

# United States Department of the Air Force

## Air Education and Training Command Air Force Center for Environmental Excellence (AFCEE)



## Privatization of Military Family Housing AETC Group I

Solicitation No. AFCEE-05-0004

## APPENDIX K Mandatory Forms

**STEP ONE PROPOSALS ARE DUE NO LATER THAN  
5:00 P.M. EST 7 March 2005 AT:**

PSC MILITARY HOUSING COMPANY  
132 South 600 East  
Salt Lake City UT 84102  
Voice 866-801-2253 Fax 801-363-1912  
Email [binks@psc-evg.com](mailto:binks@psc-evg.com)  
Web site [www.pscmhc.com](http://www.pscmhc.com)

**APPENDIX K. MANDATORY FORMS**

**VOLUME IA: FINANCING THE DEVELOPMENT**

**Subfactor 1.1**

FROM CLOSING THROUGH THE 50-YEAR BUSINESS ARRANGEMENT TERM.

<b>STATEMENT OF OPERATING REVENUES AND EXPENDITURES</b>	
<b>GENERAL DATA</b>	
Total Number of Units	
BAH Inflator	
Expense Inflator	
Property Tax Inflator	
<b>RENTAL REVENUE (Provide Detailed Calculations)</b>	
Gross Potential Rent - Existing Units (Net of Utility Allowance)	
Gross Potential Rent - New Units (Net of Utility Allowance)	
Vacancy Allowance	
<b>Total Rental Revenue</b>	
<b>PROPERTY OPERATING EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Office Supplies and Equipment	
Bank Charges	
Dues and Subscriptions	
Administration Forms	
Telephones and Answering Service	
Furniture Expense (office, etc.)	
Computer Maintenance and Supplies	
Travel and Training	
Other (community center, etc., if applicable)	
<b>Marketing Expenditures</b>	
Public Relations	
Advertising (should be close to zero)	
Signage (should be close to zero)	
Residential Relations	
Special Promotions	
Recreation Expense	

<b>Professional Fees</b>	
Property Management Fees	
Legal Fees	
Accounting, Audit, and Tax Services	
Other Professional Fees	
<b>Utilities</b>	
Electricity (office and common)	
Water (landscape and common)	
<b>Personnel Costs</b>	
Salaries – Administrative (# of emp.)	
Salaries - Management (# of emp.)	
Salaries - Recreation (# of emp.)	
Salaries – Courtesy and Housekeeping (# of emp.)	
Salaries - Maintenance Supervisors (# of emp.)	
Salaries - Maintenance Techs (# of emp.)	
Salaries – Groundskeepers (# of emp.)	
Commissions and Bonus	
Payroll Taxes	
Workers Compensation	
Health Insurance and Other Benefits	
<b>Contract Services (for items not included above)</b>	
Exterminating	
Trash Removal	
Landscaping and Grounds	
Contract Repairs	
Common Area Cleaning	
<b>Cleaning and Decorating</b>	
Cleaning Supplies	
Floor Covering Repairs	
Painting Supplies	
Drapery and Mini-blind Repairs	
<b>Repairs and Maintenance (exclusive of capital repairs and replacement)</b>	
Electrical Supplies	

Plumbing Supplies and Fixtures	
Appliance Parts and Repairs	
Other Maintenance Materials	
Landscaping Supplies	
HVAC Parts and Supplies	
Equipment and Vehicle Expense	
Fire Protection	
Roof Repairs	
Fence Repair	
Exterior Building Repairs	
Interior Building Repairs	
Street Striping and Repairs	
<b>Taxes and Insurance</b>	
Real Property Taxes	
Personal Property Taxes	
Liability Insurance	
Property Insurance	
Insurance Claim Deductions	
Rent for Lease of Property	
<b>Total Operating Expenditures</b>	

<b>EXCESS OF OPERATING REVENUES OVER EXPENDITURES</b>	
Excess of Operating Revenues Over Expenditures Before Deposits into Replacement Reserve Account	
Deposits into Replacement Reserve Account	
Excess of Operating Revenues Over Expenditures (this is the numerator from which the debt service coverage ratio is calculated)	
<b>DEBT SERVICE COVERAGE</b>	
First Mortgage Debt Service	
Debt Service Coverage Ratio (Shall not be less than 1.2)	
Second Mortgage Debt Service	
Total Debt Service (First and Second)	
Total Debt Service Coverage Ratio (First and Second) (Shall not be less than 1.05)	
<b>REMAINING BALANCE AFTER DEBT SERVICE AND THE ABOVE ITEMS</b>	
Deposits into the Reinvestment Account	
Distributions to Successful Offeror	
Provision for Income Taxes	
Cash balance, end of year	
<b>ACCOUNT ACTIVITY</b>	
<b>Replacement Reserve Account</b>	
Beginning Balance	
Interest Proceeds	
Deposits	
Withdrawals	
Ending Balance	
(items should be cross referenced to other line item entries in the mandatory forms, and in addition, Offerors shall explain their activities regarding capital repair and replacement in the narrative of their proposal)	
<b>Reinvestment Account</b>	
Beginning Balance	
Interest Proceeds	
Deposits	
Withdrawals	
Ending Balance	

**VOLUME IA: FINANCING THE DEVELOPMENT**  
**DEVELOPMENT BUDGET FORMAT**

THE OFFEROR SHALL ACCURATELY SHOW THEIR DEVELOPMENT BUDGET FOR EACH PHASE OF CONSTRUCTION. IN ADDITION THERE SHOULD BE A CONSOLIDATED DEVELOPMENT BUDGET.

	Total (\$000)	Dollars per Unit	Dollars per SF
<b>Hard Costs</b> (Identify phase, site, number of units, year executed, etc.)			
Infrastructure			
Construction			
Demolition			
Landscaping			
Contingency *			
<b>Total</b>			
<b>TOTAL HARD COSTS</b>			
<b>Soft Cost</b> (show in consolidated #'s here, but break out by year of incurrence in Statement of Operating Revenues and Expenditures Format)			
Construction Period Interest			
Architectural/Engineering			
Legal and Accounting			
Insurance			
Consultant Fees			
Development Fees			
Financing Transaction Fees			
Commissions			
Reserves			
Contingency*			
Credit Support			
<b>TOTAL SOFT COSTS</b>			
<b>TOTAL DEVELOPMENT COSTS</b>			

**VOLUME IA: FINANCING THE DEVELOPMENT**  
**STATEMENT OF DEVELOPMENT SOURCES AND USES OF FUNDS FORMAT (\$000s)**

<b>SOURCES:</b>	
Excess of Revenues over Expenditures During the Construction Period	
Equity Contributions	
Construction Loan (The First and Second Mortgages should be approximately sufficient to take out the Construction Loan upon completion of construction)	
<b>TOTAL SOURCES</b>	
<b>USES:</b>	
<b>(Note – Proposal Costs are not a Permitted Use)</b>	
Predevelopment Costs	
Land Acquisition Costs	
Land Development Costs	
Demolition Costs	
Hard Construction Costs	
Soft Construction Costs	
Debt Service	
<b>TOTAL USES</b>	
<b>TOTAL SOURCES IN EXCESS OF USES</b>	
<b>RECONCILIATION TO PROJECT COSTS</b>	
Total development costs (From Page K-6)	
Debt Service	
Other Uses (Identify)	
Total Uses	

**VOLUME IB: QUALITY OF THE PROJECT**

**Subfactor 1.2**

**DESCRIPTION OF MATERIALS**

**Instructions**

1. Describe all materials and equipment to be used, whether or not shown on the drawings or described in narrative form. Mark an X in each appropriate check-box and enter the information called for in each space. If the space is not adequate, cross-reference the item number and continue on an attached sheet.
2. Materials not specifically described or shown will not be considered unless required, then the minimum acceptable will be assumed. Materials exceeding minimum requirements cannot be considered unless specifically described.
3. Include no alternates, "or equal" phrases, or contradictory items.
4. Include signatures at the end of this form.

**1. EXCAVATION:**

Bearing soil, type: \_\_\_\_\_

**2. FOUNDATIONS:**

Footings: concrete mix \_\_\_\_\_ strength psi \_\_\_\_\_ Reinforcing: \_\_\_\_\_

Foundation wall: material \_\_\_\_\_ Reinforcing: \_\_\_\_\_

Interior foundation wall: material \_\_\_\_\_ Party foundation wall: \_\_\_\_\_

Columns: material and sizes \_\_\_\_\_ Piers: material and reinforcing \_\_\_\_\_

Girders: material and sizes \_\_\_\_\_ Sills: material \_\_\_\_\_

Basement entrance areaway: \_\_\_\_\_ Window areaways: \_\_\_\_\_

Waterproofing: \_\_\_\_\_ Footing  
drains: \_\_\_\_\_

Termite protection: \_\_\_\_\_

Basement less space: ground cover \_\_\_\_\_ insulation \_\_\_\_\_ foundation vents \_\_\_\_\_

Special foundations: \_\_\_\_\_

Additional information: \_\_\_\_\_

**3. CHIMNEYS:**

Material: \_\_\_\_\_ Prefabricated (make and size): \_\_\_\_\_

Flue lining: material \_\_\_\_\_ heater flue size \_\_\_\_\_ fireplace flue size \_\_\_\_\_

Vents (material and size): gas or oil heater \_\_\_\_\_ water heater \_\_\_\_\_

Additional information: \_\_\_\_\_

**4. FIREPLACES:**

Type: solid fuel gas-burning circulator (make and size)\_\_\_\_\_ Ash dump and clean-out:\_\_\_\_\_

Fireplace: facing\_\_\_\_\_ lining\_\_\_\_\_ hearth\_\_\_\_\_ mantel\_\_\_\_\_

Additional information:\_\_\_\_\_

**5. EXTERIOR WALLS:**

Wood frame: wood grade, and species\_\_\_\_\_ corner bracing. Building paper or felt:\_\_\_\_\_

Sheathing\_\_\_\_\_ thickness\_\_\_\_\_ width\_\_\_\_\_ solid spaced \_\_\_\_\_ o.c. diagonal\_\_\_\_\_

Siding\_\_\_\_\_ grade\_\_\_\_\_ type\_\_\_\_\_ size\_\_\_\_\_ exposure\_\_\_\_\_ fastening\_\_\_\_\_

Shingles\_\_\_\_\_ grade\_\_\_\_\_ type\_\_\_\_\_ size\_\_\_\_\_ exposure\_\_\_\_\_ fastening\_\_\_\_\_

Stucco\_\_\_\_\_ thickness\_\_\_\_\_ Lath\_\_\_\_\_ weight\_\_\_\_\_ lb.

Masonry veneer\_\_\_\_\_ sills\_\_\_\_\_ lintels\_\_\_\_\_ base flashing\_\_\_\_\_

Masonry: solid faced stuccoed; total wall thickness\_\_\_\_\_ facing thickness\_\_\_\_\_

facing material\_\_\_\_\_ backup material\_\_\_\_\_ thickness\_\_\_\_\_ bonding\_\_\_\_\_

door sills\_\_\_\_\_ window sills\_\_\_\_\_ lintels\_\_\_\_\_ base flashing\_\_\_\_\_

Interior surfaces: damp-proofing, \_\_\_\_\_ coats of \_\_\_\_\_ furring\_\_\_\_\_

Additional information \_\_\_\_\_

Exterior painting: material\_\_\_\_\_ number of coats\_\_\_\_\_

Gable wall construction: same as main walls other construction\_\_\_\_\_

**6. FLOOR FRAMING:**

Joists: wood, grade, and species\_\_\_\_\_ other\_\_\_\_\_ bridging\_\_\_\_\_ anchors\_\_\_\_\_

Concrete slab: basement floor first floor ground supported self-supporting; mix\_\_\_\_\_

thickness\_\_\_\_\_ reinforcing\_\_\_\_\_ insulation\_\_\_\_\_ membrane\_\_\_\_\_

Fill under slab: material\_\_\_\_\_ thickness\_\_\_\_\_

Additional information:\_\_\_\_\_

**7. SUBFLOORING:**

Material: grade and species\_\_\_\_\_ size\_\_\_\_\_ type\_\_\_\_\_

Laid: first floor; second floor; attic \_\_\_\_\_ sq. ft.; diagonal; right angles.

Additional information:\_\_\_\_\_

**8. FLOORING and WAINSCOT:**

**a. Wood Flooring:**

Location	Rooms	Grade	Species	Thickness	Width	Building Paper	Finish
First Floor							
Second Floor							
Attic Floor							

Additional information: \_\_\_\_\_

**b. Other Flooring:**

Location	Material, Color, Border, Size, Gage, etc.	Threshold Material	Wall Base Material	Under Floor Material
Kitchen				
Bath				
Bedroom #				
Etc.				

Additional information: \_\_\_\_\_

**c. Wainscot:**

Location	Material, Color, Border, Cap Size, Gage etc.	Height	Height Over Tub	Height in Shower (from floor)
Bath				
Hallway				
Etc.				

Additional information: \_\_\_\_\_

**9. PARTITION FRAMING:**

Studs: wood, grade, and species \_\_\_\_\_ size and spacing \_\_\_\_\_ other \_\_\_\_\_

Additional information: \_\_\_\_\_

**10. CEILING FRAMING:**

Joists: wood, grade, and species \_\_\_\_\_ other \_\_\_\_\_ bridging \_\_\_\_\_

Additional information: \_\_\_\_\_

**11. ROOF FRAMING:**

Rafters: wood, grade, and species \_\_\_\_\_ roof trusses (see detail): grade and species \_\_\_\_\_  
Additional information: \_\_\_\_\_

**12. ROOFING:**

Sheathing: wood, grade, and species \_\_\_\_\_ solid spaced \_\_\_\_\_ o.c.  
Roofing \_\_\_\_\_ grade \_\_\_\_\_ size \_\_\_\_\_ type \_\_\_\_\_  
Underlay \_\_\_\_\_ weight or thickness \_\_\_\_\_ size \_\_\_\_\_ fastening \_\_\_\_\_  
Built-up roofing \_\_\_\_\_ number of plies \_\_\_\_\_ surfacing material \_\_\_\_\_  
Flashing: material \_\_\_\_\_ gage or weight \_\_\_\_\_ gravel stops snow guards  
Additional information: \_\_\_\_\_

**13. GUTTERS AND DOWNSPOUTS:**

Gutters: material \_\_\_\_\_ gage or weight \_\_\_\_\_ size \_\_\_\_\_ shape \_\_\_\_\_  
Downspouts: material \_\_\_\_\_ gage or weight \_\_\_\_\_ size \_\_\_\_\_ shape \_\_\_\_\_ number \_\_\_\_\_  
Downspouts connected to: storm sewer sanitary sewer dry-well.  
Splash blocks: material and size \_\_\_\_\_  
Additional information: \_\_\_\_\_

**14. LATH AND PLASTER:**

Lath: walls ceilings: material \_\_\_\_\_ weight or thickness \_\_\_\_\_ Plaster: coats \_\_\_\_\_ finish \_\_\_\_\_  
Dry-wall: walls ceilings: material \_\_\_\_\_ thickness \_\_\_\_\_ finish \_\_\_\_\_  
Joint treatment: \_\_\_\_\_

**15. DECORATING: (Paint, wallpaper, etc.)**

Rooms	Wall Finish Material and Application	Ceiling Finish Material and Application
<u>Kitchen</u>		
<u>Bath</u>		
<u>Other</u>		

Additional information \_\_\_\_\_

**16. INTERIOR DOORS AND TRIM:**

Doors: type \_\_\_\_\_ material \_\_\_\_\_ thickness \_\_\_\_\_  
Door trim: type \_\_\_\_\_ material \_\_\_\_\_ Base: type \_\_\_\_\_ material \_\_\_\_\_ size \_\_\_\_\_  
Finish: doors \_\_\_\_\_ trim \_\_\_\_\_  
Other trim (item, type and location): \_\_\_\_\_  
Additional information: \_\_\_\_\_

**17. WINDOWS:**

Windows: type \_\_\_\_\_ make \_\_\_\_\_ material \_\_\_\_\_ sash thickness \_\_\_\_\_  
Glass: grade \_\_\_\_\_  sash weights  balances, type \_\_\_\_\_ head flashing \_\_\_\_\_  
Trim: type \_\_\_\_\_ material \_\_\_\_\_ paint \_\_\_\_\_ number coats \_\_\_\_\_  
Weather-stripping: type \_\_\_\_\_ material \_\_\_\_\_ storm sash: number \_\_\_\_\_  
Screens:  full  half type \_\_\_\_\_ number \_\_\_\_\_ screen cloth material \_\_\_\_\_  
Basement windows: type \_\_\_\_\_ material \_\_\_\_\_ screens, number \_\_\_\_\_ storm sash: number \_\_\_\_\_  
Special windows: \_\_\_\_\_  
Window Treatment:  
 blinds, type \_\_\_\_\_ material \_\_\_\_\_ color \_\_\_\_\_ location \_\_\_\_\_  
 draperies, type \_\_\_\_\_ material \_\_\_\_\_ color \_\_\_\_\_ location \_\_\_\_\_  
Additional information: \_\_\_\_\_

**18. ENTRANCES AND EXTERIOR DETAIL:**

Main entrance door: material \_\_\_\_\_ width \_\_\_\_\_ thickness \_\_\_\_\_. Frame: material \_\_\_\_\_ thickness \_\_\_\_\_  
Other entrance doors: material \_\_\_\_\_ width \_\_\_\_\_ thickness \_\_\_\_\_. Frame: material \_\_\_\_\_ thickness \_\_\_\_\_  
Head flashing: \_\_\_\_\_ Weather stripping: type \_\_\_\_\_ saddles \_\_\_\_\_  
Screen doors: thickness \_\_\_\_\_ number \_\_\_\_\_ screen cloth material \_\_\_\_\_  
Storm doors: thickness \_\_\_\_\_ number \_\_\_\_\_  
Combination storm and screen doors: thickness \_\_\_\_\_ number \_\_\_\_\_ screen cloth material \_\_\_\_\_  
Shutters:  hinged  fixed. Railings: \_\_\_\_\_ Attic louvers: \_\_\_\_\_  
Exterior millwork: grade and species \_\_\_\_\_ paint \_\_\_\_\_ number coats \_\_\_\_\_  
Additional information: \_\_\_\_\_

**19. CABINETS AND INTERIOR DETAIL:**

Kitchen cabinets, wall units: material \_\_\_\_\_ lineal feet of shelves \_\_\_\_\_ shelf width \_\_\_\_\_  
Base units: material \_\_\_\_\_ counter top \_\_\_\_\_ edging \_\_\_\_\_  
back and end splash \_\_\_\_\_ finish of cabinets \_\_\_\_\_ number coats \_\_\_\_\_

Medicine cabinets: make \_\_\_\_\_ model \_\_\_\_\_

Other cabinets and built-in furniture: \_\_\_\_\_

Additional information: \_\_\_\_\_

**20. STAIRS**

K.1.1 Stair	Treads		Risers		Strings		Handrail		Balusters	
	Material	Thickness	Material	Thickness	Material	Size	Material	Size	Material	Size
Basement										
Main										
Attic										

Disappearing: make and model number \_\_\_\_\_

Additional information: \_\_\_\_\_

**21. PLUMBING:**

Fixture	Number	Location	Make	MFR's Fixture Identification No.	Size Stall shower	Color
Sink						
Lavatory						
Water closet						
Bathtub						
Shower over tub						
Laundry trays						

Curtain rod door shower pan: material \_\_\_\_\_

Water supply: public community system individual (private) system.

Sewage disposal: public community system individual (private) system.

House drain (inside): cast iron tile other \_\_\_\_\_ House sewer (outside): cast iron tile other \_\_\_\_\_

Water piping: galvanized steel copper tubing other \_\_\_\_\_ sill cocks, number \_\_\_\_\_

Domestic water heater: type \_\_\_\_\_ make and model \_\_\_\_\_ heating capacity \_\_\_\_\_  
\_\_\_\_\_ gph. 100° rise. Storage tank: material \_\_\_\_\_ capacity \_\_\_\_\_ gallons.

Gas service: utility company liq. pet. gas other \_\_\_\_\_ Gas piping: cooking house heating.

Footing drains connected to:  storm sewer  sanitary sewer  dry well.

Sump pump: make and model \_\_\_\_\_ capacity \_\_\_\_\_  
discharges into \_\_\_\_\_

Additional information: \_\_\_\_\_

## 22. BATH

Bathroom accessories:  Recessed: material \_\_\_\_\_ number \_\_\_\_\_  
 Attached: material \_\_\_\_\_ number \_\_\_\_\_

Additional information: \_\_\_\_\_

## 23. HEATING:

Hot water  steam  vapor  one-pipe system  two-pipe system

Radiators  convectors  baseboard radiation: make and model \_\_\_\_\_

Radiant panel:  floor  wall  ceiling. Panel coil: material \_\_\_\_\_

circulator  return pump: make and model \_\_\_\_\_ capacity \_\_\_\_\_ gpm.

Boiler: make and model \_\_\_\_\_ output \_\_\_\_\_ Btuh.; net rating \_\_\_\_\_ Btuh.

Additional information: \_\_\_\_\_

Warm air:  Gravity  Forced: type of system \_\_\_\_\_

Duct material: supply \_\_\_\_\_ return \_\_\_\_\_ insulation \_\_\_\_\_ thickness \_\_\_\_\_ outside air intake \_\_\_\_\_

Furnace: make and model \_\_\_\_\_ input \_\_\_\_\_ Btuh.; output \_\_\_\_\_ Btuh.

Space heater  floor furnace  wall heater: input \_\_\_\_\_ Btuh. output \_\_\_\_\_ Btuh. number units \_\_\_\_\_

Make and model \_\_\_\_\_

Additional information: \_\_\_\_\_

Controls: make and types \_\_\_\_\_

Additional information: \_\_\_\_\_

Fuel:  coal  oil  gas  liq. pet. gas  electric  other \_\_\_\_\_ storage capacity \_\_\_\_\_

Additional information: \_\_\_\_\_

Firing equipment furnished separately:  gas burner, conversion type  stoker: hopper feed  bin feed

Oil burner: pressure atomizing ; vaporizing \_\_\_\_\_ Make and model \_\_\_\_\_

Control \_\_\_\_\_

Additional information: \_\_\_\_\_

Electric heating system: type \_\_\_\_\_ input \_\_\_\_\_ watts; @ \_\_\_\_\_ volts; output \_\_\_\_\_ Btuh.

Additional information: \_\_\_\_\_

Ventilating equipment: attic fan, make and model \_\_\_\_\_ capacity \_\_\_\_\_ cfm.

Kitchen exhaust fan: make and model \_\_\_\_\_

Other heating, ventilating, or cooling equipment: \_\_\_\_\_

**24. ELECTRIC WIRING:**

Service: overhead underground. Panel: fuse box circuit-breaker; make\_\_\_\_ AMP's\_\_\_\_ No. circuits\_\_\_\_

Wiring: conduit armored cable nonmetallic cable knob and tube other\_\_\_\_\_

Special outlets: range water heater other\_\_\_\_\_

Doorbell: Chimes Push-button locations\_\_\_\_\_

Additional information:\_\_\_\_\_

**25. LIGHTING FIXTURES:**

Total number of fixtures:\_\_\_\_\_ Total allowance for fixtures, typical installation, \$\_\_\_\_\_

Non-typical installation :\_\_\_\_\_

Additional information:\_\_\_\_\_

**26. INSULATION:**

Location	Thickness	Material, Type, and Method of Installation	Vapor Barrier
Roof			
Ceiling			
Wall			
Floor			

Additional information:\_\_\_\_\_

**27. MISCELLANEOUS: (Describe any main dwelling materials, equipment, or construction items not shown elsewhere; or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**28. HARDWARE: (make, material, and finish)**

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**29. SPECIAL EQUIPMENT: (State material or make, model and quantity. Include only equipment and appliances which are acceptable by local law, custom, and applicable standards)**

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**30. PORCHES:**

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**31. TERRACES:**

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**32. GARAGES:**

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**33. WALKS AND DRIVEWAYS:**

Driveway: width\_\_\_\_\_ base material\_\_\_\_\_ thickness\_\_\_\_\_ surfacing material\_\_\_\_\_ thickness\_\_\_\_\_

Front walk: width\_\_\_\_\_ material\_\_\_\_\_ thickness\_\_\_\_\_

Service walk: width\_\_\_\_\_ material\_\_\_\_\_ thickness\_\_\_\_\_

Steps: material\_\_\_\_\_ treads\_\_\_\_\_ : risers\_\_\_\_\_. Cheek walls\_\_\_\_\_

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**34. OTHER ON-SITE IMPROVEMENTS:**

(Specify all exterior onsite improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings, and accessory structures.)

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**35. LANDSCAPING, PLANTING, AND FINISH GRADING:**

Topsoil \_\_\_\_\_ thick: front yard; side yards; rear yard to \_\_\_\_\_ feet behind main building.

Lawns (seeded, sodded, or sprigged): front yard \_\_\_\_\_ side yards \_\_\_\_\_ rear yard \_\_\_\_\_

Planting: as specified and shown on drawings; as follows:

\_\_\_\_ Shade trees, deciduous, \_\_\_\_\_ caliper. \_\_\_\_\_ Evergreen trees. \_\_\_\_\_ to \_\_\_\_\_, B & B

\_\_\_\_ Low flowering trees, deciduous, \_\_\_\_\_ to \_\_\_\_\_ Evergreen shrubs \_\_\_\_\_ to \_\_\_\_\_, B & B

\_\_\_\_ High-growing shrubs, deciduous, \_\_\_\_\_ to \_\_\_\_\_ Vines, 2-year \_\_\_\_\_

\_\_\_\_ Medium-growing shrubs, deciduous, \_\_\_\_\_ to \_\_\_\_\_

\_\_\_\_ Low-growing shrubs, deciduous, \_\_\_\_\_ to \_\_\_\_\_

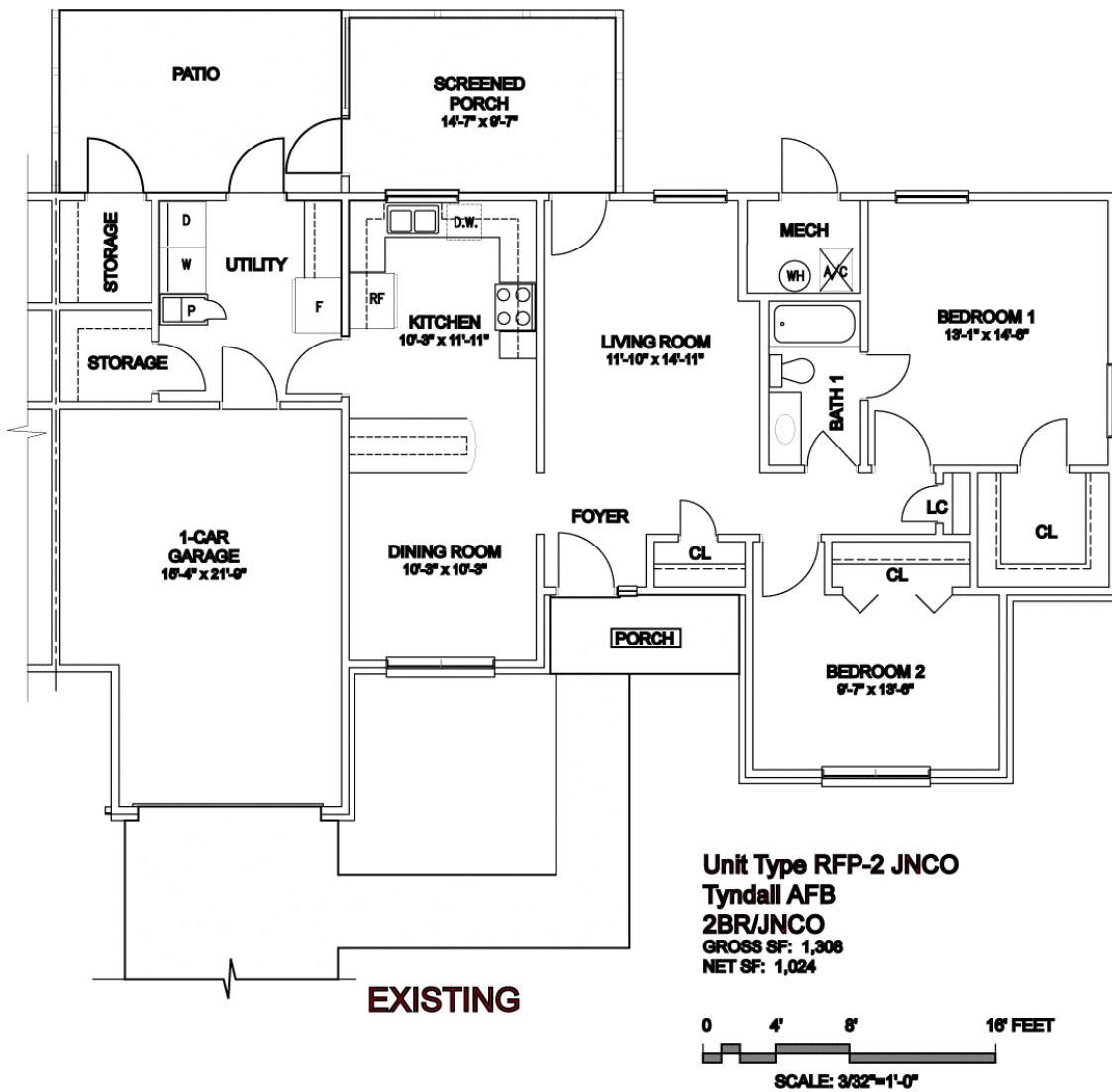
**36. Identification** – This form shall be identified by the signature of the builder, and/or Offeror responsible for the proposal submittal.

**Signature X** \_\_\_\_\_ **Date** \_\_\_\_\_

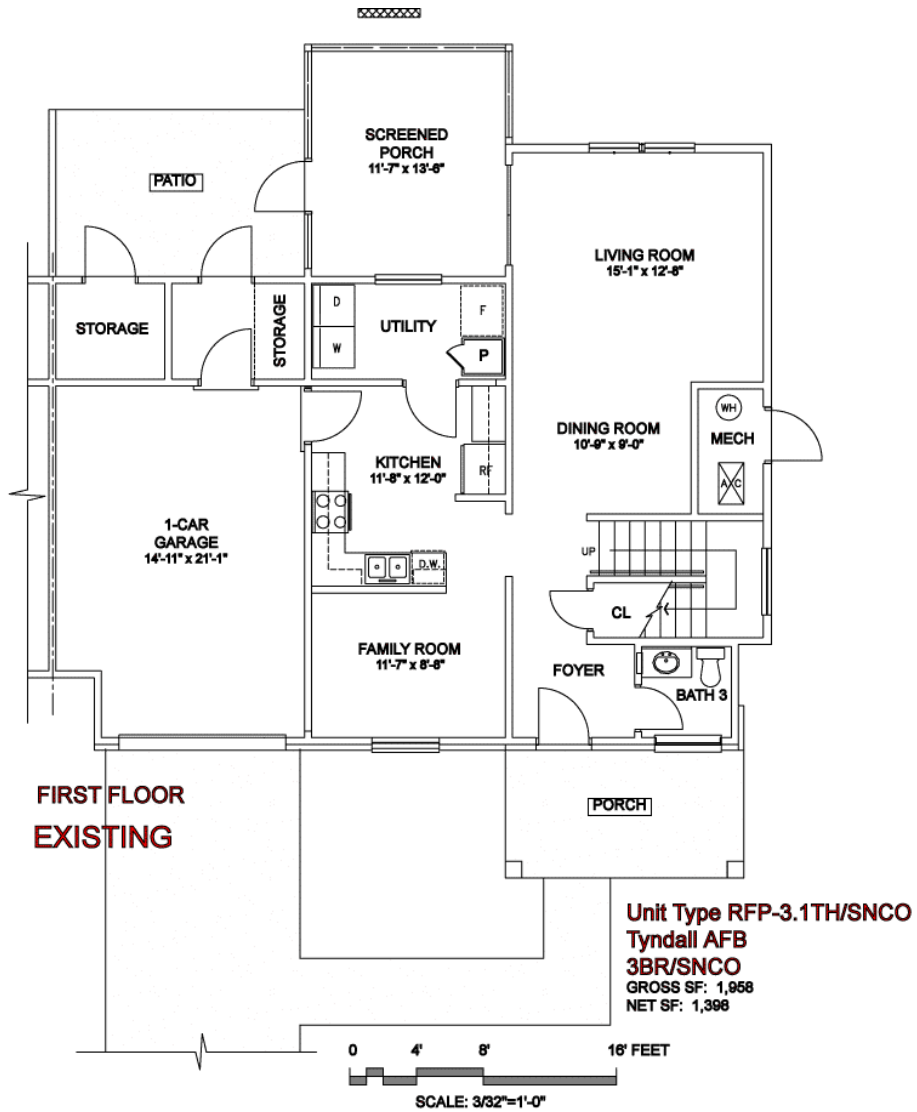
**Signature X** \_\_\_\_\_ **Date** \_\_\_\_\_

**BEGINNING FLOOR PLANS TO DEMONSTRATE RENOVATION**  
**VOLUME 1B, SUBFACTOR 1.2 QUALITY OF THE PROJECT**

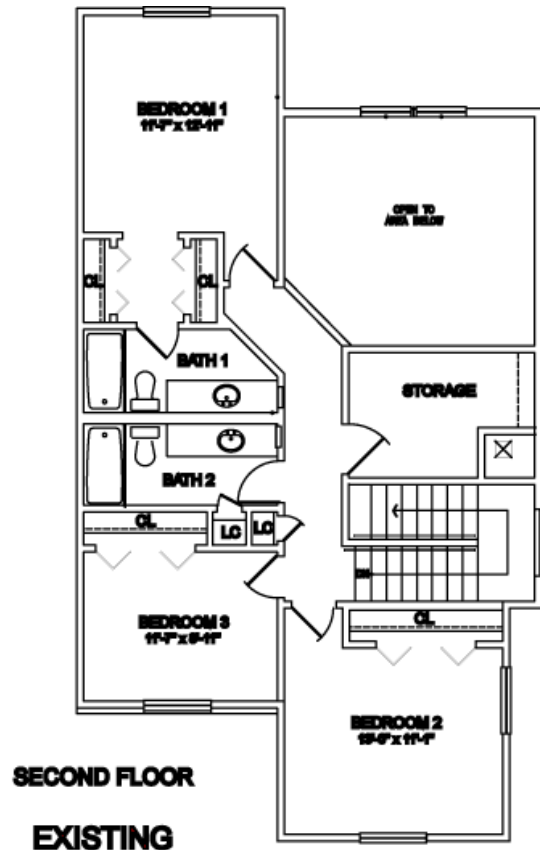
**Existing 2-Bedroom E-4 Home / Single Story**



**Existing 3-Bedroom E-6 Home / First Floor**



**Existing 3-Bedroom E-6 Home / Second Floor**



**Unit Type RFP-3.1TH/SNCO  
Tyndall AFB  
3BR/SNCO  
GROSS SF: 1,908  
NET SF: 1,308**



**VOLUME IB: TIMING OF THE DEVELOPMENT**

**Subfactor 1.3 Timing of the Development  
Phasing Schedule**

Rank	Rank Grouping	Number of Bedrooms	Beginning Inventory by Rank	Beginning Inventory by Rank Grouping	End of Project Year 1 Grouped	End of Project Year 2 Grouped	End of Project Year 3 Grouped	End of Project Year 4 Grouped	End of Project Year 5 Grouped	End of Project Year 6 Grouped	End of Project Year 7 Grouped	End of Project Year 8 Grouped	End of Project Year 9 Grouped	End of Project Year 10 Grouped	End of Project Year 10 by Rank	Required End State by Rank	
<b>Altus AFB</b>																	
O7+	GOQ	4 BR	0	0												0	
O6	SOQ	4 BR	7	7												5	
O5	FGO	4 BR	4	66												9	
O5	FGO	3 BR	13														18
O4	FGO	4 BR	15														10
O4	FGO	3 BR	32														35
O4	FGO	2 BR	2														0
O3	CGO	4 BR	21		130												10
O3	CGO	3 BR	55														13
O3	CGO	2 BR	5														61
O2	CGO	4 BR	1														0
O2	CGO	3 BR	8														1
O2	CGO	2 BR	4														3
O1	CGO	4 BR	1														1
O1	CGO	3 BR	23														1
O1	CGO	2 BR	12														3
E9	SNCO	4 BR	4														5
E9	SNCO	3 BR	3													3	
E8	SNCO	4 BR	2													3	













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E9	SNCO	3 BR	6												4
E8	SNCO	4 BR	9												8
E8	SNCO	3 BR	12												12
E7	SNCO	4 BR	20												40
E7	SNCO	3 BR	55												67
E7	SNCO	2 BR	1												0
E6	JNCO	4 BR	33												55
E6	JNCO	3 BR	75												90
E6	JNCO	2 BR	28												19
E5	JNCO	4 BR	37												45
E5	JNCO	3 BR	117												126
E5	JNCO	2 BR	75												45
E4	JNCO	4 BR	7												15
E4	JNCO	3 BR	71												43
E4	JNCO	2 BR	61												62
E3	JNCO	4 BR	1												3
E3	JNCO	3 BR	34												12
E3	JNCO	2 BR	69												29
E2	JNCO	4 BR	0												0
E2	JNCO	3 BR	6												0
E2	JNCO	2 BR	6												3
E1	JNCO	4 BR	0												0
E1	JNCO	3 BR	1												0
E1	JNCO	2 BR	3	624											0
Base Total			848	848											813

Subfactor 1.3  
Grade and Housing Plan Type Schedule  
Base Name Air Force Base

Grade	Category	# BR	Style	Plan Type	Gross SF	Work Type	Housing Area Parcels (as needed)														
							A	B	C	D	E	F	G	H	I	J	Total				
O7+	GOQ	4																			
O6	SOQ	4																			
O5	FGO	4																			
O5	FGO	3																			
O4	FGO	4																			
O4	FGO	3																			
O3	CGO	4																			
O3	CGO	3																			
O3	CGO	2																			
O2	CGO	4																			
O2	CGO	3																			
O2	CGO	2																			

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O1	CGO	4																
O1	CGO	3																
O1	CGO	2																
E9	Prestige	4																
E9	Prestige	3																
E8	SNCO	4																
E8	SNCO	3																
E7	SNCO	4																
E7	SNCO	3																
E7	SNCO	2																
E6	JNCO	4																
E6	JNCO	3																
E6	JNCO	2																
E5	JNCO	4																
E5	JNCO	3																
E5	JNCO	2																
E4	JNCO	4																
E4	JNCO	3																
E4	JNCO	2																
E3	JNCO	4																
E3	JNCO	3																
E3	JNCO	2																
E2	JNCO	4																
E2	JNCO	3																
E2	JNCO	2																
E1	JNCO	4																
E1	JNCO	3																
E1	JNCO	2																

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**Style:** SF - Single Family, DUP - Duplex, 4MP - Multiplex, e.g. 4-unit multiplex

**Work Type:** REPL - Replacement, RENO - Whole-house Renovation, AS-IS - Minor Renovation

**Plan Type:** e.g. A, B, C, etc. that will be developed by the Offeror for that installation

**VOLUME IB: SUSTAINING THE PROJECT**

**Subfactor 1.4**

<b>Building Component</b>	<b>Component Life</b>	<b>Unit of Measure</b>	<b>Unit Cost (Current Year \$)</b>
Carpeting		SY	
Floor Covering		SF	
Roofing		SQ	
HVAC System		Each	
Water Heater		Each	
Appliances (specifically list all appliances)		Each	
Exterior Painting		CSF	
Utility and Structural Systems		Each	
Landscaping		LS	
Recreational Areas		LS	
Other (Please list)			