

Z--ARMY RESIDENTIAL COMMUNITIES INITIATIVE (RCI) Community Development and Management Plan (CDMP) Request for Qualifications (RFQ) for Fort Benning, GA; Fort Rucker, AL; Ft Gordon, GA

The Assistant Secretary of the Army for Installations and Environment, has a requirement to establish a long-term business relationship for the purpose of improving and sustaining military family housing communities at the following installations: Fort Benning, Georgia; Fort Rucker, Alabama; Fort Gordon, Georgia. Collectively, these projects are known as the Southeast II Group. This requirement will be satisfied through the Army Housing privatization program known as the Residential Communities Initiative (RCI). RCI operates as part of the Congressionally authorized Military Housing Privatization Initiative (MHPI) (10 USC 2871). RCI employs best commercial practices in management, development, construction, maintenance and operation to meet the Army's long-term needs for military family housing. The Army will award one contract for the Fort Benning project, one contract for Fort Rucker project, and one contract for the Fort Gordon project. The Army may also include Fort McPherson as a stand-alone project or in combination with another Southeast II project. The selected offerors will work with the Army to create a Community Development and Management Plan (CDMP) that will describe a 50-year plan to develop, re-develop, construct, maintain and operate the housing assets at each of the particular Southeast II Group projects. The Army will solicit this requirement on an unrestricted basis using a Request for Qualifications (RFQ). The Army intends to publish the Southeast II Group RFQ on or about March 29, 2004. At Step One, the RFQ will seek, from interested offerors, a five-page submission addressing three Minimum Experience Requirements (MERs). The closing date for receipt of MER submissions will be on or about April 12, 2004. Upon conclusion of the evaluation of the MERs, those offerors who have satisfied the MERs shall be eligible to further compete for the Southeast II Group by submitting a complete Statement of Qualifications (SOQ). Offerors will be provided a minimum of 30 calendar days to provide their SOQ submissions.

The Army recognizes that its RCI solicitations include a Step One selection process that remains fairly constant. Providing a mechanism to allowing certain previously qualified offerors to avoid submitting duplicative documentation for Step One can enhance Offeror and Army efficiency. Current potential Offerors who have qualified for inclusion in the competitive range in any prior Army RCI solicitation, and whose composition of principal members includes the same principal members (with the same responsibilities) since inclusion within that competitive range or award, may request a waiver of the requirement to submit MERs and Step One and be automatically eligible to compete on Step Two of this solicitation. Instructions for requesting a waiver will be provided in the RFQ. The Army, in its sole discretion, will determine whether the offeror fulfills the waiver requirements. Offerors not qualifying for a waiver will be asked to submit Step One information in accordance with the RFQ.

The Southeast II Group RFQ and amendments will be available at the Army RCI web page at <http://rci.army.mil>. Selecting the Southeast II RFQ button from the Army RCI web page will allow offerors to view and download the RFQ and amendments. Prospective offerors will be requested to register. Registered offerors will receive electronic notification when amendments are posted to the web page. The Army will only respond to questions about the RFQ if they are received by electronic or facsimile medium. The Army will not reply to any question submitted later than 10 days prior to a submission deadline. All comments or questions by e-mail should be directed to tracy.fetchik@usace.army.mil. If by facsimile, comments or questions should be directed to Tracy Fetchik at (301) 677-3005. Army responses to questions will be issued in the form of an amendment to the RFQ and can be found at <http://rci.army.mil>.