

# Offutt AFB Housing Privatization Beat



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## Happy New Year!

It's a new year and time for renewed optimism. Although it is no secret that the Offutt housing privatization project has hit some bumps on the road, it is important to recognize that we are not alone. All of the projects executed so far have had their share of quirks that needed to be worked out before the deals could be closed. The privatization process is very complex and still relatively new. Growing pains were expected and the need for a "continuous improvement" strategy was recognized early on. Privatization deals are for 50 years and require significant time and financial commitments from multiple entities including not only several government agencies but also private developers, general contractors, lending institutions, utility companies, etc. With so many players involved, the chances for delays in the process are inevitable.

The importance of these deals is evidenced by the fact that all projects involve input at the congressional level both before the Request for Proposal (RFP) is released and before the deal is finalized. The Department of Defense (DOD) wants to make sure these deals are done right. At each major milestone, the details of the project are assessed to ensure the best deal possible is obtained. If refinements are required, they are implemented. Some obviously take longer than others but it is essential to address potential problems before deals are closed. And although this may cause frustration for the individuals working the project and those waiting for their houses to be revitalized, we can all rest assured that in the long run, this conservative approach will pay off.

These points are not made to offer excuses but rather help people understand that there are reasons for the delays encountered thus far and they have nothing to do with lack of commitment to the project. In fact it is just the opposite. Nobody understands the importance of getting these projects underway more than those responsible for getting them executed. However, nothing will be done to jeopardize the quality of the deals the Air Force is committed to obtaining even if it means delays to the project. Offutt has the largest privatization project in the Air Force and in many ways is paving the way for other installations to follow. We here at "the Beat" urge everyone to remain patient and rest assured that your project team is in your corner and ready to get the deal done!

Over the course of the last several months, "the Beat" has focused on getting occupants up to speed on project specifics and how the privatization deal is going to work. This month, we decided to take a short break from this approach. The **Feature** provides a review of some of the housing privatization information resources available to military members on Offutt's very own privatization web site. The **Question of the Month** explains the "waterfall list" established in the RFP for prioritizing who may live in privatized housing if not enough military families choose to go this route.

## What's New?

**Request For Proposal (RFP)** - As we begin the new year, the main goal of the privatization team is to get the RFP out on the street and set the wheels in motion for getting the project executed. At this time, the issue that has put the housing privatization on hold for the past few months is nearly resolved. Air Staff and ACC are working out the details on what needs to be done to get the release of the RFP back on track. Enough progress was made during January that the milestones posted in the last issue of "the Beat" can still be achieved.

**"We Got The Beat"** - Although the *Offutt AFB Housing Privatization Beat* is here to help educate all military members on privatization, not everyone is getting the word of its existence. Also, not everyone has a home computer or takes the time to log on to the internet on a consistent basis to view it even if they do know it's there. Talks have begun with 55 WG/PA on the possibility of including copies of the newsletter as an insert to the *Air Pulse*. This would increase distribution and make it easier for military members to obtain copies. So next time you're thumbing through the base newspaper, you may "get the Beat" as well!

## FEATURE Quick Look at the Web Page FEATURE

There are still a lot of folks out there who are unaware of what's going on. In most cases, this is simply because they don't know where to look to get educated initially or remain updated on the

project status. One occupant contacted the Offutt housing privatization Project Management Office (PMO) thinking the deal was scheduled to close this spring. April 2003 was the date briefed during last year's Industry Forum so if you have been unable to follow the status of the project by reading this newsletter, you too would probably think the project was imminent and wonder why you haven't been contacted about setting up your rent allotment! Ensuring that everyone who may be impacted by privatization completely understands the process and keeps current on where the project stands is not easy. However, we will put our best foot forward to make up to date information readily available.

Offutt's housing privatization web page was created to be the main source for base personnel and their families to learn about privatization and remain informed. The page is divided into several sections. General information such as the goals and background of housing privatization are provided first followed by links to the current issue of the *Offutt AFB Housing Privatization Beat* as well as all back issues. The "Other Information for Military Members" section contains a wealth of additional information regarding the Offutt project and housing privatization in general. Included are such things as a general project fact sheet, which condenses the details of the project into a two-page summary, a list of frequently asked questions (FAQs), a memo describing the benefits of privatized housing, etc. You can also find the same PowerPoint presentation given during the several unit Commander's Calls, Wing Spouse Call, and other base functions. So...if you were unable to attend one in person, you can still see what was briefed.

The Offutt web page does contain links and information for developers and other entities that may be interested in the business side of the project but the main source for this type of information is the Privatization Support Contractor (PSC) web site ([www.jllpsc.com](http://www.jllpsc.com)). There is a link to this site on the Offutt page along with an explanation of how the PSC fits into the scheme of things.

Nearly every document that has been created in support of the housing privatization project can be found on the web page. This page does not sit and "collect dust" never being updated. It is updated at least once a month, including the posting of a new issue of "the Beat." If you think of something that you believe should be addressed or cannot find the information you are looking for, please let us know. The page is only useful if it provides the information you need.

We've been working with Public Affairs since last year on getting the word out and increasing awareness of the web page. We've used the *Air Pulse*, the *Weekly Base Bulletin*, and the last two issues of the *Military Family Housing Gazette*. To further increase exposure, Offutt's new electronic publication, "*Roll Call*" (introduced by Wing Public Affairs in January) will include a link to the web site and repost it when new issues of "the Beat" are available.

Of course, all this pontificating about the web site would not be complete without providing the actual web address. To get to the housing privatization web page, go to the Offutt public page ([www.offutt.af.mil](http://www.offutt.af.mil)) and look under the "Business Opportunities" link. Any suggestions on how to increase education and awareness are always welcome!

### ???????Question of the Month???????

**I've heard that before any privatized units would be offered to members of the general public, they must first be offered to a prioritized list of other potential occupants. Is this true?**

Yes, this is true. Before any units are offered to the "general public", the developer must make them available in accordance with the following priority or "waterfall" list:

1. Other Active Duty Military Members
2. Federal Civil Service Employees
3. Retired Military Members
4. Active Duty Guard and Reserve Military Members
5. Retired Federal Civil Service Employees
6. DOD Contractor/Permanent Employees (US Citizens)
7. General Public

How the developer manages this process (i.e., whether it be through a separate waiting list or some other method) is not specified in the RFP but will be something that must be included as part of their proposal.

The reason the developer is allowed to rent to other than referred military members and their families is provided in the June issue of "the Beat". Also included is an explanation of what has to happen before this can even be an option for the developer to consider.

### What's Next?

- **Congressional Notification**      **Feb 03**
- **RFP Release**      **Mar 03**

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