
**Continental Group Housing Privatization
Solicitation No. AFCEE-09-0001
Industry Forum Questions & Answers
29 October 2010**

No.	Questions & Answers	
1.	Q.	If a financial institution is not included in an Offeror's proposal as part of the three letters of interest, does that preclude the firm from future consideration during the financing competition?
	A.	No. The firms participating in the financing competition conducted by the HRO during exclusive negotiations may include financing institutions who did not submit a letter of interest as a part of an Offeror's proposal.
2.	Q.	Since all of the service contracts the base currently has in place are being terminated, is it possible to enter into new contracts with the same contractors?
	A.	Offerors are free to contact contractors listed within the RFQ and may make independent arrangements with such contractors for the provision of services to the Leased Premises.
3.	Q.	Can GDL funds be used to finance the acquisition of the 801 Lease units at Eielson?
	A.	No, the Government Direct Loan (GDL) cannot be used to purchase the 801 Lease units at Eielson AFB.
4.	Q.	Will the desired feature be for LEED for new construction or LEED for homes?
	A.	Offerors should review Section 3.3.4.2 Leadership in Energy and Environmental Design (LEED) of the RFQ.
5.	Q.	Will project require LEED certifiable construction? If not, is Energy Star rated sufficient?
	A.	See response to General Questions #3. In addition, Offerors should review Section 3.3.4.1 Energy Star of the RFQ.
6.	Q.	What FEMA wind zone will the project require?
	A.	FEMA wind zones may be found for each Project installation on the following website: http://www.fema.gov/plan/prevent/saferoom/tsfs02_wind_zones.shtm

No.	Questions & Answers	
7.	Q.	Section 3.3.1 of the SON asks for single page (8.5 x 14) concept drawings for each installation that portrays the desired site development and land use elements, while Section 4.13.2.2, Element 2.2.3 requires that conceptual site plans are “single-line drawings (11” x 17”) ...” Please clarify if you want both in the two different formats?
	A.	Sections 3.3.5 and 4.13.2.2 (Element 2.2.3) of the RFQ require Offerors to provide a single page (11” x 17”) community development concept (or Conceptual Plans) for each installation within the Project, that portrays the desired site development and land use elements listed in subsequent sections.
8.	Q.	Section 5.0 (“Evaluation Criteria”) of the SON states that “Resumes for individual personnel are not required.” But separate page limitation descriptions state that resumes are not included in the page count. Are individual resumes requested or not?
	A.	Resumes for individual personnel will not be required. Supporting data, such as mandatory forms, financial pro formas, resumes, financial statements, etc. that are attached or appended to the submission will not count against the page limits.
9.	Q.	What is the current available inventory and occupancy rate at each installation?
	A.	The technical references provided on the www.jllpress.com website include information regarding current occupancy rates at each of the installations.
10.	Q.	What are the force protection stand-off distances for new construction?
	A.	Offerors should review Section 3.3.5.1.3 Force Protection of the RFQ.
Edwards AFB		
11.	Q.	What is the installation’s interest in utilizing solar power as an energy source for the homes?
	A.	The Government values sustainability in design, construction and maintenance. Accordingly, the Government has incorporated requirements and Desired Features within this RFQ to promote this goal for the Project.
12.	Q.	Will the existing housing management office be conveyed and the land under the facility leased?
	A.	Yes, the existing housing management office will be conveyed to the Project Owner and the associated land will be included in the Leased Premises.
13.	Q.	Which units are slab on grade, crawl space, or basement?
	A.	All units are slab on grade construction.
14.	Q.	Does the base have playgrounds/tot-lots in the community?
	A.	There are existing playgrounds at Edwards AFB that will be conveyed to the Project Owner. The RFQ provides information regarding requirements for the construction/installation of playgrounds at Edwards AFB.

No. Questions & Answers		
15.	Q.	What additional land is being made available for lease to the Project Owner for the development of desired features, such as a community center?
	A.	Land located in Parcel EdAFB-A (Juniper Ridge) in the vicinity of the current housing management and housing maintenance facilities can be utilized for purposes of developing community features, such as a community center.
Eglin AFB		
16.	Q.	Will the water tower in Parcel D1 be conveyed to the project owner?
	A.	No. The Government owns and will retain all water wells and towers within the Leased Premises.
17.	Q.	Which units are slab on grade, crawl space, or basement?
	A.	All parcels have slab on grade construction, with the exception of units in Parcel EgAFB-C (Georgia Avenue – Historic) and Parcel EgAFB-F (Camp Pinchot – Historic) which have crawl spaces.
18.	Q.	Does the base have playgrounds/tot-lots in the community?
	A.	There are existing playgrounds at Eglin AFB that will be conveyed to the Project Owner.
19.	Q.	Is there any type of irrigation system in the leased premises?
	A.	No.
20.	Q.	Are Coast Guard, Army and Navy Target Tenants or Tier 1 Tenants?
	A.	As provided in Section 3.4.2.1 of the RFQ, Target Tenants are those members of the Uniformed Services and their families or such other individuals as may be so designated by the Government authorized to reside in family housing units at Edwards AFB, Eglin AFB, Eielson AFB, Hurlburt Field, McConnell AFB or Seymour Johnson AFB. Members of the Coast Guard, Army, and Navy authorized to reside in family housing units are thus Target Tenants.
Eielson AFB		
21.	Q.	Will the existing housing management office be conveyed and the land under the facility leased?
	A.	The existing housing office will not be conveyed and the underlying land will not be leased to the Project Owner.
22.	Q.	What is the projected amount of the 801 Lease buy-out?
	A.	As provided in Section 3.2, Offerors must use an assumed cost of \$37.8M (the “801 Acquisition Cost”) as its cost of acquiring the 366 Eielson AFB Section 801 housing units pursuant to Section 3.3.8.2. This 801 Acquisition Cost is subject to change based upon the U.S. Treasury rate and actual timing of the acquisition.
23.	Q.	How did the Air Force arrive at \$37.8 million for 801 units?

No.	Questions & Answers	
	A.	The amount of the acquisition price for the 801 Lease units is based on terms specified in the 801 Lease agreement and loan documents.
24.	Q.	Does the base have playgrounds/tot-lots in the community?
	A.	There are existing playgrounds at Eielson AFB that will be conveyed to the Project Owner.
25.	Q.	Is there any type of irrigation system in the leased premises?
	A.	No.
26.	Q.	Is the 801 Lease owner performing their own maintenance of the 801 Lease homes?
	A.	The Government or its contractor currently provides maintenance service on the 801 Lease homes.
27.	Q.	Are Air National Guard included as Target Tenants?
	A.	Air National Guard are considered Other Eligible Tenants to occupy vacant housing units immediately upon occupancy falling below 95%.
Hurlburt Field		
28.	Q.	Will the existing housing management office be conveyed and the land under the facility leased?
	A.	No, the existing housing management office will be retained by the Government and the associated land will not be included in the Leased Premises.
29.	Q.	Is there room in the existing housing management office for the Project Owner's staff?
	A.	There is room for approximately three (3) Project Owner staff personnel in addition to the Government's Housing Management Office staff personnel in the existing housing office.
30.	Q.	Are the 10 units considered part of the Pine Shadows neighborhood but located in the Live Oak parcel required to be demolished within the IDP or within the first 10 years after the start of the project?
	A.	The 10 duplex units located on the north side of McMillan Drive east of Mayo Street considered part of the Pine Shadows neighborhood but located in Parcel HF-L (Live Oak Terrace) are to be demolished within the IDP, although the underlying land will be leased to the Project Owner for a period of up to 10 years. The 100 remaining units in Parcel HF-L may be operated by the Project Owner beyond the end of the IDP, but must be demolished by the end of year 10 of the Project.
31.	Q.	If there is a requirement for a security fence around Parcel HF-M (FamCamp), will the PO be required to construct and maintain it, and if so, what are the requirements/standards for the fence?
	A.	The PO is not required to construct a security fence around Parcel HF-M.

No.	Questions & Answers	
32.	Q.	Which units are slab on grade, crawl space, or basement?
	A.	All units are slab on grade construction.
33.	Q.	Does the base have playgrounds/tot-lots in the community?
	A.	There are existing playgrounds at Hurlburt Field that will be conveyed to the Project Owner.
McConnell AFB		
34.	Q.	Will the existing housing management office be conveyed and the land under the facility leased?
	A.	Yes, the existing housing management office will be conveyed to the Project Owner and the associated land will be included in the Leased Premises.
35.	Q.	Is there room in the existing housing management office for the Project Owner's staff?
	A.	There is room for approximately 3 additional staff members, plus more if the PO chooses to reconfigure the facility.
36.	Q.	Which units are slab on grade, crawl space, or basement?
	A.	Parcels MAFB-A, MAFB-B, and MAFB-C consist of partial concrete basement/crawl space foundations; Parcels MAFB-D and MAFB-E consists of concrete basement foundations.
37.	Q.	Does the base have playgrounds/tot-lots in the community?
	A.	There are existing playgrounds at McConnell AFB that will be conveyed to the Project Owner.
38.	Q.	Is there any type of irrigation system in the leased premises?
	A.	No.
39.	Q.	Are there flooding issues in the basements at McConnell?
	A.	Due to the high water table in the area, there are sump pumps in all basements to drain excess water from the basements. Flooding issues occur only in the event of power interruptions preventing the sumps from operating normally.
40.	Q.	Are Reserve and Guard included as Target Tenants?
	A.	Reserve and Guard are considered Other Eligible Tenants to occupy vacant housing units immediately upon occupancy falling below 95%.
Seymour Johnson AFB		
41.	Q.	Do all of the units on base have backyard fences?
	A.	No. However, all units in Parcel SJAFB-A (Wayne Manor West) and several units in Parcel SJAFB-F (Berkley Village South) have fenced backyard.

No.	Questions & Answers	
42.	Q.	Is the road behind the Chief Master Sergeant's home in Parcel SJAFB-A outside the perimeter fence line and off-base?
	A.	Yes.
43.	Q.	Are the interiors of the Parcel SJAFB-D homes similar to the interiors of the unit visited in Parcel SJAFB-A?
	A.	While some interior finishes of the units may be similar in style and quality, the units in these parcels were constructed during different years and consist of different square footage and floor plan layouts. Reference the Seymour Johnson Housing Community Profile, to be posted on the www.jllpress.com website, for additional information regarding the condition of the housing units.
44.	Q.	Are all schools off-base?
	A.	Yes; Meadow Lane Elementary School is located immediately adjacent to the installation perimeter fence line and is accessible by students through a security-controlled pedestrian gate on the north side of Parcel SJAFB-D (Berkeley Village West).
45.	Q.	Does the base have a land-fill?
	A.	There are no landfills located on Seymour Johnson AFB.
46.	Q.	Are backyard fences for all of the units desirable?
	A.	RFQ specifies all requirements and desired features for new construction, renovation, and community design.
47.	Q.	Does the base have playgrounds/tot-lots in the community?
	A.	There are existing playgrounds at Seymour Johnson AFB that will be conveyed to the Project Owner.
48.	Q.	What is the fence behind the installation commander's home in Parcel SJAFB-F and will it be conveyed?
	A.	This is a privacy fence. The fence will not be conveyed and the associated land will not be leased.
49.	Q.	Will the existing housing management office be conveyed and the land under the facility leased?
	A.	No, the existing housing management office will be retained by the Government and the associated land will not be included in the Leased Premises.
50.	Q.	Is there room in the existing housing management office for the Project Owner's staff?
	A.	In addition to the six (6) Government employees, the existing facility can support up to six (6) Project Owner employees. The Project Owner may utilize the existing facility on a temporary basis for no more than two years or until a permanent full-functioning facility is constructed or provided by the Project Owner.