

# Offutt AFB Housing Privatization Beat



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## Hold Everything!

As reported in last month's issue, congressional notification of the Request for Proposal (RFP) for the housing privatization project at Offutt AFB was expected to begin in early October. Since then, Air Staff has requested that the privatization team consider conveying some additional improvements as part of the deal. This has resulted in the project being put on hold until decisions can be made regarding the additional improvements. If modifications to the scope are required, changes to the RFP and other supporting documents will also be needed. This would, of course, result in delays to the overall project schedule. As a result, project milestones have been removed from the web pages until they can be reestablished. Revised milestones will be included in the November Newsletter.

As we wait for guidance on how to proceed, we can continue to discuss aspects of privatization that will be realized regardless of the outcome of the pending decisions described above. This month's **Feature** addresses the differences between what the developer is required to provide versus what the Air Force would like to see the developer provide and provides a description of how these items are factored into the developer selection process. The **Question of the Month** expands on a previous issue's question regarding occupant moves to accommodate construction. So without any further adieu, let's get the latest...

## What's New?

**Request For Proposal (RFP)** - As already mentioned the RFP has been put on hold until decisions are made regarding the inclusion of additional improvements. The Offutt privatization team recognizes the importance of keeping not only the occupants informed on when to expect privatization to begin, but the business community as well. That is why it is a top priority to get issues resolved and disseminate any new information as quickly as possible. More specific information should be available by next month. Until then, keep checking the housing privatization web page for the latest updates.

**Help Yourself** - Questions have been raised regarding the availability of the Self Help Store after the housing units are privatized. The existing Self Help Store will **not** provide services to privatized units. The developer may choose to provide a similar service but is not **required** to do so by the terms of the RFP. Desired vs. required items is the subject of this month's **Feature**.

**Lonesome Looter** - It is widely known that all remaining Wherry housing units will be demolished as part of privatization. What is less known is what is to become of all of the materials and fixtures such as air conditioning units, lights, and even mailboxes. The uncertainty has prompted a mindset in some circles that since the Air Force isn't going to reuse the "stuff", then it's fair game. Wringo, wrango, wrongo! Conveyance of the units to the developer, whether they are in Wherry, Capehart, or Coffman Heights, will include all real property, equipment, and appliances within the units. In other words all fixtures are part of the privatization deal and are not to be stolen, borrowed, or otherwise removed. Anything the government may determine to be excess property between now and the time the developer takes over will be handled through established channels. So looters beware...big brother is watching!!!

**FEATURE**

**Required vs. Desired**

**FEATURE**

If you ever find yourself bored enough to actually read the Statement of Need (the document on which the RFP is based), you may or may not notice that there are generally two types of actions the developer is requested to consider when developing a proposal. **Required** actions are the tasks the developer must complete to comply with the minimum terms of the deal. **Desired** actions, on the other hand, are features that are not required but rather go above and beyond the minimum requirements.



Ceiling Fans in Coffman Heights were "Desirables"

To illustrate...the RFP **requires** the developer to demolish 838 units. However, it is **desired** that the developer demolish and

rebuild as many of the 2,229 privatized units as they can (i.e., demolish and build new units in lieu of renovating existing units). Several desirables are identified in the RFP but potential developers are not restricted to what is listed. In fact, they are encouraged to "be creative" in developing community features and housing amenities that will enhance the overall quality of housing for military families.

In the RFP, desirables are listed by category. For example, the "Community Planning" section lists the following as "desired features":

- Incorporate walking/bicycle path throughout Coffman Heights
- Lighting for all recreation courts
- Provide cable TV service to all units

These are listed in order of priority to give the developers some guidance on what features the Air Force would most prefer to see.



Patio at a Coffman Heights Unit

In the above picture, the required item was the patio, while the enclosure was a desirable feature the contractor added to enhance the aesthetic quality of the housing units. Developers are encouraged to include as many desirables as possible without jeopardizing the financial viability of the project.

Desirables are not limited to physical features. They can also include aspects of how the developer will manage and maintain the properties. Examples of these include providing operations and maintenance services at levels above the minimum requirements (such as quicker response times) and holding units vacant for longer than required for military members.

All developer proposals must identify how all requirements identified in the RFP would be addressed. If a proposal does not do this, it will be eliminated from the competition. There is no such guideline for desirables. It is up to each potential developer to determine what desirables will be offered. Therefore, in the evaluation process, desirables will be one means of comparing the quality of amenities and services the developers are prepared to provide. In other words, the extent and quality of desirables will be used as a discriminator for selecting the successful developer. It is important to note that if a developer includes a

desirable as part of their proposal, it becomes a requirement to which they must adhere. Whoever can offer the most to military families at the "best value" will be selected.

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

#### Will I have to move after privatization begins?

Several people have called or e-mailed with questions regarding whether or not their current housing unit is on the list of units required to be demolished. In fact, it was the "Question of the Month" (QOTM) in the April Issue of "the Beat". The reason for the question appears to be the concern that, if a unit is identified for demolition, the occupant of that unit will have to move. Although this is true, required moves are not limited to units to be demolished. It was therefore decided that another QOTM be dedicated to explaining the details of occupant moves.

Perhaps the most important thing to realize is that unless you live in a new Coffman Heights unit or a unit that has recently been renovated, you should be prepared to move. Over 1,300 units are required to undergo a major renovation. These renovation activities will force occupants of these units to relocate. One must also remember that the developer may choose to demolish even more units than those required to be demolished (to include units identified for only minor renovations). In fact demolition/replacement is identified as desirable over renovation (see Feature). So if your concern is whether or not you'll have to move after privatization is initiated, your question should be stated as such and not simply "will my unit be demolished?"

A couple of other notes regarding moves...if you are required to move, the Government will pay for it. However, they will only pay for one move. The developer will pay for all subsequent moves. Therefore, if an occupant desires to remain in privatized housing, the developer has an incentive to ensure the occupant has to move only one time (i.e., when you move, there is an incentive to move you into a renovated unit).

With regard to when you'll have to move, the best answer that can be provided at this point is "it depends". The developer's construction schedule will dictate when the various units will be demolished or renovated. But the schedule will not be known until the developer is selected. The number of moves occurring at any given time is also somewhat limited by the number of moves the Transportation Management Office (TMO) can process. This limitation is identified in the RFP so potential developers should factor this into their construction schedules. As soon as possible after the developer is selected, information regarding the move schedule will be posted on the web page and briefed to occupants. Occupants will always have a minimum of 30 days notice prior to the required date of the move.

### What's Next?

- Resolve Project Scope Issues      Pending

Direct all questions to the CPM, Mr. Chris Wolf of Booz Allen Hamilton, at 294-7605 or e-mail at christopher.wolf@offutt.af.mil