

INFORMATION PAPER

Subject: Sheppard 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.

Sheppard AFB currently has 1,210 housing units and an end state requirement of 910 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 at 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. Capehart Housing Area: The 500 current houses will likely fall to around 332 after the Officer's housing is moved to the Wherry Housing area on the south side of the base. The North Shoppette with gas is located approximately 0.1 mile from the housing and adequately serves this area, no action required.

K. Wherry Housing Area: This housing area is likely to grow to accommodate Officer's living quarters. The South Shoppette with gas is located approximately 0.4 mile from the housing and also supports traffic that utilizes the Main Gate. AAFES' marketing analysis reflects the need to expand from four to ten gas MPDs and to add an automatic car wash to adequately support this community.

Option: In coordination with section M below, SO and AAFES could partner to include this project.

L. Bunker Hill Housing Area: This neighborhood of 231 homes is serviced by two convenience type facilities; the North Shoppette/gas approximately 0.5 mile to the north and the south Shoppette/gas approximately 0.3 mile to the south. No action required.

M. Parcel A1 Redevelopment area for community support facilities: The 156 housing units in the area will be removed during the 7 year lease to the SO. The 31.82 acres may be adequate to support a construction of a new commissary and exchange complex.

SO, AAFES and DeCA may be able to partner in the design and construction of a commissary and exchange complex in such a manner that would reduce costs for all parties.

N. Points of Contacts:

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

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

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

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

Chris Holifield, holifieldc@aafes.com, 940-855-4318