

Western Group Privatization Project RFP Clarification Questions and Answers

No.	<i>Round Three</i>		<i>Questions 80 - 89</i>
9/13/2010			
80.	Q:	Program Agreement on historical at Warren states, "Site 48LA245 is a prehistoric site eligible for the National register and is located near the proposed Carlin Heights new housing area. The Developer shall fence off and protect the site from disturbance during construction activities." Parcel 5-F "Prestige Housing" area is inside this designated area. Please clarify if construction is allowable in Parcel 5-F?	
	A:	Construction is allowable on Parcel 5-F. Site 48LA245 is adjacent to and located south and east of Parcel 5-F.	
81.	Q:	Can you indicate the number and size of garage bays currently existing/assigned for each historic unit at Bricks and Sergeants' Row?	
	A:	Please refer to the "Bricks Housing Area Garage Information" spreadsheet located in the FEWAFB Document Room at http://amafpress.com/projects/western/documentroom.php	
82.	Q:	There are 4 designated units, but are the Wing and the General the only 2 designated units specific to the Bricks?	
	A:	There are 16 Senior Officer Quarters at FEWAFB which are all single units. The only 4 designated units at FEWAFB are for 20th AF/CC, 20th AF/CV, 90 MW/CC, and 90 MW/CV.	
83.	Q:	Please clarify Q&A Round #2, question and answer #45 and #46. In the RFP Pg. 82, par. 3.4.1 states "Units at FE Warren and Malmstrom AFB shall include additional space for an arctic room which shall be a minimum square footage of 150 ft sq and a maximum of 300 ft sq." Is the intent of the answers from Round #2 to say that arctic rooms are a specific requirement, but not a desired feature? Or is the intent to say that arctic rooms are not required?	
	A:	As per section 3.4.1 of the Western Group Request for Proposal, arctic rooms are not renovation requirements at FEWAFB and MAFB.	
84.	Q:	CLARIFICATION: The RFP requires all above ground utilities to be removed, are there any above ground utilities at MAFB that need to be removed?	
	A:	As a clarification to Round 2 Q&A #37: There are no above ground utilities being conveyed at MAFB. Please refer to the MAFB utility drawings for all utilities that must be demolished.	
85.	Q:	Is there a community center located on BAFB?	
	A:	Yes, there is a Community Activity Center located on the main portion of the Base.	
86.	Q:	Are there any other pools located on BAFB?	
	A:	Yes, there is a pool located on the main portion of the base, across from the Community Activity Center.	
87.	Q:	In reference to Parcel 9-B, Pool and Pool Facilities, is there an option to use the land that will be vacant once the Former O'Club is demolished?	
	A:	No, this land will not be available for the housing privatization effort.	
88.	Q:	Are we to assume that the given 7.8% all-in interest rate includes all associated origination fees and expenses?"	
	A:	No, the 7.8% all-in interest rate does not include the associated origination fees and expenses.	
89.	Q:	Could you clarify the "Reserves" line item in the Soft Cost section in Appendix K? Is this referring to the reserve account funding requirements at closing? If so, should these be considered costs and not interest bearing asset accounts?	
	A:	The "Reserves" line item in Appendix K, consists of both cost and funded interest bearing accounts such as those listed under the Appendix K "Statement of Development Sources and Uses of Funds Format" and within the Lockbox Agreement.	