

Installation and Site Visit Information Regarding Upcoming North East RCI Projects

Overview

The Department of The Army, Residential Communities Initiative (RCI) Office, intends to improve the quality of the on-post housing and communities currently provided to soldiers and their families. The improvement of military family housing at Fort Detrick, Maryland; Fort Hamilton, New York; Picatinny Arsenal, New Jersey; and Walter Reed Army Medical Center, District of Columbia is being pursued under the Military Housing Privatization Initiative (MHPI) legislation enacted by Congress in 1996.

This RFQ will be utilized to establish a competitive range for all of the installations identified above, then four awards will be made: (1) Fort Detrick with 155 units; (2) Fort Hamilton with 436 units; Picatinny Arsenal with 116 units; (4) Walter Reed Medical Center with 221 units. The MHPI legislation allows the military services to leverage scarce appropriated funds and existing assets (land and improvements) to solve the military housing problem and obtain private-sector expertise, resources and market-based incentives to improve the quality of life for service members and their families. The objective of the RCI program is to create world-class residential communities.

In Step One of the solicitation process, The Army will issue a Request for Qualifications (RFQ), which establishes specific minimum requirements and seeks discussion of five general evaluation factors. Minimum requirements have been established to address the skill sets of development, property management, and financial capability. This first step of the RFQ process will identify those offerors determined to be highly qualified and thus eligible for further consideration for potential long-term business relationships. In descending order of importance, these highly qualified offerors will be selected based on their experience, financial capability, organizational capabilities (corporate level), past performance, and small business utilization (general history). These offerors will comprise an exclusive competitive range.

During Step Two of the RFQ process, each Project will be competed on sequentially by the offerors in the competitive range. Offerors may determine for which Project (s): Fort Detrick, MD, Fort Hamilton, NY, Picatinny Arsenal, NJ, and Walter Reed Army Medical Center, DC, they will compete. Step Two submissions are expected to be in the form of an oral presentation with written documentation. The offerors may, without penalty, elect not to submit on a specific Project. In descending order of importance, the offeror will be evaluated based on their specific preliminary project concept statement, financial return, organizational capabilities (on-site), and small business utilization plan (on-site).

Although the focus of the RCI Project is on family housing, the MHPI authorities also permit the construction of ancillary supporting facilities that relate to and support the residential nature of military family communities. Such facilities may include tot lots, community centers, housing offices, dining facilities, and other similar facilities for the support of Army family housing.

The awardee's return on the Project is expected to come from developing, operating, and managing existing, renovated, and newly constructed housing units. The awardee's main source of revenue will be rents paid by military service members from their Basic Allowance for Housing (BAH). The awardee will be responsible for all costs of the Project, including the cost of managing and maintaining all housing units and ancillary facilities.

Recognizing the complexity and breadth of issues that arise in planning and executing a Project of the size and scope of a military family housing community, the Project will be organized into two phases:

Phase 1 – Project Planning. During Phase 1, the selected awardee will work closely with The Army to craft a Community Development and Management Plan (CDMP). This will be the business plan for each specific Project, and will set forth the terms of the awardee's long-term relationship with The Army. The Army will pay the awardee a fixed sum of \$200,000 upon completion of Phase 1.

Phase 2 – Project Implementation. During Phase 2, the selected awardee will implement the CDMP, provided the Headquarters, Department of The Army (HQDA), Office of the Secretary of Defense (OSD), Office of Management and Budget (OMB), and the Congress approve the plan, and approval is given to consummate the CDMP and begin the transition / transfer of assets and operations.

A major benefit of the CDMP process is that it allows The Army, its associated consultants, and the awardee to work through issues collaboratively, and to ensure that important issues are anticipated and addressed before executing the plan. It also provides an opportunity for The Army to consider proposals from the awardee concerning the use of specific MHPI authorities, such as providing a loan guarantee or constructing certain ancillary supporting facilities. Finally, this process gives The Army a mechanism for periodically conferring with Congressional oversight committees during Project planning, as well as with representatives from the local community and Army-related organizations who are essential to the success of the Project.

Installation Information and Site Visits

Fort Detrick, Maryland

Fort Detrick. Fort Detrick proposes to convey to the selected private partner occupancy of its entire inventory of 155 family housing units and lease the land on which the existing units are located and additional lands for new and replacement construction. In exchange, the partner will provide replacement housing, community amenities, new construction, demolition, long -term operation, management and maintenance, and rehabilitation of existing family housing. This conveyance could be for a fifty-year period with a twenty-five year renewal clause.

A comparison with current Army standards suggests that 90.3% of the 155 existing housing units, which includes 1 historical unit, will need renovation or replacement within the first 10 years of the Fort Detrick Project. In addition, all housing must reach an adequate condition within 10 years of assuming operation. Life-cycle renovation or replacement of the inventory will take place during the course of the Fort Detrick Project on a schedule to be agreed upon by The Army and the awardee.

The Family Housing Market Analysis (FHMA) conducted in late 2001 identifies an on-post requirement for 354 military housing units (35 officer, 319 enlisted) at Fort Detrick. This requirement is further broken down by bedroom category – 205 two bedroom, 100 three bedroom, and 49 four bedroom. Fort Detrick proposes that their privatization partner consider these requirements while preparing a scope that can be supported by project economics.

Fort Detrick has restricted access. As a part of the RCI process, a day has been set aside to enable potential offerors a site visit (bus tour) of the Fort Detrick housing areas, with access to specific housing units. This site visit is on 24 Jan 2002. To gain access to the site visit, each visitor must contact Mr. Robert Canny by email at robert.canny@det.amedd.army.mil. A “Virtual” Document Room is available on the following website: <http://140.139.90.129/detrick/rci/index.cfm>. For additional information, contact Mr. Canny at (301) 619-2154.

Fort Hamilton, New York

Fort Hamilton. Fort Hamilton proposes to convey to the selected private partner occupancy of its entire inventory of 436 family housing units and lease the land on which the existing units are located and additional lands for new and replacement construction. In exchange, the partner will provide replacement housing, community amenities, new construction, demolition, long -term operation, management and maintenance, and rehabilitation of existing family

housing. This conveyance could be for a fifty-year period with a twenty-five year renewal clause.

A comparison with current Army standards suggests that 100% of the 436 existing housing units, which includes 6 historical units, will need renovation or replacement within the first 10 years of the Fort Hamilton Project. In addition, all housing must reach an adequate condition within 10 years of assuming operation. Life-cycle renovation or replacement of the inventory will take place during the course of the Fort Hamilton Project on a schedule to be agreed upon by The Army and the awardee.

The Family Housing Market Analysis (FHMA) conducted in late 2001 identifies an on-post requirement for 228 military housing units (7 officer, 221 enlisted) at Fort Hamilton. This requirement is further broken down by bedroom category – 59 two bedroom, 100 three bedroom, and 69 four bedroom. Fort Hamilton proposes that their privatization partner consider these requirements while preparing a scope that can be supported by project economics.

Fort Hamilton has restricted access. As a part of the RCI process, a day has been set aside to enable potential offerors a site visit (bus tour) of the Fort Hamilton housing areas, with access to specific housing units. This site visit is on 31Jan 2002. To gain access to the site visit, each visitor must contact Ms. Aimee Sheriff by email at sheriffa@emh1.ftmeade.army.mil. For additional information, contact Ms. Sheriff at (301) 677-4756.

Picatinny Arsenal, New Jersey

Picatinny Arsenal. Picatinny Arsenal proposes to convey to the selected private partner occupancy of its entire inventory of 116 family housing units and lease the land on which the existing units are located and additional lands for new and replacement construction. In exchange, the partner will provide replacement housing, community amenities, new construction, demolition, long - term operation, management and maintenance, and rehabilitation of existing family housing. This conveyance could be for a fifty-year period with a twenty-five year renewal clause.

A comparison with current Army standards suggests that 63% of the 116 existing housing units, which includes 8 historical units, will need renovation or replacement within the first 10 years of the Picatinny Arsenal Project. In addition, all housing must reach an adequate condition within 10 years of assuming operation. Life-cycle renovation or replacement of the inventory will take place during the course of the Picatinny Arsenal Project on a schedule to be agreed upon by The Army and the awardee.

The Family Housing Market Analysis (FHMA) conducted in late 2001 identifies an on-post requirement for 70 military housing units (25 officer, 45

enlisted) at Picatinny Arsenal. This requirement is further broken down by bedroom category – 9 two bedroom, 36 three bedroom, and 25 four bedroom. The military requirement does not reflect military personnel from other services, independent duty personnel, or single service members assigned for duty in the Picatinny area.

Picatinny Arsenal has restricted access. As a part of the RCI process, a day has been set aside to enable potential offerors a site visit (bus tour) of the Picatinny Arsenal housing areas, with access to specific housing units. This site visit is on 30Jan 2002. To gain access to the site visit, each visitor must contact Mr. John Costea by email at jcostea@pica.army.mil. For additional information, contact Mr. Costea at (973) 724-2100.

Walter Reed Army Medical Center

Walter Reed Army Medical Center. Walter Reed Army Medical Center proposes to convey to the selected private partner occupancy of its entire inventory of 221 family housing units and lease the land on which the existing units are located and additional lands for new and replacement construction. In exchange, the partner will provide replacement housing, community amenities, new construction, demolition, long -term operation, management and maintenance, and rehabilitation of existing family housing. This conveyance could be for a fifty-year period with a twenty-five year renewal clause.

A comparison with current Army standards suggests that 4.5% of the 221 existing housing units, which includes 9 historical units, will need renovation or replacement within the first 10 years of the Walter Reed Army Medical Center Project. In addition, all housing must reach an adequate condition within 10 years of assuming operation. Life-cycle renovation or replacement of the inventory will take place during the course of the Walter Reed Army Medical Center Project on a schedule to be agreed upon by The Army and the awardee.

The Family Housing Market Analysis (FHMA) conducted in late 2001 identifies an on-post requirement for 877 military housing units (156 officer, 721 enlisted) at Walter Reed Army Medical Center. This requirement is further broken down by bedroom category – 544 two bedroom, 214 three bedroom, and 119 four bedroom. Walter Reed Army Medical Center proposes that their privatization partner consider these requirements while preparing a scope that can be supported by project economics.

Walter Reed Army Medical Center has restricted access. As a part of the RCI process, a day has been set aside to enable potential offerors a site visit (bus tour) of the Walter Reed Army Medical Center housing areas, with access to specific housing units. This site visit is on 17 Jan 2002. A “Virtual” Document Room is available on the following website:

<http://www.wramc.amedd.army.mil/rci>. To gain access to the site visit and the website, each visitor must contact Mr. Jordan Lewis by fax at: 202-782-3422. For

additional information contact Ms. Pindell by email at michelle.pindell@na.amedd.army.mil or by telephone at (202) 782-3119.

There are a total of twenty (24) historical housing units. In addition, ALL housing units, must reach an adequate condition within 10 years of assuming operation. Life-cycle renovation or replacement of the inventory will take place during the course of the Fort Detrick, Fort Hamilton, Picatinny Arsenal, and Walter Reed Army Medical Center Projects on a schedule to be agreed upon by The Army and the awardee.

The following is a breakdown of the four (4) Northeast Projects:

	<u>INADEQUATE</u>	<u>ADEQUATE</u>	<u>INVENTORY</u>
Fort Detrick	140	15	155
Fort Hamilton	436	0	43
Picatinny Arsenal	73	43	116
Walter Reed Army Med Cntr	10	211	221
Total	659	269	928