

## Western Group Privatization Project RFP Clarification Questions and Answers

No.	Round One	
8/13/2010		
1.	<b>Q:</b>	<b>As part of the Western Group, will bidders be able to reuse the Past Performance Questionnaires that were submitted as part of the Southern Group?</b>
	<b>A:</b>	Yes. Past Performance Questionnaires that were submitted as part of a proposal for the Southern Group Project may be submitted for the Western Group Project in accordance with Subsection 4.15.1.6 (as amended by Amendment 1, dated 9 Aug 2010).
2.	<b>Q:</b>	<b>Will the sewer calculation (70% of water consumption) be adjusted for lawn sprinkler use?</b>
	<b>A:</b>	No. The sewer calculation based on 70% of water consumption will not be adjusted to account for lawn sprinkler use.
3.	<b>Q:</b>	<b>Ref: Par. 3.3.4.1.6 Accessibility. Please clarify/confirm that accessible features for “streets” would only include curb ramps at pedestrian crosswalks.</b>
	<b>A:</b>	Streets must be in compliance with Section 4 of the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities, as applicable.
4.	<b>Q:</b>	<b>Please confirm that the existing street grades and sidewalks (or those replaced in kind) will not be expected to conform to the ADAAG.</b>
	<b>A:</b>	Existing street grades and sidewalks (or those replaced in kind) must be in compliance with Section 4 of the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities, as applicable.
5.	<b>Q:</b>	<b>Are services and laterals removed or abandon in place? Section 3.4.4.6.3 states to be removed, while 3.4.4.6.7.3 states, "...remove, cap, disconnect and/or abandon".</b>
	<b>A:</b>	Please see Item #8 within Amendment 1 to the Request for Proposals (dated 9 Aug 2010) regarding the replacement of Subsection 3.4.4.6.3 in its entirety with the following:  “The PO shall remove all above ground utilities. Except as otherwise identified herein, underground utility mains scheduled for demolition must be capped at the main and abandoned in place. However, the PO shall remove all laterals. Except as otherwise provided herein, 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.” (Please note that the revision to Subsection 3.4.4.6.3 now includes the qualification: “ <i>Except as otherwise identified herein...</i> ”.)
6.	<b>Q:</b>	<b>Is Borate treatment acceptable for termite control.</b>
	<b>A:</b>	Please refer to Subsection 3.3.5.1.16 of the Request for Proposals (as amended by Amendment 1, dated 9 Aug 2010). Termite treatment for new foundations applied in accordance with state law is the Project requirement.
7.	<b>Q:</b>	<b>Please clarify that the second bullet under <u>Element 2.2.3: Conceptual Plans</u> requests that any floor plan for the Prestige Homes at Beale and FE Warren should have a furniture layout provided on the plan.</b>

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	<b>A:</b>	Please see Item #19 within Amendment 1 to the Request for Proposals (dated 9 Aug 2010), which amends “Element 2.2.3: Conceptual Plans” as follows:  “Submitted floor plans shall provide modern interior design presenting a sample furniture layout for BAFB and FEWAFB Prestige Housing.”
8.	<b>Q:</b>	<b>RFP indicates lease for land associated with delayed conveyance units will be effective upon transaction closing but units will be conveyed subsequent to closing. Who is responsible for maintaining land around the delayed conveyance units (i.e. mowing) from transaction closing until conveyance?</b>
	<b>A:</b>	On transaction closing, the Project Owner will be responsible for maintaining all Parcels that are leased to the PO at transaction closing. However, the PO will not be responsible for the operation, maintenance, or repair of any unit until ownership of the unit has been transferred to the PO. The footprint of each delayed-conveyance unit will be surveyed prior to transaction closing.
9.	<b>Q:</b>	<b>Are any delayed conveyance units currently occupied or expected to be occupied prior to conveyance?</b>
	<b>A:</b>	Yes. Some, but not all, of the delayed conveyance units are currently occupied or are expected to be occupied prior to conveyance to the Project Owner. (Please refer to the Monthly Occupancy Reports posted in each Base’s electronic Document Room on the Western Group Website ( <a href="http://amafpress.com/projects/western/">http://amafpress.com/projects/western/</a> )).
10.	<b>Q:</b>	<b>Addresses for FEUs at Malmstrom are provided in Appendix B but not for Whiteman. Please provide for Whiteman.</b>
	<b>A:</b>	Please see Item #23 within Amendment 1 to the Request for Proposals (dated 9 Aug 2010). The street addresses for FEUs located on WAFB have been included in the revised Appendix B. The Revised Appendix B is dated 9 Aug 2010.
11.	<b>Q:</b>	<b>How many units are currently occupied at each Installation, and what is the current rank distribution?</b>
	<b>A:</b>	Please refer to the Monthly Occupancy Reports posted in each Base’s electronic Document Room on the Western Group Website ( <a href="http://amafpress.com/projects/western/">http://amafpress.com/projects/western/</a> ).
12.	<b>Q:</b>	<b>RFP Section 1.6 indicates 90 days for exclusive negotiations with HRO. Section 6.1 indicates 60 days to reach agreement on key terms and 90 days to finalize agreements. Please clarify how long the Government anticipates from notification of HRO to transaction/financial closing.</b>

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	<b>A:</b>	<p>The Government anticipates that the period of time from notification of HRO status to transaction/financial closing will be ninety (90) calendar days.</p> <p>Pursuant to Subsection 6.1 of the Request for Proposals, (as amended by Amendment 1, dated 9 Aug 2010), after an Offeror has received notification from the Government that it has been selected as the HRO (the “HRO Notification”), within five (5) business days the HRO shall submit for Government approval a proposed closing schedule.</p> <p>Within five (5) business days after receipt of the HRO’s proposed closing schedule the Government and HRO will enter into a period of exclusive negotiations with the goal of closing the transaction within ninety (90) days from the date of HRO Notification. During the first sixty (60) days of that ninety-day period of exclusive negotiations, the Government expects the parties to have agreed on all material terms and conditions of the transaction which will be incorporated into the final Project Documents.</p> <p>However, please note that Subsection 6.1 also provides that if at any time during the ninety-day period the Government and HRO are unable to show satisfactory progress as determined by the Government, the Government, at its sole discretion, has the right to (i) establish a new closing date in order to continue negotiations, or (ii) select the next higher ranking Offeror to engage in exclusive negotiations, or (iii) terminate the solicitation and assert any rights outlined in Subsection 4.1.3 of the Request for Proposals, as amended.</p>
13.	<b>Q:</b>	<p><b>RFP Section 4.13.1.2, top of page 128, bullet starting with “A discussion of the Offeror’s approach . . .” appears to be a repeat of the prior bullet. Please clarify if this is intentional or supposed to say something different.</b></p>
	<b>A:</b>	<p>Please see Item #17 within Amendment 1 to the Request for Proposals (dated 9 Aug 2010).</p> <p>The 2nd bullet in Subsection 4.13.1.2 has been removed in its entirety. The repeated phrase was an error and there was no intention to provide any additional information.</p>
14.	<b>Q:</b>	<p><b>Do Mountain View and Brookview units have existing utility meters?</b></p>
	<b>A:</b>	<p>Units located in the Mountain View and Brookview housing areas had meters installed as part of the original construction work. However, the meters have not been connected and operational checks have not been conducted.</p> <p>Additional information on the meters: All have meter sockets. Some have KW hour meters, type LANDIS &amp; GYR (Single Stator Watt hour meter; 240V, 3W, 60Hz, Kh 7.2, 200CL, Form 25, Type MS II).</p>
15.	<b>Q:</b>	<p><b>Is the Pool house being conveyed to the HRO?</b></p>
	<b>A:</b>	<p>See Subsection 1.3.1.1.1 of the Request for Proposals (as amended by Amendment 1, dated 9 Aug 2010). If the HRO, at its option, proposes a use for the Pool House (Facility #2323) that is acceptable to the Government, then the pool house may be conveyed to the PO. Please note that in accordance with Table 6, the Government’s proposed lease term for Optional Parcel 9-B (on which the pool house is located) is fifty (50) years.</p>

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16.	<b>Q:</b>	<b>Is the winter weather construction exclusion a strict prohibition on all construction related activities? Or does this simply apply to site work? Can exceptions be granted by the installation? What are the dates of this exclusion?</b>
	<b>A:</b>	<p>Please see Item #9 within Amendment 1 to the Request for Proposals (dated 9 Aug 2010). The second paragraph of Subsection 3.4.4.6.7.1 was deleted in its entirety and moved. The paragraph was moved to the end of the first sentence in Subsection 3.4.4.2.</p> <p>Amendment Item #9 clarifies that the BAFB winter weather construction prohibition applies to demolition and vertical construction and that schedules must be proposed in accordance with that construction prohibition. The winter weather construction prohibition applies to more than site work. It is not anticipated that exceptions or waivers will be granted by the Base for the period from November 1<sup>st</sup> through May 1<sup>st</sup> of the following year.</p>
17.	<b>Q:</b>	<b>Section 2.3.4.5.1 indicates BAFB retains storm drain system, while 3.4.3.1.9.1 indicates it is conveyed - please confirm.</b>
	<b>A:</b>	<p>BAFB currently owns the storm drainage system which will be conveyed at transaction closing.</p> <p>Section 2.0 “Existing Conditions” of the Request for Proposals (as amended by Amendment 1, dated 9 Aug 2010) describes ownership, operation, and maintenance responsibilities for existing systems within the Leased Premises at the time the Request for Proposals was issued.</p> <p>Section 3.0 “Project Requirements” describes whether, or for how long, the PO will own, operate, and maintain a system within the Leased Premises.</p>
18.	<b>Q:</b>	<b>Are 2 car garages desired on Atlas Units?</b>
	<b>A:</b>	<p>Yes.</p> <p>Please see Subsection 3.4.2 of the Request for Proposals (as amended by Amendment 1, dated 9 Aug 2010).</p>
19.	<b>Q:</b>	<b>Are large covered patios a desired feature for the historic units?</b>
	<b>A:</b>	<p>Yes, large covered patios are a desired feature. However, pre-approval of such construction must be obtained from the SHPO.</p> <p>Please see Subsection 3.5.7 of the Request for Proposals (as amended by Amendment 1, dated 9 Aug 2010).</p>
20.	<b>Q:</b>	<b>Is there a summary of the renovation work and which units were renovated on the Officer Bricks in the 1992-1995 time period?</b>
	<b>A:</b>	<p>Yes. The renovation work which was completed on all units during that time period is outlined in the HCP, which is included in Appendix F (dated 9 Aug 2010).</p>
21.	<b>Q:</b>	<b>Is there a summary of the renovation work and the identity of units that were renovated on the Sergeants Row in the 1992-1995 time period?</b>
	<b>A:</b>	<p>Yes. The renovation work which was completed on all units during that time period is outlined in the HCP, which is included in Appendix F (dated 9 Aug 2010).</p>
22.	<b>Q:</b>	<b>Did the lead abatement work remove all lead based paint on the Officer Bricks and the Sergeants Row units?</b>

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	<b>A:</b>	Lead abatement was conducted at all units in the Officer Bricks and Sergeants Row housing areas except for units 1 & 27.
23.	<b>Q:</b>	<b>The RFP requires arctic rooms in both the new and existing units, and the AFHG requires that the arctic rooms be provided in a basement. Are we going to provide basements at the new units at FE Warren? And can they be constructed other than in the basement?</b>
	<b>A:</b>	Basements in new units at FEWAFB are not a requirement. However, there is no prohibition from proposing basements in newly constructed units. Required arctic rooms can be constructed other than in a basement.
24.	<b>Q:</b>	<b>Can the dog park at FE Warren be located somewhere other than in Parcel 8-F?</b>
	<b>A:</b>	If an Offeror does not choose to lease Optional Parcel 8-F, construction of a dog park may be proposed on another Parcel.
25	<b>Q:</b>	<b>Are the renovations listed within the “Stipulations” section of the Programmatic Agreement to be assumed as the minimum scope required for the historic units?</b>
	<b>A:</b>	No. The renovations listed within the “Stipulations” section of the Programmatic Agreement were identified at the time the Programmatic Agreement was agreed to and executed. Any renovations made to units or in areas which are subject to the Programmatic Agreement must be pre-approved by the SHPO and corresponding lists must be updated on a periodic basis.  Please see Subsection 3.4 of the Request for Proposals (as amended by Amendment 1, dated 9 Aug 2010) for Renovation Requirements and renovation desired features.
26.	<b>Q:</b>	<b>What is the maximum time frame a “reasonable opportunity” is in regards to house removal by Operation Walking Shield? If Operation Walking Shield fails to remove units, will this fall back to the Project to demolish?</b>
	<b>A:</b>	Pursuant to the Request for Proposals (as amended by Amendment 1, dated 9 Aug 2010), Subsection 3.4.4.6.7.3.1, “Post-Closing”, second paragraph, “(g)”, such units shall be scheduled for removal at times to produce minimum interference with the Project. The PO shall not be required to delay its demolition schedule for the purpose of making such units available for removal.  In the alternative, the third paragraph provides that the PO can remove and transport such units if the PO can demonstrate to the satisfaction of the Government that removal and transporting of the units by the PO using Project funds: (a) would result in a net savings to the Project relative to the cost of demolition, (b) would not cause a delay in the Project schedule, and (c) would include, within the applicable Transfer Agreement, terms sufficient to protect the interests of the PO and Government.
27.	<b>Q:</b>	<b>The RFP indicates 532 units do not have radon systems. Is it the Government's intention for the PO to install radon systems at these units?</b>
	<b>A:</b>	No, it is the Government’s intention that the PO install radon systems in these units only if required to do so by Subsection 3.5.8 of the Request for Proposals (as amended by Amendment 1, dated 9 Aug 2010).
28.	<b>Q:</b>	<b>Please provide a copy of the warranty provided by the MILCON contractor, for the Minuteman structural repairs?</b>
	<b>A:</b>	Please refer to Appendix F, as amended by Amendment 1, dated 9 Aug 2010.
29.	<b>Q:</b>	<b>Who owns/maintains telephone system at WAFB?</b>

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	<b>A:</b>	AT&T owns and maintains the telephone system at WAFB.
30.	<b>Q:</b>	<b>What is the square footage of the Atlas units?</b>
	<b>A:</b>	Please refer to Appendix B, as amended by Amendment 1, dated 9 Aug 2010, for the square footage of the Atlas units at FEWAFB.
31.	<b>Q:</b>	<b>Section 5.6.1 indicates that the Offeror is required to complete a comprehensive Financing Competition, the results of which will be to recommend a financing firm that offers the most advantageous financing for the Project. Based upon previous informal indications we had received during the industry forum, we were under the impression that this proposal would be similar to the Southern Group RFP and that letters of interest obtained from potential lenders would suffice for the purposes of selecting the Western Group HRO. Is the Offeror required to complete a comprehensive Financing Competition for this proposal?</b>
	<b>A:</b>	<p>Yes, the Offeror is required to complete a comprehensive financial competition as part of its proposal. Please see Subsections 4.13.1.1 (Element 1.1.2: Financing Competition), 5.6.1 (Subfactor 1.1, Element 1.1.2), and 6.3.2 in the Request for Proposals (as amended by Amendment 1, dated 9 Aug 2010).</p> <p>Please note that the requirements for each Housing Privatization Project are Project-specific and independent of each other. As part of each Offeror's proposal for this Project, at a minimum, the Offeror must submit Letters of Interest obtained from at least three approved financing firms listed in Appendix O, and a completed Appendix P. Unlike the Southern Group RFQ, however, within ten (10) business days of HRO Notification, the HRO must submit written confirmation from its proposed senior lender that the lender will finance the Project on the terms stated in its Letter of Interest (which was submitted as part of the proposal). Additionally, no later than thirty (30) days prior to the scheduled transaction closing date, the HRO shall provide a written binding commitment from the proposed lender to the Government.</p>