

AMENDMENT 2  
 SOLICITATION NUMBER AFCEE-09-0002  
 PRIVATIZATION OF MILITARY FAMILY HOUSING  
 WESTERN GROUP  
 ISSUED DATE: 30 AUGUST 2010

**Item #30. Subsection 2.3 – Housing Areas: BAFB**

**ADD** the following sentence after the first sentence within the description of Parcel 3-B:

“Parcel 3-B is the site of Candy Cane Park.”

**Item #31. Subsection 2.3.2.1: Housing Units at BAFB**

**At Table 20 – Housing Unit Count by Parcel - BAFB**

**REPLACE** (only) the information in the left-hand column of Table 20 for Optional Parcel 9-B with the following:

Optional Parcel 9-B (Pool and Pool Facilities)	NA	NA	NA	NA
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**Item #32. Subsection 2.3.2.1: Housing Units at BAFB**

**At Table 21 – Housing Unit Description by Parcel - BAFB**

**REPLACE** (only) the information in the left-hand column of Table 21 for Optional Parcel 9-B with the following:

Optional Parcel 9-B (Pool and Pool Facilities)	--	--	NA	--
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**Item #33. Subsection 2.3.4.1.1: Electrical at BAFB**

**DELETE** the first paragraph at Subsection 2.3.4.1.1 and **REPLACE** it with the following:

“BAFB receives its electric power from Western Area Power Association (WAPA). Pacific Gas and Electric (PG&E) owns the transmission lines (to the Grass Valley substation north of the housing area, which is not contained within the Leased Premises). BAFB owns and operates the electrical transmission system and Base personnel maintain the lines within the Leased Premises.”

**Item #34. Subsection 2.3.4.3.1: Water Requirements at BAFB**

**ADD** the following sentence to the beginning of the first paragraph at Subsection 2.3.4.3.1:

“The Government owns, operates and maintains the water distribution system in the Leased Premises.”

**Item #35. Subsection 2.3.4.5.1: Storm Drainage at BAFB**

**AMEND** the first sentence at Subsection 2.3.4.5.1 as follows:

“The Government owns, operates and maintains the storm drainage system on the Leased Premises.”

**Item #36. Subsection 3.4.3.1.7.2: Water Requirements at FEWAFB**

**DELETE** Subsection 3.4.3.1.7.2 in its entirety and **REPLACE** with the following:

“FEWAFB provides all water treatment services to all facilities on FEWAFB and is responsible for all water permits.

The Installation shall supply water to the Leased Premises from the date of transaction closing. Until the PO has installed meters, usage shall be estimated based on the data in **Appendix E**. The PO may elect to purchase water from FEWAFB or procure water from another source. If the PO procures water from a source other than FEWAFB, the PO shall provide valid documentation that the water meets all local, federal and state requirements for quality. To the extent that procurement of water from a third-party provider results in the Installation incurring any additional costs, the PO will be required to reimburse the Installation for all such associated costs and fees. See the system site plan provided in **Appendix F** for more information on the water infrastructure.”

**Item #37. Subsection 3.4.4.2: Schedules**

**DELETE** Subsection 3.4.4.2 in its entirety and **REPLACE** it with the following:

“Design and construction schedules shall show an integrated transition plan identifying all phases of design, demolition, construction, utilities, movement of residents, etc. The Government will pay for a maximum of one Government-Paid Short Distance Move per Target Tenant, if required, out of Base O&M funds, in accordance with the approved Transition Plan on the condition that the unit vacated by the Target Tenant is not reoccupied until scheduled renovation or replacement construction is completed and accepted by the Government.. Any subsequent non-voluntary moves by the Target Tenant shall be paid for by the PO as a Project Owner-Paid Short Distance Move. It is desired that Target Tenants residing in existing units be required to move no more than once. The PO may offer incentives to Target Tenants to assume responsibility for some or all of the moving expenses associated with a Project Owner -Paid Short Distance Move. Acceptance of any incentives and/or the assumption of responsibility for any Project Owner-Paid Short Distance Move requirements shall be at the sole discretion of the Target Tenant.

At BAFB (only) design and construction schedules shall not include ground-disturbing work on unpaved areas from 1 November through 30 April due to a wet weather construction exclusion. All demolition and construction work (such as trucks driving off-road, excavation, digging, etc) that is likely to disturb soil must be scheduled for and completed during the period from 1 May to 31 October.”

**Item #38. Subsection 3.4.4.4: Quality Control**

**DELETE** Subsection 3.4.4.4 in its entirety and **REPLACE** it with the following:

“The PO shall maintain an effective **Quality Control Program** for all construction and renovation activities throughout the Transition Period. The PO's Quality Control Program shall require compliance with applicable standards and codes as well as compliance with the PO's final design and construction plans, as approved by the Government. Under the Lease of Property and Master Development and Management Agreement, the Government and/or the Government's representatives shall have full surveillance rights to observe whether construction and renovation activities are in compliance with the PO's Quality Control Program and approved final design and construction plans.

Upon the completion of exclusive negotiations, the HRO shall retain, at no cost to the Government, an independent construction consultant (the "**Construction Consultant**") to provide certain professional consulting services, including, but not limited to, construction supervision and quality assurance for the benefit of the Government. The Construction Consultant shall be approved in advance by the Government. The Construction Consultant shall, among other things, conduct reviews of construction plans and specifications, conduct basic and engineering site reviews, independently verify processes, procedures, cover up inspections and material tests that are carried out under the approved Quality Control Program, review and approve as-built plans, and certify to the Government that each phase of the Project has been completed in accordance with the requirements of the final Project Documents and applicable Federal, State, City, and County codes, standards, and regulations.”

**Item #39. Subsection 3.4.4.6.3: Utilities**

**DELETE** the paragraph at Subsection 3.4.4.6.3 and **REPLACE** with the following:

“Except as otherwise specified herein, the PO shall remove all above ground utilities. Except as otherwise specified herein, underground utility mains scheduled for demolition may be capped at the main and abandoned in place; however, the PO shall remove all laterals. After demolition is complete, the PO shall grade (cut and fill as necessary) to drain and seed all areas not scheduled to receive new construction. The PO shall provide “as-built” drawings to the Government showing where utilities have been capped and abandoned.”

**Item #40. Subsection 3.4.4.6.7.1: Demolition Requirements at BAFB**

**ADD** the following new paragraph after the (1<sup>st</sup>) paragraph at Subsection 3.4.4.6.7.1:

“All above ground utilities within the Leased Premises shall be completely removed, unless they are needed to serve other Improvements not in this area of demolition (for example a primary electrical feeder that provides energy to other parts of the Base).”

**Item #41. Subsection 3.6.1: Environmental Management Plan**

**DELETE** the second sentence at Subsection 3.6.1 and **REPLACE** it with the following:

“The Environmental Management Plan shall address, but is not limited to, compliance with environmental laws and regulations, asbestos-containing material, lead-based paint, radon, underground storage tanks, soil contamination, spill prevention, hazardous materials and waste, storm water construction permit compliance, storm water post-construction design, storm water individual, general or MS4 permits as applicable, dust control, noise control, pest control, environmental permits and regulatory compliance, recycling and waste minimization, sewage overflows prevention, water quality compliance, safe drinking water requirements, and wastewater management.”

**Item #42. Subsection 3.6.4: Radon**

**AMEND** the last sentence of Subsection 3.6.4 as follows:

“The EA/EBS for MAFB (dated August 2009) provides no additional information regarding Radon.

**ADD** the following sentences to the end of Subsection 3.6.4:

“MAFB completed a Radon survey in June 2010. Additional information regarding the MAFB Radon Survey can be found in **Appendix F**.”

**Item #43. Subsection 3.6.6: Soil**

**DELETE** Subsection 3.6.6 in its entirety, and **REPLACE** it with the following:

“The requisite Environmental Baseline Survey (EBS) indicated that the soil under and immediately surrounding the housing units may contain both chlordane (a termiticide) and lead (from lead-based paint). The PO will take care during demolition, renovation and property management and maintenance activities to disturb as little of this soil as possible. Of particular concern would be earthmoving activities such as grading or leveling. The PO shall not remove any soil from the site without appropriate environmental testing and written consent from the Installation Commander. Prior to occupancy of renovated or newly constructed housing units where soil was disturbed, the PO will be responsible for: (i) removing any disturbed chlordane contaminated soils that exceed the established toxicity characteristic leaching process (TCLP) standard for chlordane as set forth in 40 CFR part 261.24 (and as it

may be amended); (ii) having a competent risk assessor carry out a representative sampling of soil immediately surrounding the housing area, gardens, and likely children’s play areas. If the results exceed screening values of Chlordane and/or Lead set under the Federal and state law, the PO will conduct a complete risk assessment. The results of screening sampling as well as the results of a risk assessment will be provided to the Government for approval prior to occupancy. Because the Offeror’s proposal may involve the disturbance of this soil, the PO shall brief all workers on the potential presence of chlorinated pesticides and/or lead; and (iii) taking any follow-on remedial action that may be required as a result of the risk assessment to ensure the housing area is fit for residential occupation.

BAFB (only): Dieldrin was applied below and around the concrete slabs at the time of construction in accordance with existing law at the time of application. The Comprehensive Environmental Response, Compensation, and Recovery Act (CERCLA) 107(i) provides exclusion for lawfully applied pesticides. Resource Conservation and Recovery Act (RCRA) definitions of solid waste exclude substances applied for their normal use (40 Code of Federal Regulations [CFR] 261.2). See the BAFB EBS at **Appendix F** for more information.”

**Item #44. Subsection 4.13.2.2 - Subfactor 2.2: Project Concept  
Element 2.2.3: Conceptual Plans**

At the second (2nd) bullet, **DELETE** the last sentence and **REPLACE** it with:

- “• Submitted floor plans shall provide modern interior design presenting a sample furniture layout and include:”

**Item #45. Subsection 4.13.2.2 - Subfactor 2.2: Project Concept  
Element 2.2.3: Conceptual Plans**

At the second (2nd) bullet, **ADD** the following sub-bullet above the first (1<sup>st</sup>) sub-bullet:

- “o New Construction of a Prestige 4-Bedroom Home at BAFB and FEWAFB”

**Item #46. Subsection 4.13.3.2 - Subfactor 3.2: Property Operations and Maintenance Strategy**

**DELETE** the first (1<sup>st</sup>) bullet at Subsection 4.13.3.2, Subfactor 3.2 in its entirety and **REPLACE** it with the following:

- “• The narrative shall incorporate aspects of the following plans in Subsections 3.3 and 3.5 as they relate to customer relationships and interactions. However, the Offeror shall not submit the plans as part of its proposal: (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, and (9) Historic Preservation Plan.”

**Item #47. Subsection 5.7.1.2 - Subfactor 2.2 Project Concept  
Element 2.2.2: Timeline**

**DELETE** the first bullet at Subfactor 2.2, Element 2.2.2 “Timeline” in its entirety and **REPLACE** it with the following:

- “• The phasing schedule is reasonable, accommodates northern construction limitations, BAFB’s wet weather construction exclusion, demolition creates a three- (3) year IDP at WAFB, and also reasonably proposes the completion of work at BAFB, FEWAFB and MAFB as contemplated by the Government’s Project Concept.”

**Item #48. Appendix F – Technical References Updated 9 August 2010  
General Documents**

At page F-3 of Appendix F, **ADD** the following line below line twelve (12) Utility Points of Demarcation:

“13. AF Form 4422, “Sex Offender Disclosure and Acknowledgement.” “

**Item #49.** Except as specifically modified by Amendment 1 dated 9 August 2010, and this Amendment 2 issued 30 August 2010, **Solicitation No. AFCEE-09-0002** shall remain unchanged and in full force and effect.

END OF AMENDMENT 2