

Follow-on Questions and Answers for AETC Group I Housing Privatization as of 18 Oct 04

	Question	Answer
1.	Will there be an oral presentation for AETC Group I?	There will not be oral presentations as part of this one-step solicitation. The only planned oral engagement with Offerors will be to ask clarification questions of their proposals.
2.	Will the Air Force assume the inflation rate risk for this privatization project similar to how the Army and Navy use an inflation rate cap to mitigate the inflation rate risk during the initial construction period?	The Air Force assumes a 3% inflation rate in its pro forma. It does not provide a cap on the actual rate that the Successful Offeror may experience during the transition period. All construction risk rests with the Offeror including that which comes from material prices and labor increasing faster than what the Offeror assumed.
3.	Why aren't taxes taken out of funding waterfall in the Government pro forma? Taking taxes out of the funding waterfall would show a more realistic impact on the project.	The tax situation of Offerors may differ. Therefore, it would be impossible for the Government to include each Offeror's tax situation in its pro forma. For this reason, the Government does not include the tax implications in their pro forma.
4.	I am confused about Table 25 showing relevancy ratings and Table 26 for confidence assessment ratings for Past Performance. Can you clarify this?	The projects submitted by the Offeror for consideration as examples of past performance are first evaluated for how relevant the past projects are to the proposed project and then given a confidence rating as to the Offeror's ability to execute this project based on their past performance.
5.	<p>Section, 4.12.7.1 General b) PMR 2 states that "The Offeror has, within the past 10 years, provided property management and asset management for at least (3) major residential projects, each of which included a rental residential component of at least 350 units..."</p> <p>We request that the Air Force change PMR 2 to read "The Offeror has, within the past 10 years, provided property management and asset management for at least (3) major residential projects, each of which included a rental residential component of at least 150 units ..."</p> <p>or, alternatively add the following language to the end of 4.12.7.1 as currently drafted:</p> <p>"PMR 2 can alternatively be satisfied if an Offeror has previously qualified for and/or has been awarded and</p>	<p>Currently, the Statement of Need requires the Offeror to have property management and asset management experience for at least (3) major residential projects, each of which included a rental residential component of at least 200 units with an overall inventory of 1500 units.</p> <p>This project is different from other Air Force solicitations due to its size and the diverse location of the bases. The Air Force has determined this is the minimum experience that a Successful Offeror should have for this project.</p>

	successfully closed a Military Housing Privatization Initiative project."	
6.	Is the AF going to have any drawings on your website that showed where the water lines will be replaced this year on Tyndall AFB?	The drawing that shows the location of the water lines to be replaced this year is shown in the PSCMHC web site, <a href="http://www.pscmhc.com">www.pscmhc.com</a> .