

INFORMATION PAPER

Subject: Luke AFB Military Housing Privatization Initiative (MHPI)

A. Background Information: Air Education and Training Command (AETC) Group I includes Altus, Luke, Sheppard and Tyndall AFBs. Group will be awarded to a single Successful Offeror (SO) with requirements for renovation, demolition, new construction, management and maintenance for a 50-year period. Group totals 3,745 existing housing units with an end state minimum requirement of 2,875 units.

Industry Forum was held 21 September 04 at Luke AFB and the tours of housing were as follows: Luke on 21 Sept, Altus on 22 Sept, Sheppard on 23 Sept and Tyndall on 24 Sept.

Luke AFB currently has 742 housing units and an end state requirement of 426 units.

B. Telecommunication Services Support: AAFES, based on SO specifications, will provide at no additional cost to SO; telecommunications contract development, solicitation, performance management and marketing. Telecommunications infrastructure, customized based on SO requirements for each residential community may also be provided at no cost to SO. Telecom services include but not limited to; local and long distance phone service, high speed internet, television services, pay phones, internet cafes, etc. at below market prices. Customer care will be supported by a 24/7 call in/on-line customer support office (400 SF) to be conveniently located on the installation, i.e. centrally located Community/Neighborhood Center.

C. Model Home Services Support: AAFES will provide Model Home service/furnishings at no charge to SO.

D. Construction Services Support: AAFES will provide SO construction sites with vending and mobile food services.

E. Vending Services Support: AAFES will provide interior/exterior vending machines to support the any Community/Neighborhood Center(s) operated or constructed by the SO.

F. Laundry/Dry Cleaning Drop-Off/Pick-up Points: AAFES currently provides a centralized laundry/dry cleaning service adjacent to the BX Shopping Center. AAFES will pursue placement of drop-off/pick-up sites, approximately 400 SF, in community/neighborhood center(s) operated or constructed by the SO.

G. Laundry Mat (extra large coin operated washer and dryer units): AAFES will pursue such a business in coordination with the SO that can operate in approximately 400 SF to be conveniently located on the installation, i.e. centrally located Community/Neighborhood Center.

H. Lawn Care Service Business: AAFES will pursue such a business in coordination with the SO that can operate in approximately 400 SF to be conveniently located on the installation, i.e. centrally located Community/Neighborhood Center.

I. House Cleaning Service Business: AAFES will pursue such a business in coordination with the SO that can operate in approximately 400 SF to be conveniently located on the installation, i.e. centrally located Community/Neighborhood Center.

J. Mini/Self Storage Business: AAFES will pursue such a business in coordination with the SO at no cost to the SO and will offer below market rates to those which choose to utilize the service.

Recommend AAFES and SO partner in the design of the facility with SO completing the construction, finish-out and equipment installation (turn key). AAFES will in turn lease back the building making annual payments to cover the costs of the design, construction and equipment. AAFES pays utilities, maintains inside of building/equipment, SO maintains building systems and exterior.

K. Saguaro Manor Area: This neighborhood of 522 homes is likely to grow to 591 homes. The existing convenience types facilities (Shoppette and Car Care Center/Gas) are located away from the housing areas and do not conveniently/adequately serve this neighborhood.

AAFES will pursue new construction of a new Shoppette/Class Six/Gas/Car Care Center/Burger King with drive through and an automatic car was near the housing area. The site must be large enough to accommodate an 18,500 square foot building, 100 parking spaces, a drive through for the Burger King, the car wash and 12 gas dispensers.

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L. Ocotillo Manor Housing Area: Neighborhood of 151 homes is not conveniently/adequately supported by existing convenience type facilities. See J above for corrective action.

M. Points of Contacts

Randy Rostad, Rostad@aafes.com, 214-312-6101

Ed Bouley, Bouleye@aafes.com, 214-312-6875

Yvonne Finch, Finch@aafes.com, 214-312-4646

Cliff Choy, Choy@aafes.com, 214-312-3749

Lee Chung, chungl@aafes.com, 623-935-2671