

Eglin AFB Enhanced Use Lease Project

Request For Qualifications Number AFRPA-07-0001

Please see the following Questions and *Answers*.

1. Section 2.3.7.1 discusses Security for the site and indicates that "...it is available for public access and not under the same guarded security as would be portions of the base located "within the wire"." And that the REEF does not have any security. Then in section 3.2.2.1.2.1, it says that the "Designs must comply with the Department of Defense Antiterrorism Standards for Buildings (Unified Facilities Criteria 4-010-D1." Also section 3.2.2.5.2 states that "Designs must comply with the Department of Defense Antiterrorism Standards for Buildings (Unified Facilities Criteria 4-010-D1." First - is the code UFC-4-010-01? Could not find a reference to -D1. Also, please clarify this apparent conflict of information. Do buildings for public use need to meet UFC-4-010-01?

The citation should be UFC 4-010-01. Buildings for public use, when built on Government owned land need to comply with the Department of Defense Antiterrorism Standards for Buildings.

2. Section 2.3.7.2 - Can the location of the tree that currently has the Red-Cockaded Woodpecker be located on a site plan so that the conceptual plan to be developed can show this 30' buffer zone?

Although the RCW is not currently found on the site, the Developer will need to make appropriate measures to preserve one (1) RCW cavity tree on the property.

3. Sections 2.3.7.4 and 3.2.2.1.1 state that the maximum height of any buildings is restricted to less than 150 feet, but at the industry day, a rendering of a 5-story residence hall was shown and it was indicated that a 5-story building would not be approved to be built on the site as it does not blend into the current surrounding community. Can you please provide a maximum building height that would be approved by the USAF?

The maximum building height is as referenced in Sections 2.3.7.4 and 3.2.2.1.1. However, the developer should use its best judgement as to the size and height of buildings on the site that will blend with the local community.

4. Section 3.3.1 says that the premises may contain current and former improvements that may contain ACM but Section 3.3.2 says that no improvements currently exist on the site. Additionally, section 3.3.4 talks about underground storage tanks that may be on the premises. It doesn't appear that the site have ever been developed other than the REEF portion of the site. Can you provide information as to previous development? If it has never been developed, can the Offeror assume that there are no ACM or UST's?

Although it does not appear there has been any development on the site, the Air Force cannot vouch for any uses on the site prior to its acquisition by the Air Force.