

Offutt AFB Housing Privatization Beat



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Time Well Spent

In all Air Force housing privatization projects, the Request for Proposal (RFP) is reviewed by all major components of the Chain of Command (to include the MAJCOM, Air Staff and the Deputy Under the Secretary of Defense) before it is released. The Offutt RFP recently completed this review process with very minimal comments. In fact, based on feedback received from individuals close to the process, the Offutt RFP has been one of the best seen thus far. This is important because it not only helps avoid further slips in the RFP release date (e.g., from having to correct identified deficiencies) but it also instills confidence that future issues will be minimal. The relative ease of getting the RFP through the chain is testament to both the hard work of the privatization team and the participation/feedback from the housing occupants. Your contributions helped the Offutt team identify all major concerns and issues and ensure the RFP addressed the concerns in the best possible way. Thank you.

You may have heard or been briefed that the developer chosen for privatization will also be tasked with completing some additional projects. A description of these projects as well as an explanation of why they are included in the privatization effort is the subject of this month's **Feature**. In the **Question of the Month** section, you'll find out whose rules you'll have to live by under privatization. Finally, the **What's New?** section includes, amongst other things, a list of other bases currently going through the preliminary phases of privatization. This supplements other discussions (from past issues) regarding Air Force installations where privatization has already been implemented.

What's New?

Request For Proposal (RFP) - Although in last month's issue we reported that congressional notification of the intent to release the RFP was to start at the beginning of September, at the time of this printing (i.e., at the end of September), it has still yet to begin. This will push the RFP release date to early November. There is no specific cause of this delay other than the fact that the proper signatures needed for presentation of the RFP at the congressional level are often difficult to obtain in a timely manner.

Gazette Advertisement - If you are currently a housing occupant, you will receive a copy of an ad for the "**Housing Privatization Beat**" with the upcoming issue of the *Military Family Housing Gazette*. The ad gives an issue-by-issue description of the topics discussed and encourages all occupants to utilize this

resource. Feel free to make copies and distribute the ad to anyone else who may be interested in getting up to speed on housing privatization.

Covering All The "Bases" (Part 2) - In the June issue, "**Covering All The Bases (Part 1)**", focused solely on those Air Force installations where privatization has already been implemented. We thought it would also be worthwhile to mention the other bases where housing privatization is in the works (as it is here at Offutt). The installations listed below are expected to advertise and/or award privatization projects within the next 12 months:

Altus AFB, OK
Barksdale AFB, LA
Beale AFB, CA
Buckley AFB, CO
Dover AFB, DE
Hanscom AFB, MA
Hickam AFB, HI

Hill AFB, UT
Kirtland AFB, NM
Little Rock AFB, AR
Maxwell AFB, AL
Nellis AFB, NV
Moody AFB, GA
Patrick AFB, FL
Shaw AFB, NC

Each installation is at a different point in the privatization process. The status of each project will be included in a future issue of "**the Beat**". If you know you'll be PCSing to one of these locations, hopefully what you learn by reading the various issues of this newsletter will come in handy in preparing you for what's to come.

To Tax or Not To Tax, That's The Question - You may have read some recent articles from the local newspapers regarding whether or not property taxes can and/or will be levied against the privatized housing units at Offutt AFB. Property taxes would not directly impact housing occupants because it would be the developer (not the occupants) who would have to pay them. The Air Force policy is to leave property tax issues between the developer and applicable taxing authority. Whether taxes end up being levied or not remains to be seen.

FEATURE

Ancillary Projects

FEATURE

In preparing the RFP, the Air Force determined that enough revenue would be generated from the housing privatization project at Offutt to fund some additional projects in facilities that are not being conveyed to the developer (i.e., the Air Force will continue to own and operate them). These "ancillary" projects support housing and the housing areas but go beyond the renovation, construction, and demolition activities that make up the bulk of the RFP requirements.

The three major ancillary projects include 1) renovation and expansion of the Capehart Fire Station, 2) conversion of a duplex housing unit into a new Capehart Security Forces substation, and 3) renovation of the historical units on "NCO Row". A description of each project is included below:

Capehart Fire Station Renovation

This project will involve constructing a 1,680 square-foot addition to the existing Capehart fire station for additional rooms. The project will also widen the garage to allow parking of larger emergency response vehicles and renovate all existing interior finishes.



Capehart Fire Station

Capehart Security Forces Substation

This project will convert the duplex at the intersection of 28th Avenue and Capehart Road into a new fully functional Security Forces Substation. The duplex across the street will be demolished to provide parking for the new facility. This substation will replace the existing substation on Barksdale Drive.

NCO Row Renovations

"NCO Row" currently consists of six historic duplexes and one historic single unit (i.e., 13 housing units total). The project will include converting the six duplexes into six single-family homes and expanding the existing single unit to create what will be called "Chiefs Row." These units will be renovated to bring them up to

the standards suitable for the highest-ranking enlisted personnel at Offutt.



Single Unit on NCO Row

Because all of these ancillary projects support housing (whether Military Family Housing or privatized housing) in some way, they are eligible to be included in the RFP.

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

Will I still have to comply with Air Force regulations for Military Family Housing once privatization is initiated?

In other words, after privatization begins, will I still get in trouble if my grass is too long? The official response to this question is that the tenant lease agreement, not necessarily Air Force policy, will dictate what an occupant's obligations are. A few mandatory lease clauses are specified in the RFP but the bulk of the document will be drafted by the developer. The Air Force will review the tenant lease agreement before it is finalized but one can expect the lease to include language typically found in similar documents within the private sector. This includes language to address such issues as change of occupancy cleaning, pet policies, yard maintenance requirements, etc. Keep in mind that even if the lease ends up being a little less stringent than current housing policies, the Base Commander, your First Shirt, or any other member of your Chain of Command still reserves the right to drive by your house to make sure you're toeing the line!

What's Next?

- **Congressional Notification** **Oct 02**
- **Advertise RFP** **Nov 02**
- **Phase I Proposals Due** **Dec 02**

Direct all questions to the CPM, Mr. Chris Wolf of Booz Allen Hamilton, at 294-1149 or e-mail at christopher.wolf@offutt.af.mil