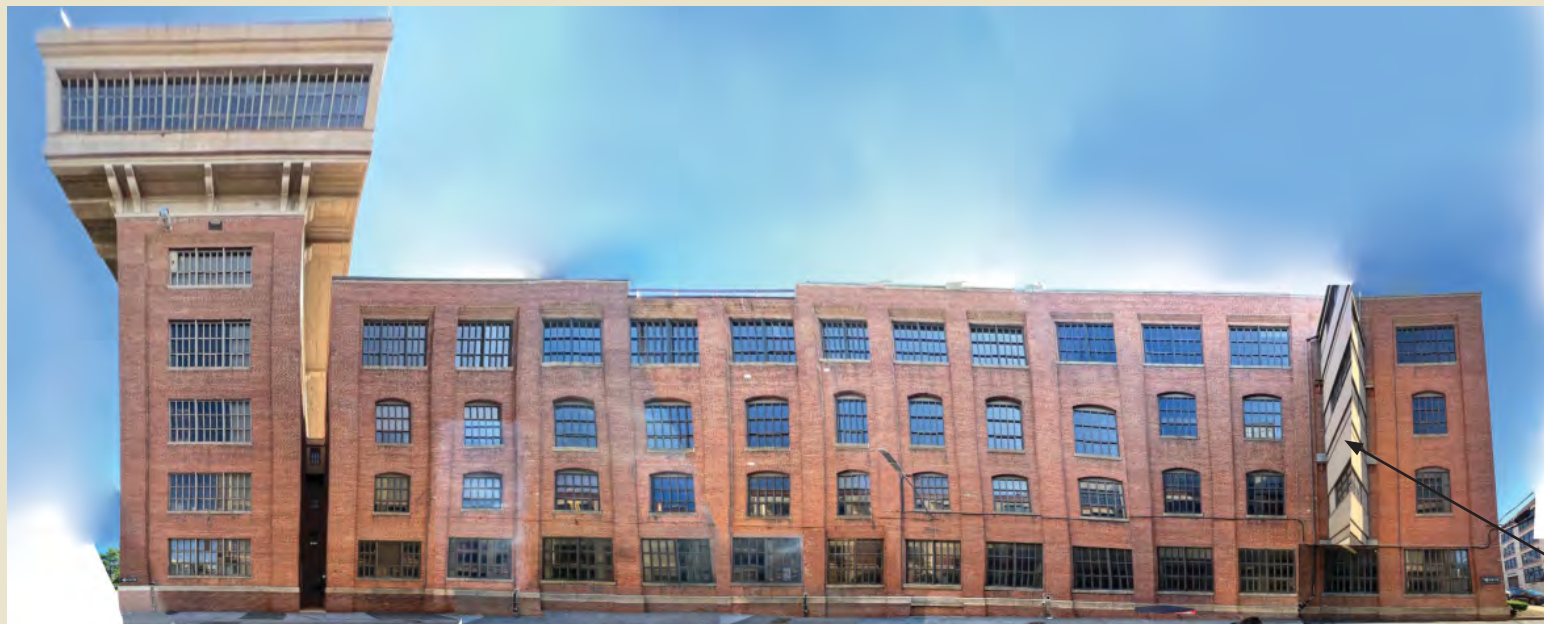
Composite photo from multiple vantage points



EXISTING BUILDING WEST ELEVATION



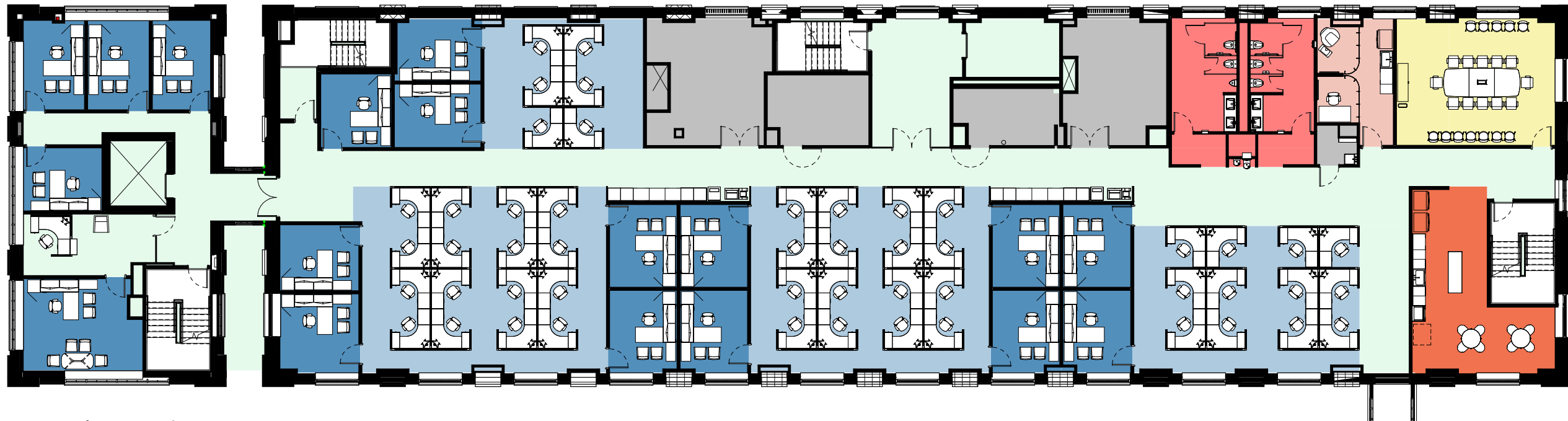
EXISTING BUILDING EAST ELEVATION



EXISTING BUILDING SOUTH ELEVATION

Composite photo from multiple vantage points due to adjacent alleyway

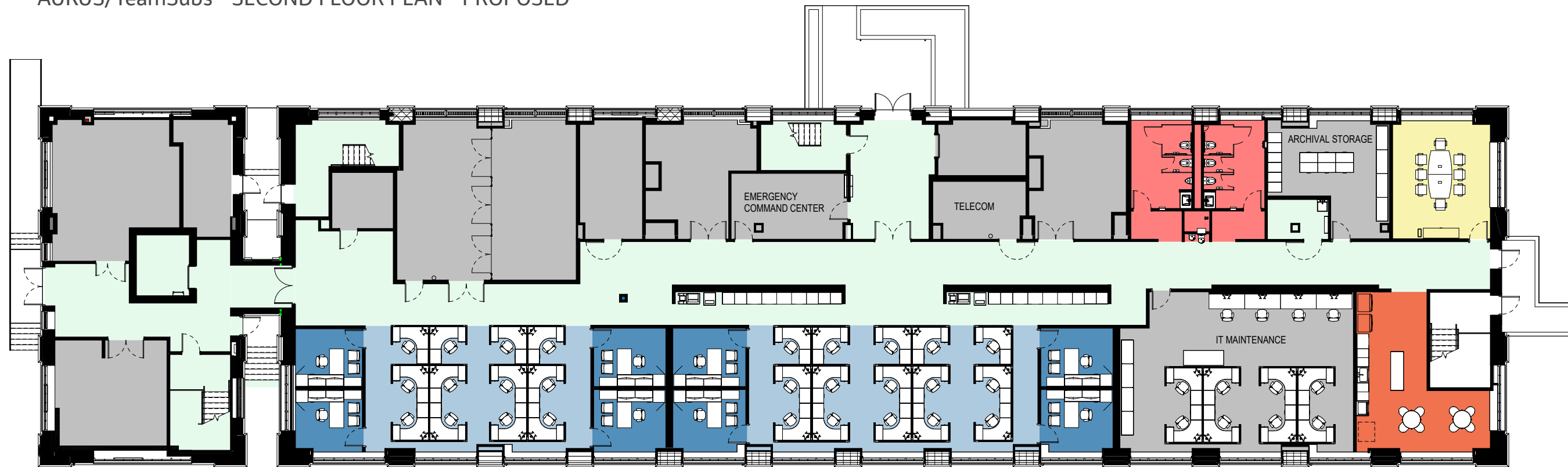
Elevated walkway connecting to adjacent building



COLOR LEGEND

- BREAK AREA
- CIRCULATION
- LACTATION
- MEETING SPACE
- OPEN OFFICE
- PRIVATE OFFICE
- UTILITY
- RESTROOM

AUKUS/TeamSubs - SECOND FLOOR PLAN - PROPOSED



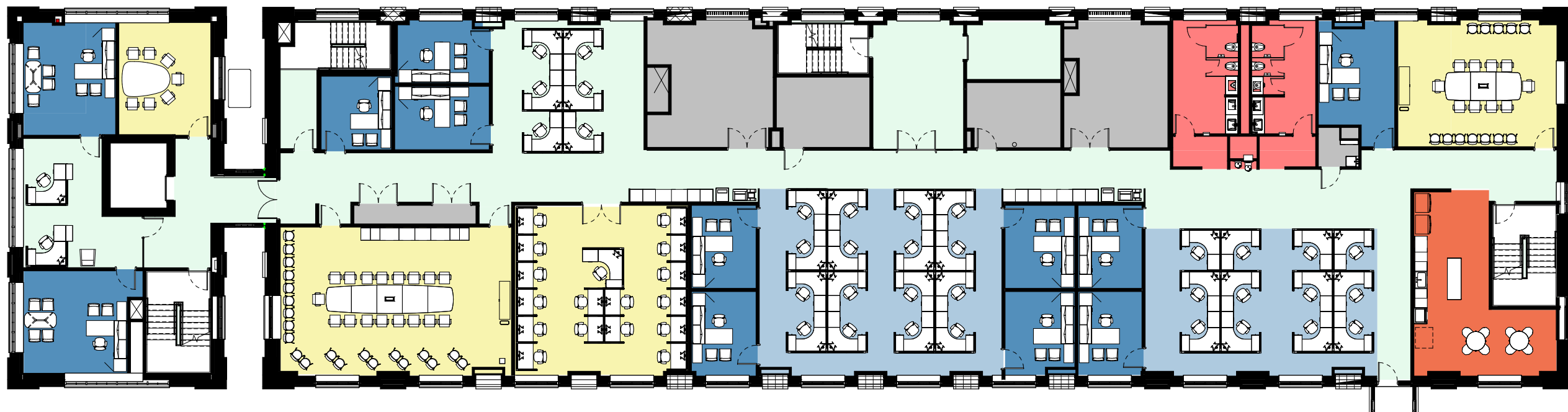
AUKUS/TeamSubs - FIRST FLOOR PLAN - PROPOSED



COLOR LEGEND

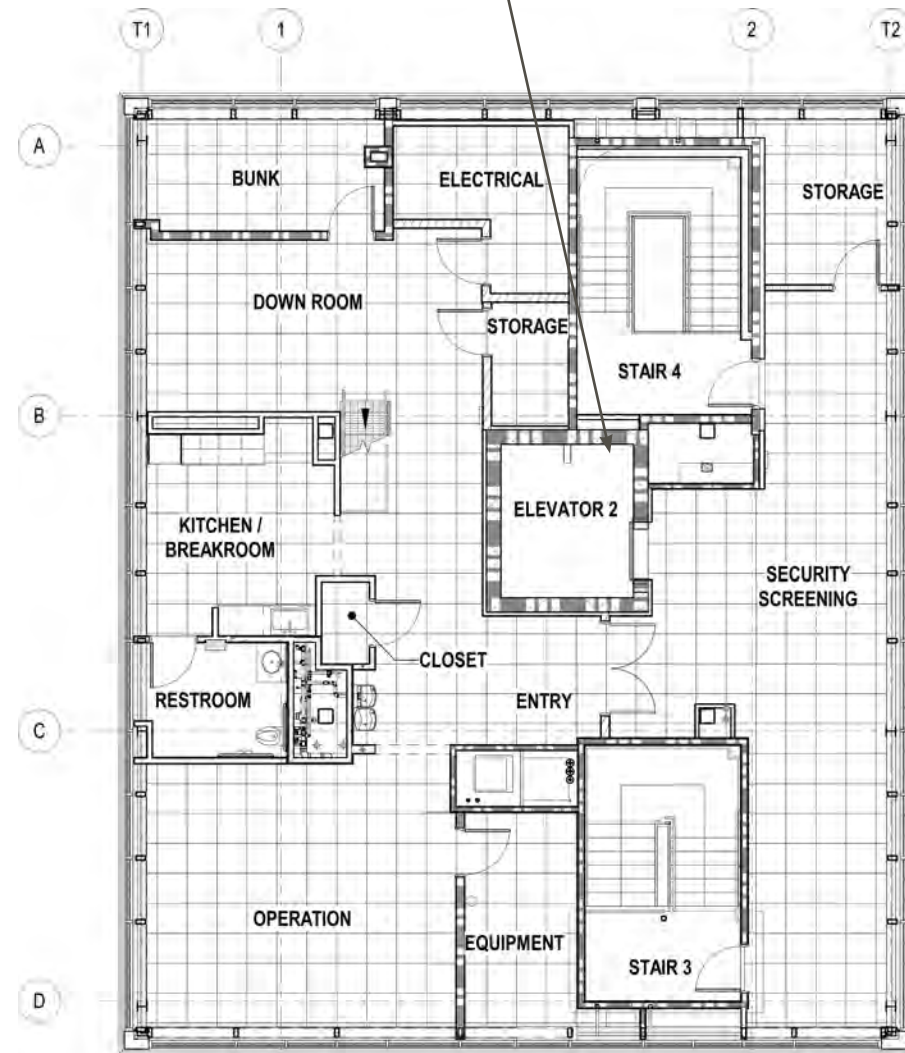
- BREAK AREA
- CIRCULATION
- LACTATION
- MEETING SPACE
- OPEN OFFICE
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- UTILITY
- RESTROOM

AUKUS/TeamSubs - FOURTH FLOOR PLAN - PROPOSED



AUKUS/TeamSubs THIRD FLOOR PLAN - PROPOSED

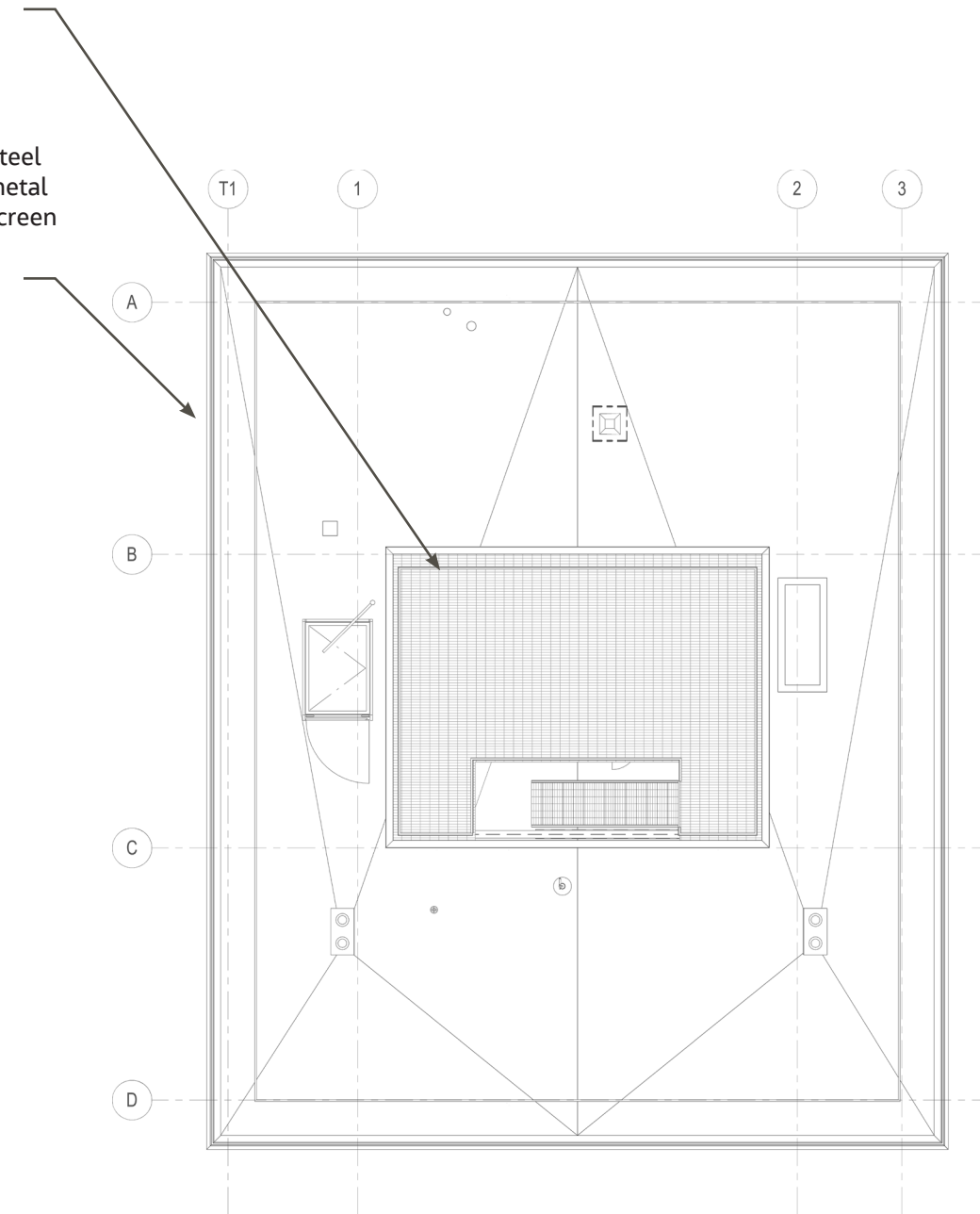
Location of new elevator as required by code for 6th Floor



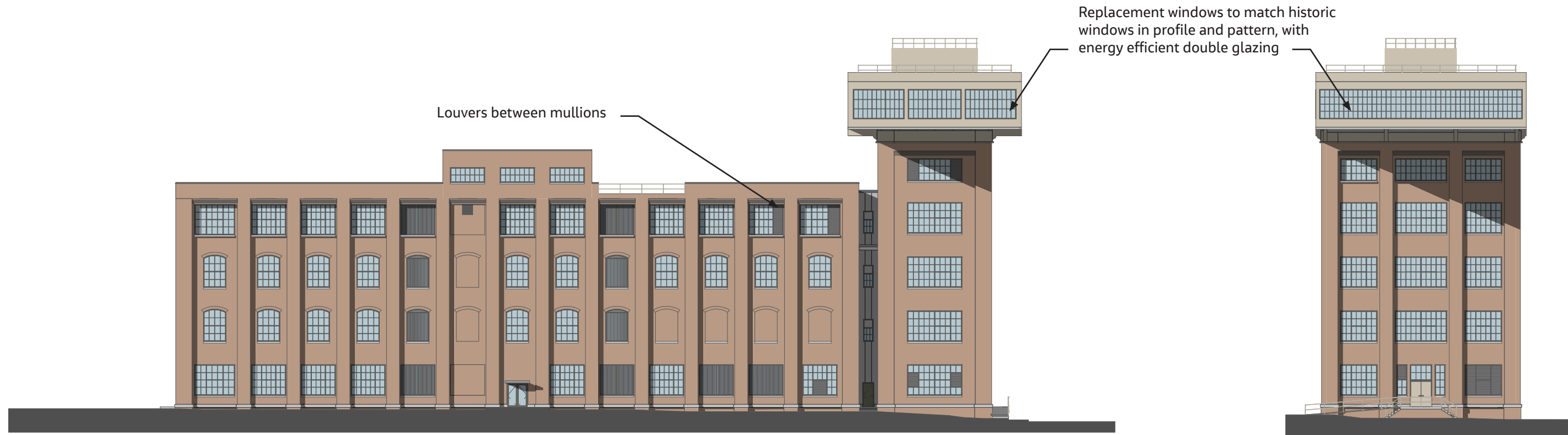
JADOC SIXTH FLOOR PLAN - PROPOSED

Screen wall at rooftop. Color to match existing exterior historic metal 6th floor building wall panels.

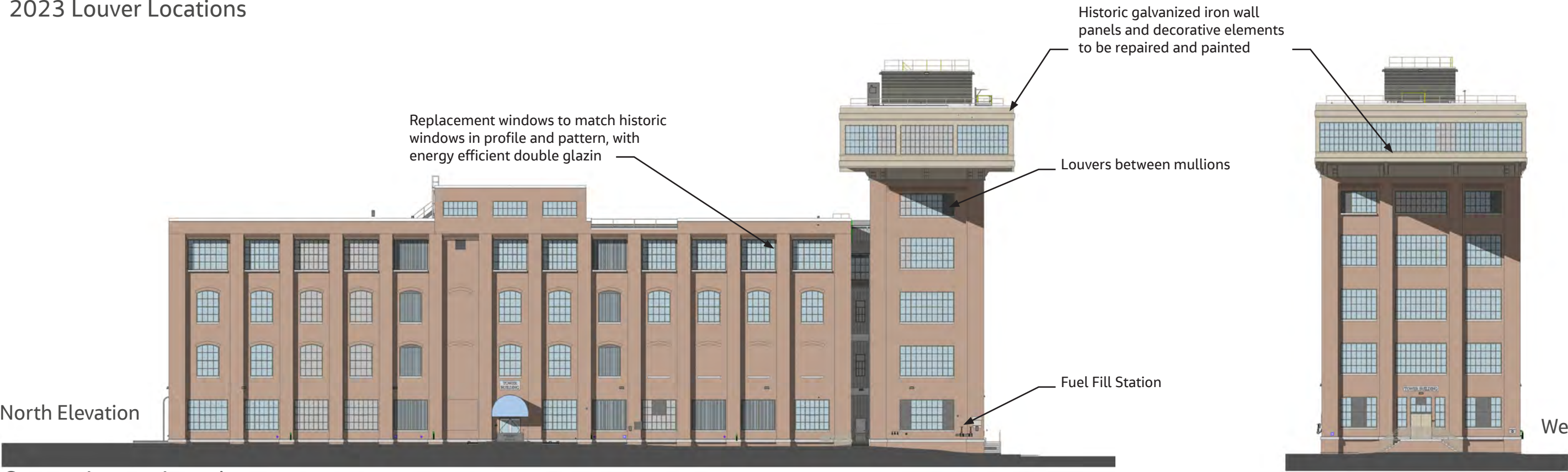
DoN code required roof perimeter steel guardrail - color to match historic metal 6th floor building wall panels and screen wall



JADOC ROOF PLAN - PROPOSED



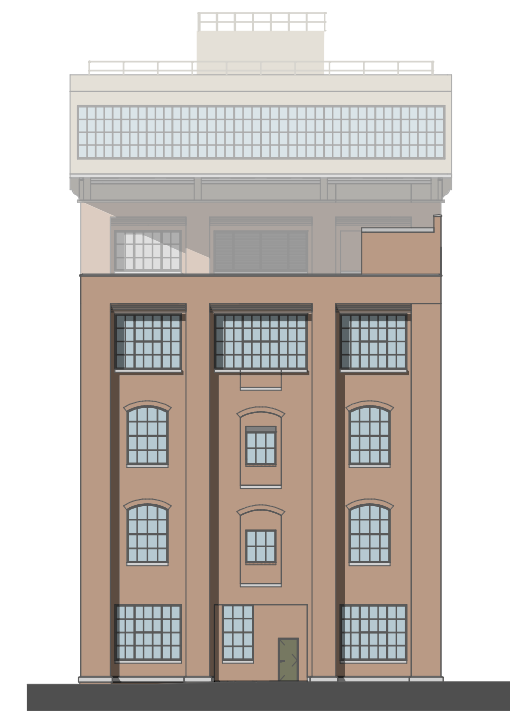
2023 Louver Locations



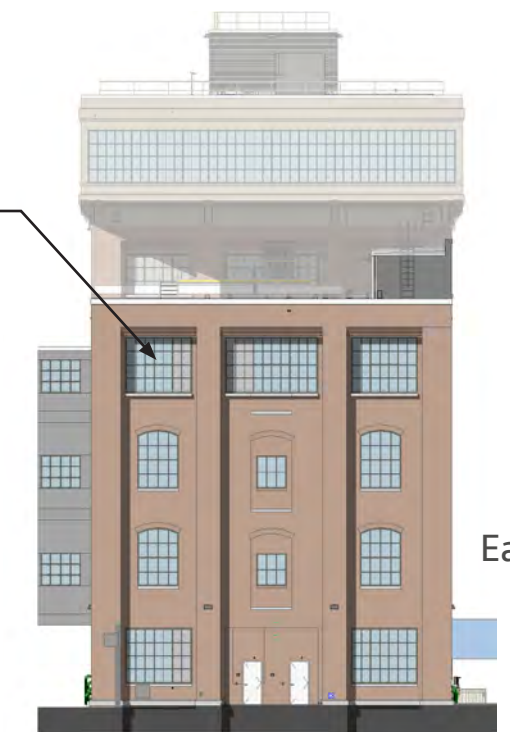
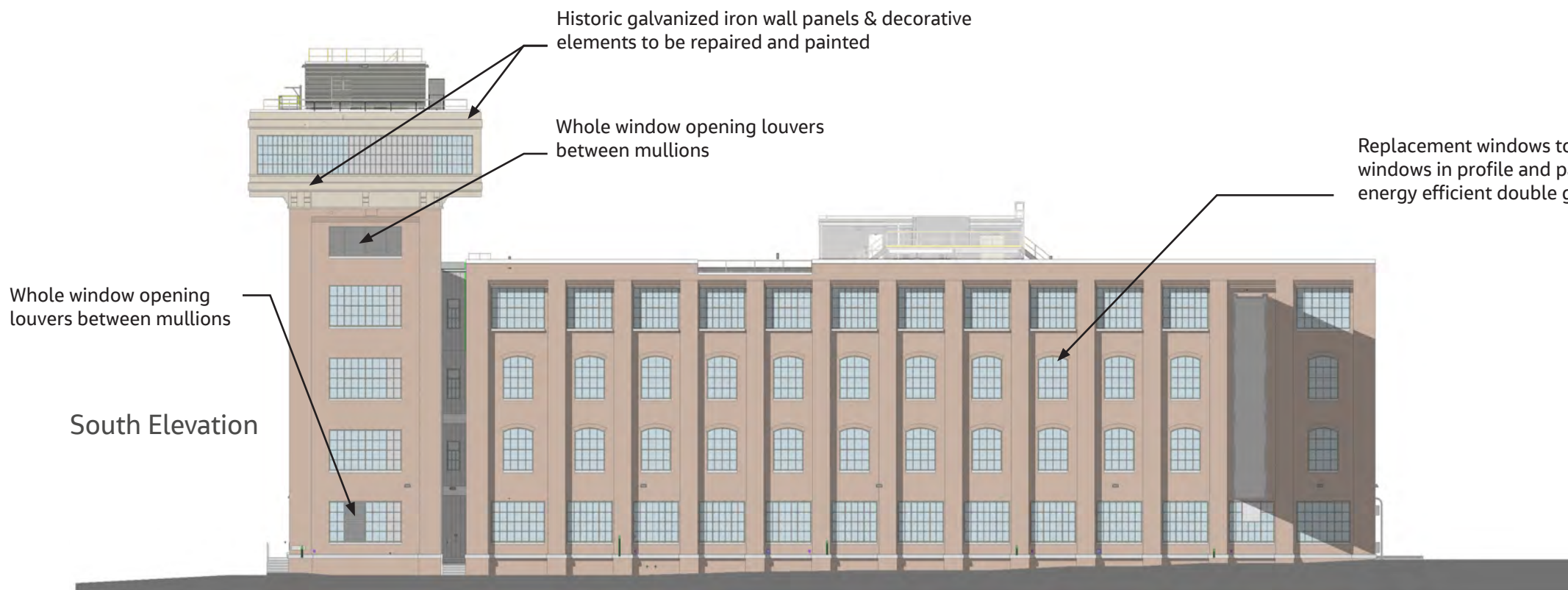
North Elevation

Current Louver Locations

West Elevation



2023 Louver Locations



East Elevation

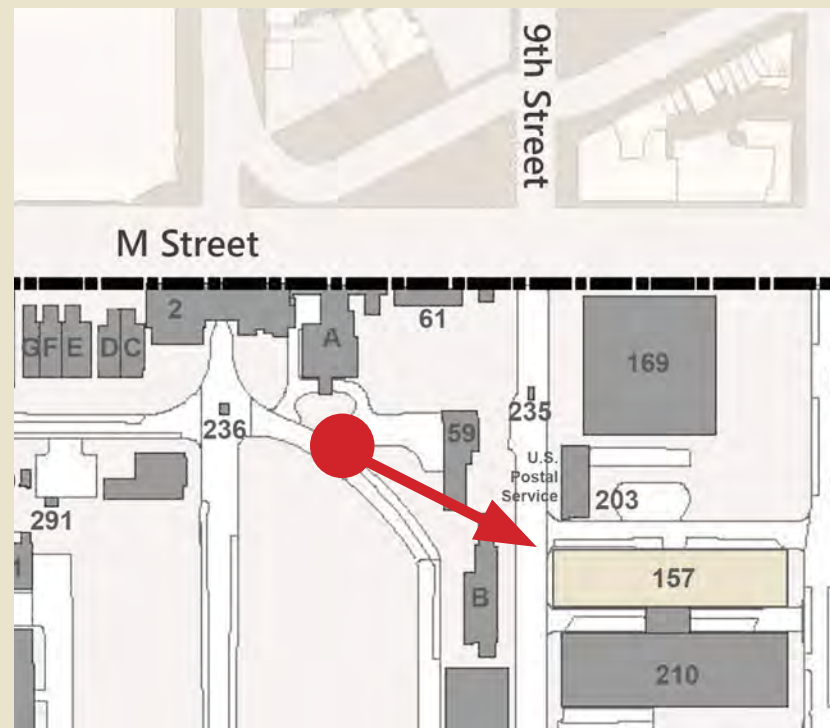
Current Louver Locations



Proposed Design



Historical View

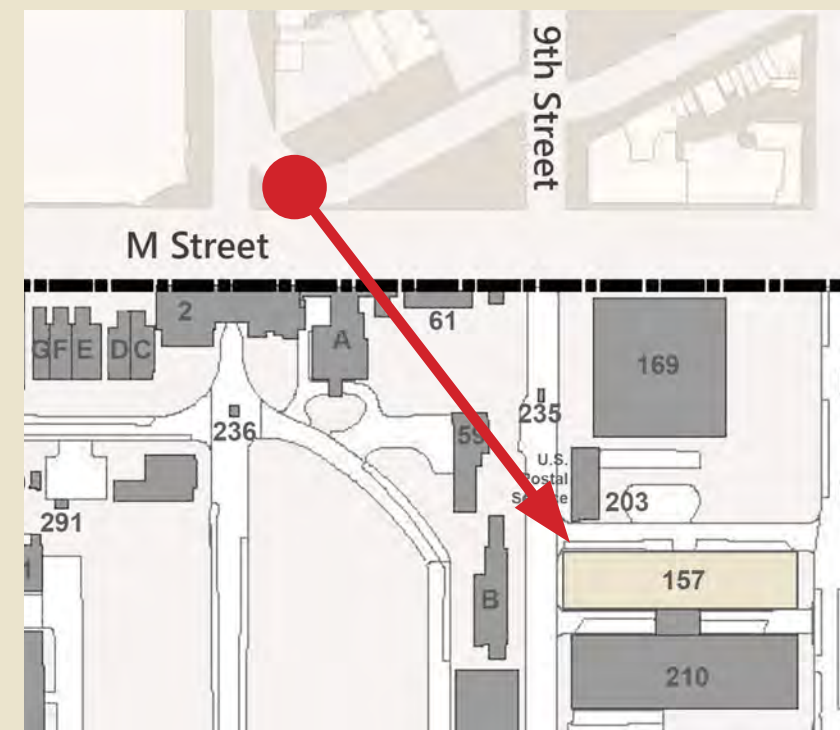




Proposed Design



Existing View





NAVFAC

Jacobs