

This amendment provides a change in the Fort Bragg, Fort Campbell, Fort Stewart and Hunter Army Air Field (HAAF), and Fort Polk RFQ that is listed below. The amendment also lists all RFQ related questions, with corresponding answers, that have been presented to the Contract Specialist by potential offerors. Text additions, deletions, and changes to the RFQ are in red and a vertical line in the right margin indicates their locations. The Fort Bragg, Fort Campbell, Fort Stewart and HAAF, and Fort Polk RFQ, as amended, is provided in a Adobe Acrobat “.pdf” file on the Internet Website <http://rci.army.mil/>. This facilitates printing replacement pages to update an existing RFQ or printing a new updated RFQ.

Change 1. Part II, Appendix I Past Performance Questionnaire, is replaced in its entirety with the following:

Past Performance Questionnaire

Army's Residential Communities Initiative

Questionnaire Instructions -

- 1.)** Have your unique **Control Number** available before you begin. Please type carefully into **i1** and **i2**.
- 2.)** Create a unique "**one time use password**" that only you know; please record it in a safe place. Type into **i3** and **i4**.
- 3.)** Fill in the questionnaire as required.
- 4.)** If you want to clear the questionnaire, select "**Clear Questionnaire**" at the bottom. Reminder!! Clearing the questionnaire will erase the entire questionnaire and all of your recent text.
- 5.) VERY IMPORTANT** - Click the "**Submit Questionnaire**" button at the bottom of the page to transmit your results.
- 6.)** You should then see a "**Confirmation Page**" stating your information has been sent.

Done!

If you have questions about how to complete the form, please contact James Mack 202-761-7509.

* denotes a required field

Identification

- i1 **Control Number** * (example: j3ma9xzq2k) (10 characters)
- i2 Retype **Control Number** *
- i3 Create Your Own Password * (may be needed for verification)
- i4 Retype Your Password *

Part A. Factual Background

- A1 Offeror name *
- A2 Offeror address * (Line 1)
 * (Line 2)
 * City State * Zip

- A3 Today's Date Month Day Year *

- A4 Your name * First * Last

- A5 Your Title *

- A6 Your company name *

- Your company address * (Line 1)
 * (Line 2)
 * City State * Zip

- A7 Your company phone number * (i.e. 505-999-1234)

- A8 Solicitation number DACA31

- A9 Most relevant function of this RFQ performed for you by the offeror (choose as many as apply):

A9a Housing Development

- New Construction
- Moderate Rehabilitation
- Substantial Rehabilitation

A9b Housing Management

- Portfolio Management
- Property Management
- Asset Management

A9c Financial Services

- Underwriting
- Capital Placement
- Performance Monitoring

A10 Complexity of Work

A11 Contract Dollar Value

A12 Contract Completion Date (Month and Year date), if applicable

 , Year (i.e.19**, 20**)

A13 Extent and Duration of Business Relationship

A14 Type and Extent of Work was performed by the offeror)

A15 What percentage of the work was performed by the offeror)

Part B. Offeror Performance in Your Assignment

B1. How did the offeror perform considering its technical performance or quality of services regarding: For each item, choose one of:

- E** - Exceptional
- A** - Acceptable
- U** - Unacceptable
- N/A** - (Not Applicable)

Part B1. Quality --

(Please feel free to amplify your answers in the comment box below.)

- E**
- A**
- U**
- N/A**

B1a	Effectiveness of offerors Quality Control program	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1b	Retention of employees and key personnel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1c	Subcontractors' quality of work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1d	Knowledge of key personnel in relationship to project requirements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1e	Preparation and accuracy of reports	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1f	Management of personnel training	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1g	Adherence to project requirements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1h	Quality of property maintenance and curb appeal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1i	Resident satisfaction with the property and the owner	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1j	Responsiveness to residents' service calls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1k	Compliance with government regulations and agreements, if applicable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1l	Long term performance, if applicable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1m	Experience with latent defects and quality of corrective action taken (please describe in detail)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1n	Programs and services made available to residents (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B1o	Overall quality of offeror's performance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Part B2. Timeliness -- (Please feel free to amplify your answers in the comment box below.)		E	A	U	N/A
B2a	Offeror's timely completion of the project	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B2b	Offeror's responsiveness in making adjustments to schedules, products or services to meet the project needs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B2c	Offeror's timely submission of reports	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B2d	Offeror's response to modification requests	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B2e	Overall timeliness of offeror's performance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Part B3. Cost Control --

(Please feel free to amplify your answers in the comment box below.)

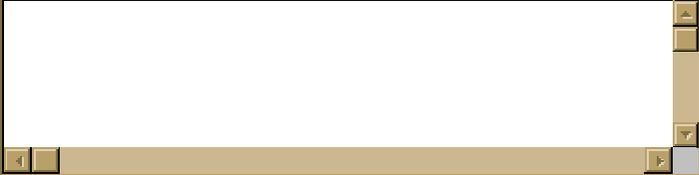
	E	A	U	N/A
B3a Offeror's performance within costs established in the contract	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B3b Offeror's effectiveness in reducing costs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B3c Reasonableness of costs proposed for modifications	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B3d Offeror's invoices were current and accurate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B3e Offeror's financial stability during contract performance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B3f Offeror's overall ability to control costs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Part B4. Business Relations --

(Please feel free to amplify your answers in the comment box below.)

	E	A	U	N/A
B4a Cooperation in resolving problems and disputes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B4b Working relationship with contracting officer	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B4c Working relationship with technical personnel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B4d Working relationship with governmental partners in public private ventures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B4e Relationships with subcontractors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B4f Relationships among team members in joint ventures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B4g Tenacity and innovation in resolving problems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B4h Interpreting documents equitably	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B4i Dealing with unexpected circumstances	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B4j Compliance with terms of its proposal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
B4k Overall evaluation of business relations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Part B4 Financial Performance		E	A	U	N/A
B5a	Ability to balance needs of the property with expected financial results	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B5b	Ability to achieve the financial results projected at development approval	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B5c	Ability to adapt constructively to changes in the external environment, e.g., strengthening or weakening housing markets (please provide examples).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B5d	Vacancy problems (if any) and the offeror's response	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B5e	Operating deficits (if any) and the offeror's response	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B5f	Ability to develop a pro forma which accurately forecasts achievable income and operating expenses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Part C. The Offeror as a Partner		Yes	No	
C1	Has the offeror been involved in a restructuring of the property under adverse circumstances (e.g. as a result of a default, the need for new capital for renovations, material negative cash flow or change of the controlling partner)? If Yes, please explain.	<input type="radio"/>	<input type="radio"/>	
C2	Has the offeror ever sought to impose fees on residents not contemplated in the original agreement? If Yes, please explain.	<input type="radio"/>	<input type="radio"/>	

C3 Has the offeror's property ever run operating deficits? If Yes, please explain.

C4 Has the offeror ever defaulted on any of its obligations? If Yes, please explain.

Yes No

C5 as the offeror involved any material instances of litigation or formal dispute resolutions? If Yes, please explain.

C6 Has the management company ever been replaced for unsatisfactory performance? If Yes, please explain.

C7 Has the offeror performed other projects with your company? If Yes, please explain.

C8 What are the offeror's strong points?

C9 What are the offeror's weak points?

	E-Excellent	G-Good	A-Average	F-Fair	P-Poor
	E	G	A	F	P
C10 Of the offerors involved in the work, how would you rate their overall performance?	<input type="radio"/>				

	Yes	No	
C11 Do you have any reservations about doing business again with this firm? If Yes, please explain.	<input type="radio"/>	<input checked="" type="radio"/>	

Clear Questionnaire

Submit Questionnaire

The following Forts Bragg, Campbell, Stewart and HAAF, and Polk RFQ related questions have been presented in writing to the Contract Specialist by potential offerors:

1. Question: On page 22, paragraph 1, of the Southeast Group RFQ, it states that only firms that have developed at least three (3) projects with at least 300 housing units in each project will be considered as potential CDMP Development Partners. Is The Army enforcing this requirement? What qualifies a company as a developer?

Response:

Yes, all of the requirements specified in Part 1, paragraph 4.2 Administrative Minimum Experience Requirements, pages 21 – 22, will be

reviewed by The Army to determine if offerors meet a basic level of experience prior to being further considered for the competitive range

A developer is defined as a person or company who has an ownership interest in and develops, improves real estate and builds, sell, and / or leases residential units placed thereon.

2. Question: Will the selected Development Partner be required to sign a Resource Conservation Recovery Act RCRA-1 Statement indicating assumption of responsibility for existing environmental conditions on land in which they take an interest?

Response: The Army is currently reviewing the issue of who will be responsible for the treatment of hazardous materials at RCI sites and a response will be provided in a subsequent RFQ amendment.

3. Question: Can hotel projects be included, which meet the unit and elevation stipulations, as part of the inventory of “completed development projects” as required in Part I, page 21, paragraph 4.2 Administrative Minimum Experience Requirements?

Response: An offeror may include hotel projects as part of their inventory of completed development projects, if the offeror feels they are their most relevant projects relating to the development of Army military family housing communities.

4. Question: Does the HUBZone price evaluation preference apply to this solicitation? Could a HUBZone small business concern’s offer be considered for this solicitation?

Response:

The price evaluation preference for HUBZone small business concerns is NOT applicable to this acquisition. Because price is not a selection factor, the HUBZone price evaluation preference cannot be considered. Reference FAR Part 19.1307 Price evaluation preference for HUBZone small business concerns.

HUBZone small business concerns, as single-firm or as a principal in a joint venture, may be considered for the solicitation if they submit the required information specified in Part I, pages 21 – 22, paragraph 4.2 Administrative Minimum Experience Requirements and Part I, pages 22 – 28, paragraph 4.3 Statement of Qualifications.