

**PRIVATIZATION OF MILITARY FAMILY HOUSING
CONTINENTAL GROUP**

**SOLICITATION NUMBER AFCEE-09-0001
AMENDMENT 4**

ISSUE DATE: 29 NOVEMBER 2010

Item	Description																														
1.	<p>Section 1.3.1.2.3 Eielson AFB Leased Land Table 10 - Size and Disposition of Land Area at Eielson AFB</p> <p>REVISE Table 10 as indicated below.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">LAND AREA</th> <th style="text-align: center;">APPROXIMATE ACRES</th> <th style="text-align: center;">DISPOSITION*</th> </tr> </thead> <tbody> <tr> <td>Parcel EiAFB-A French Creek (801 Lease)</td> <td style="text-align: center;">45 <u>50</u></td> <td style="text-align: center;">Lease (50 Years)</td> </tr> <tr> <td>Parcel EiAFB-B Moose Lake (801 Lease)</td> <td style="text-align: center;">40 <u>47</u></td> <td style="text-align: center;">Lease (50 Years)</td> </tr> <tr> <td>Parcel EiAFB-C Century Park South</td> <td style="text-align: center;">47 <u>33</u></td> <td style="text-align: center;">Lease (50 Years)</td> </tr> <tr> <td>Parcel EiAFB-D Century Park North</td> <td style="text-align: center;">25</td> <td style="text-align: center;">Lease (50 Years)</td> </tr> <tr> <td>Parcel EiAFB-E Galaxy Heights (2)</td> <td style="text-align: center;">26</td> <td style="text-align: center;">Lease (50 Years)</td> </tr> <tr> <td>Parcel EiAFB-F Ravens Wood</td> <td style="text-align: center;">19</td> <td style="text-align: center;">Lease (50 Years)</td> </tr> <tr> <td>Parcel EiAFB-G Broadway Subdivision</td> <td style="text-align: center;">23</td> <td style="text-align: center;">Lease (50 Years)</td> </tr> <tr> <td>Parcel EiAFB-H Galaxy Heights (1)</td> <td style="text-align: center;">42</td> <td style="text-align: center;">Lease (50 Years)</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">267 <u>265</u></td> <td></td> </tr> </tbody> </table>	LAND AREA	APPROXIMATE ACRES	DISPOSITION*	Parcel EiAFB-A French Creek (801 Lease)	45 <u>50</u>	Lease (50 Years)	Parcel EiAFB-B Moose Lake (801 Lease)	40 <u>47</u>	Lease (50 Years)	Parcel EiAFB-C Century Park South	47 <u>33</u>	Lease (50 Years)	Parcel EiAFB-D Century Park North	25	Lease (50 Years)	Parcel EiAFB-E Galaxy Heights (2)	26	Lease (50 Years)	Parcel EiAFB-F Ravens Wood	19	Lease (50 Years)	Parcel EiAFB-G Broadway Subdivision	23	Lease (50 Years)	Parcel EiAFB-H Galaxy Heights (1)	42	Lease (50 Years)	Total	267 <u>265</u>	
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2.	<p>3.3.4.2 Leadership in Energy and Environmental Design (LEED)</p> <p>INSERT the following paragraph after the last paragraph of Section 3.3.4.2: Notwithstanding anything contained in Section 3.0 or Section 4.0 to the contrary, an Offeror who proposes a desired feature of “LEED for Neighborhood Development” is not required to satisfy the prerequisites for such LEED certification of “Compact Development,” “Smart Location,” or any other LEED prerequisite that conflicts with the requirements of this solicitation.</p>																														

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3.	<p>3.3.5.5.2 [Desired Community Features] Eglin AFB</p> <p>DELETE the 9th bullet: Community site design that is capable of achieving “LEED for Neighborhood Development” Silver certification (additional evaluation credit will be given to Offerors who propose building to LEED Gold or Platinum standards)</p> <p>And REPLACE with: Community site design that conforms to “LEED for Neighborhood Development” Silver certification requirements (additional evaluation credit will be given to proposals that conform to LEED Gold or Platinum standards); community site designs must meet all requirements of this solicitation regardless of LEED for Neighborhood Development prerequisites that conflict with the requirements of this solicitation (e.g., “Compact Development” or “Smart Location”)</p>
4.	<p>3.3.5.5.4 [Desired Community Features] Hurlburt Field</p> <p>DELETE the 7th bullet: Community site design that is capable of achieving “LEED for Neighborhood Development” Silver certification (additional evaluation credit will be given to Offerors who propose building to LEED Gold or Platinum standards)</p> <p>And REPLACE with: Community site design that conforms to “LEED for Neighborhood Development” Silver certification requirements (additional evaluation credit will be given to proposals that conform to LEED Gold or Platinum standards); community site designs must meet all requirements of this solicitation regardless of LEED for Neighborhood Development prerequisites that conflict with the requirements of this solicitation (e.g., “Compact Development” or “Smart Location”)</p>
5.	<p>3.3.5.5.5 [Desired Community Features] McConnell AFB</p> <p>DELETE the 8th bullet: Community site design that is capable of achieving “LEED for Neighborhood Development” Silver certification (additional evaluation credit will be given to Offerors who propose building to LEED Gold or Platinum standards)</p> <p>And REPLACE with: Community site design that conforms to “LEED for Neighborhood Development” Silver certification requirements (additional evaluation credit will be given to proposals that conform to LEED Gold or Platinum standards); community site designs must meet all requirements of this solicitation regardless of LEED for Neighborhood Development prerequisites that conflict with the requirements of this solicitation (e.g., “Compact Development” or “Smart Location”)</p>

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6.	<p>3.3.10.5 Quality Control</p> <p>INSERT the following paragraph after the last paragraph of Section 3.3.10.5: Notwithstanding anything contained in this Section 3.0 to the contrary, neither the HRO nor the PO are required (in connection with any submittals or otherwise) to satisfy the prerequisites for “LEED for Neighborhood Development” certification of “Compact Development,” “Smart Location,” or any other LEED prerequisite that conflicts with the requirements of this solicitation.</p>
7.	<p>3.4.4.5 Requirements for Designated Quarters</p> <p>DELETE: The PO shall provide 123 units for designated quarters as provided in Table 45 subject to the Government’s prior written approval.</p> <p>And REPLACE with: The PO shall provide 98 units for designated quarters as provided in Table 45 subject to the Government’s prior written approval.</p>
8.	<p>4.13.3.2 Subfactor 3.2: Property Operations and Maintenance Strategy</p> <p>DELETE: The narrative shall incorporate aspects of the following plans in Section 3.4 as they relate to customer relationships and interactions but shall not submit the plans: (1) Property Operations and Management Plan, (2) Unit Occupancy Plan, (3) Severability Plan, (4) Rental Rate Management Plan, (5) Facilities Maintenance Plan, (6) Capital Repair and Replacement Plan, (7) Reinvestment Plan, (8) Environmental Management Plan, (9) Historic Preservation Plan, and (10) Energy and Sustainability Plan for everyday operations.</p> <p>And REPLACE with: The narrative shall incorporate aspects of the following plans in Section 3.4 as they relate to customer relationships and interactions but shall not submit the plans: (1) Property Operations and Management Plan, (2) Unit Occupancy Plan, (3) Severability Plan, (4) Rental Rate Management Plan, (5) Facilities Maintenance Plan, (6) Capital Repair and Replacement Plan, (7) Reinvestment Plan, (8) Environmental Management Plan, (9) Historic Preservation Plan, (10) Energy and Sustainability Plan for everyday operations, and (11) NDSU Plan.</p>

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9.	<p>4.15.1.2 Project Experience Narrative</p> <p>DELETE: Illustrative or other materials (e.g., photographs and renderings) that demonstrate similar experience may be submitted for evaluation (provide fifteen copies each).</p> <p>And REPLACE with: Illustrative or other materials (e.g., photographs and renderings) that demonstrate similar experience may be submitted for evaluation (provide one original and the number of copies specified in Table 48).</p>
10.	<p>4.5.2 Submittal Due Dates</p> <p>DELETE: [Proposal due date]</p> <p>And REPLACE with: 7 December 2010</p>
11.	<p>Appendix C – Concept Map</p> <p>INSERT the following Note on page C-1 below the Edwards AFB Map.</p> <p>Note: the Community Park located between Parcels EdAFB-E, EdAFB-F and EdAFB-G is not part of the Project and will not be leased to the PO.</p>
12.	<p>Appendix E – Government Utility Sales and Consumption Rates</p> <p>Appendix E has been updated and posted to www.JLLPress.com. Footnote references have been updated; water and waster water rates for Seymour Johnson AFB have also been updated.</p>
13.	<p>Appendix K DEBT SERVICE COVERAGE</p> <p>Appendix K has been updated and posted to www.JLLPress.com. Page numbers have been revised and a page number cross-reference has also been updated.</p>

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14.	<p>Appendix K DEBT SERVICE COVERAGE</p> <p>DELETE on page K-12 under “DEBT SERVICE COVERAGE”: Total Debt Service Coverage Ratio (First and Second) (Shall not be less than 1.05 on an annual basis)</p> <p>And REPLACE with: Total Debt Service Coverage Ratio (First and Second) (Shall not be less than 1.15 on an annual basis)</p>

Solicitation No. AFCEE-09-0001, except as specifically modified by Amendment 1 dated 29 October 2010, Amendment 2 dated 16 November 2010, Amendment 3 dated 18 November 2010 and this Amendment 4 dated 29 November 2010 shall remain unchanged and in full force and effect.