

Industry Day 127 BTL AFH Questions and Answers:

1. How much time will it take the US Government to review and evaluate the proposals?
A: It depends on the number of proposals received. US Government estimates the review and evaluation process will not exceed 45 days.
2. How long will the projects be considered valid for?
A: IAW Appendix D, Basic rental and reimbursement proposals are valid for 24 months after the RFP due date.
3. Concerning the 24 units to build, will they have to be developed necessarily all in one same site or will it be possible to realize them in more than one location?
A: Total number of dwelling units per proposal in any one separate and distinct location may vary from a minimum of 12 up to the total of 127 dwelling units. See Appendix A, Paragraph 2.b.
4. The structure requested at the entrance of the building for force protection reasons is intended as a sentry box for a guard to be in or does it need to be livable
a. A: In the immediate vicinity of the perimeter entrance gate provide a security building, predisposed for heating, air-conditioning and stubbed utility connections. See Appendix A, Paragraph 9 c.
5. Can a lot of land which includes a public access through it be considered acceptable for building (for example a bike path or similar path)?
A: For proposals with 24 or more units, The perimeter of each separate and distinct location (site) shall be provided with a perimeter fence having a minimum height of 2 meters and a concrete base. For proposals with 12 to 23 units, no fencing requirement exists. See Appendix A, Paragraph 9 b.
6. What is the preferred typology of building complex: duplexes, row-houses or apartment building in condominium form?
A. Single houses, row houses and duplexes with individual fenced yard space, at least one car garage/covered parking space and one additional designated parking space per dwelling unit shall be given preference. See Appendix A, Paragraph 2.c.
7. Will the playground / recreation area have to be included into or within the housing complex?
A: Yes the playground / recreation area needs to be included. See Appendix A, Paragraph 2.c.
8. In the public “build to lease” announcement there is a specification concerning the width of the stairs, which must be of 120 cm. Does this relate to the width of the common staircase internal to the building or also to the private stairs built in each livable unit?
A: Hallways and stairs shall be at a minimum of 120 cm. See Appendix A, Paragraph 7.h.

9. Will the emergency lights have to be provided exclusively at the entrance of the building or will they have to be installed all around the building complex? Are they requested to provide for a power generator also to allow their functioning in case of general black outs as well?

A: Security lights shall be provided throughout the site, particularly at the perimeter entrance gate. See Appendix A. Paragraph 9.

10. Concerning the force protection requirement, would it be helpful to provide for a device to automatically detect and read the license plates for all vehicles transiting in and out of the building complex?

A: No.

11. Considering the typology and size of the apartment/living unit to build and the given distribution of bathrooms requested throughout such unit, does a 4 bedroom unit require 4 bathrooms and so on?

A: . There shall be at least one full family bathroom and a private $\frac{3}{4}$ bathroom for the master bedroom. In addition, for single Houses, row houses and duplexes and in the day area of apartments, a half bath (sink and commode) or $\frac{3}{4}$ bath (sink, commode and shower) shall be installed. Four and five bedroom units will have at least one additional full or $\frac{3}{4}$ family bathroom. See Appendix A, Paragraph 4.a.

12. Is it a requirement for the alarm system to be connected with the Questura or can it be linked to a security agency of private guards instead?

A: For submissions with 24 or more units, the perimeter gate shall have surveillance camera coverage with all the cameras connected to the local Questura. See Paragraph 9 b.

13. Does the Offeror have to be the Lessor?

A: Provide evidence, satisfactory to the U.S. Government, that the Lessor owns or has an enforceable contract valid for the entire initial ten (10) year term and any renewal periods thereafter, providing it shall have sufficient right, title and interest in the Site [or such other property as the parties may subsequently agree upon in writing], free from encumbrances or restrictions which would materially interfere with the Residential Complex agreed upon herein or the use of the Units as family housing by the U.S. Government, and the Lessor shall not convey, transfer, assign, sell, or otherwise dispose of its interests in the premises to another party without the prior written approval of the U.S. Government, which approval shall not be unreasonably withheld. See Annex B, Paragraph B1.2

14. Keeping in mind the given times builder expressed their concern about the deadline of the 15th of May to present the projects, considering that today's meeting was supposed to be organized in February, can this deadline be delayed? When will the corrected force protection requirement be published?

A: Yes, the deadline is extended to 04 September at 1500 hrs. See RFP Amendment #1, posted on the website.

15. Considering the local city plan the requesting of permissions to build and the bureaucracy to it connected will entail long times...is the CDU a necessary document to present?

A: Yes. See RFP, Paragraph 2.2.3.2.I-B.

16. Is there a minimum/reasonable distance between the between the building sites to consider?

A: No, the proposed sites must be located within the delineated area. See Appendix A, Paragraph 11.

17. Would it be preferable to the project and beneficial for the builder to increase the percentage of 4 bedrooms-units to the offer within the minimum 24 living units? In other words, would it be easier to be awarded with the building project if the units to build would be bigger and with more 4 bedrooms-units?

A: No. See Appendix A, Paragraph 2.a.

18. Will a project still be held into consideration for building if located on a lot of land is located outside of the preferable area specified by the US Government?

A: No.