

## INFORMATION PAPER

### **Subject: Tyndall 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.

Tyndall AFB currently has 848 housing units and an end state requirement of 813 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. 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. Felix Lake Housing Area:** 195 housing units conveniently located approximately 6/10<sup>th</sup> mile the Felix Lake Shoppette/Gas, no action required.

**K. Redfish Point Housing Area:** 92 housing units conveniently located approximately 1 mile from the Felix Lake Shoppette/Gas, no action required.

**L. Wood Manor Housing Area:** 503 housing units conveniently adjacent the Felix Lake Shoppette/Gas, no action required.

**M. Bay View Housing Area:** Short term 7-10 year lease to SO, 33 existing housing units to be demolished. No action required.

**N. Shoal Point Housing Area:** Short term 7-10 year lease to SO, 21 existing housing units to be demolished. No action required.

**O. Wood Manor East Housing Area:** Short term 7-10 year lease to SO, 4 existing housing units to be demolished. No action required.

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