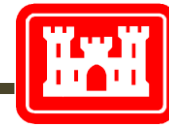




OPELIKA RPX

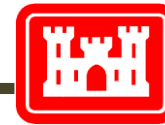


INDUSTRY FORUM Opelika, AL Real Property Exchange

(14 December 2023)



OPELIKA RPX



- 1230 SIGN IN
- 1300 ADMINISTRATIVE & INTRODUCTIONS
Quincy Meade (OCAR ARIMD)
LTC Campbell 81st RD Plans and Engineering Chief
Vance Bowden 81st RD General Engineer
Jereme DeGarlais (USACE, Realty Specialist, Savannah District, RPX East)
81st Readiness Division Staff
- 1315 OVERVIEW - THE RPX OPPORTUNITY AT OPELIKA, AL
NOTICE OF AVAILABILITY – SOLICITATION AND EXCHANGE PARTNER SELECTION
Jereme DeGarlais, Savannah District, USACE
- 1400 FACILITY CONSIDERATION - DD FORM 1391
Vance Bowden 81st Readiness Division
- 1415 QUESTION & ANSWER SESSION BASED ON PRESENTATION
- 1445 SITE TOUR: Robert R. Maidre US Armed Forces Reserve Center, 2001 Pepperell Parkway, Opelika, AL
- 1530 QUESTION & ANSWER SESSION BASED ON TOUR
- 1600 ADJOURNMENT



OPELIKA RPX



Administrative:

- Purpose of the Industry Forum
- Explain Real Property Exchange (RPX) Process
- Tour
- Please hold questions until the end, index cards are provided

Overview

- Opportunity – The United States Army Reserve is offering to convey fee title to approximately 4.50 (\pm) acres of valuable land and facilities – known as the **Exchange Parcel**.
- Through the RPX process an Exchange Partner will construct a replacement USARC the **Replacement Facility**, within a 25-mile radius of the existing facility as consideration for the conveyance of the Exchange Parcel.



OPELIKA RPX



Overview / Exchange Parcel Location

- The Robert R. Mardre U.S. Armed Forces Reserve Center (Exchange Parcel) offered for this RPX project is 4.50 acres, more or less.
- The parcel is located at 2001 Pepperell Parkway, Lee County, Opelika, AL 36801.
- The property has frontage along the south right of way of Pepperell Parkway (SR14), with access on the east side of the property along North 20th street.
- All essential utilities are available at the Exchange Parcel site.
- The Exchange Parcel is zoned as I-1 Institutional District. This district is intended for major institutional uses such as; Governmental buildings, parks, cemeteries, schools, the East Alabama Medical Center, and related medical uses.
- NOA provides a more in-depth background with supporting photos.



OPELIKA RPX



Overview / Replacement Facility Location

- The replacement facility will be constructed within 25 miles of the Exchange Parcel Location.
- The site for the replacement facility must be approximately 20 acres
- Exchange Partner will be responsible for construction of the replacement USARC Facility as noted on the 1391, identified as the Replacement Facility
- Replacement Facility must include access for the disabled and physical security measures will be incorporated into the design including maximum standoff distance from roads, parking areas and vehicle uploading areas
- Facility will be designed to a minimum life of 40 years in accordance with DOD's Unified facilities Criteria, including energy efficiencies, building envelope and integrated building systems performance.



OPELIKA RPX



Overview / Legislative Authority

Title 10 United States Code, Section 18240 Requires:

- Exchange Parcel is not excess to Army Reserve requirements.
- The replacement requirements shall be at least equal to the fair market value of the Exchange Parcel.
- The replacement requirements must:
 - Be complete and usable, fully functional, and ready for use;
 - Satisfy all operational requirements; and
 - Meet all applicable Federal, State, and local requirements relating to health, safety, fire, and the environment.



OPELIKA RPX



Overview

RPX Process Overview

- ✓ Identify property for potential exchange.
- ✓ Accomplish Environmental Condition of Property (ECP)
- ✓ Determine Fair Market Value of exchange property.
- ✓ Develop requirements for replacement facilities.
- **Solicit proposals by Notice of Availability.**
- Evaluate proposals and conditional selection of offeror.
- DASA (IH&P) approval of offeror and selection as Exchange Partner.
- Letter Agreement.



OPELIKA RPX



Overview

RPX Process Overview (Continued)

- Notify Congress.
- National Environmental Policy Act (NEPA) analysis of proposed actions.
- Finding of Suitability to Transfer.
- Exchange Agreement.
- Design/Construction of replacement requirements.
- Exchange deeds for exchange parcel and replacement facility.
 - Government will provide a Quitclaim Deed.
 - Exchange Partner will provide a Warranty Deed.



OPELIKA RPX



NOA

- Notice of Availability
 - Electronically posted via SAM.GOV and USACE website:
<http://www.sas.usace.army.mil/re/acquisitions.html>
 - Description of opportunity and requirements.
 - Updated as necessary.



OPELIKA RPX



NOA / Table of Contents

- I. Introduction
- II. Exchange Parcel
 - A. General
 - B. Location/Area
 - C. Site Plan
 - D. Zoning and Land Use
 - E. Environment
 - F. Legal Description
- III. Facilities Consideration
- IV. Administrative Responsibilities/Costs
- V. Exchange Process
 - A. Step One - Qualification Requirements and Application Evaluation Factors
 - B. Step Two - Submission of Applications
 - C. Step Three - Offeror Evaluation Process
 - D. Step Four - Exchange Agreement
- VI. Evaluation and Rating Process
 - A. Qualification
 - B. Individual Factor Ratings
 - C. Risk Factors
 - D. Overall Rating
 - E. Arrangement for Inspection of Sites
- VII. Projected Schedule
- VIII. Questions and Qualification Submittal
- IX. Special Conditions and Limitations
 - A. No Obligation
 - B. Waiver
 - C. Protection Afforded to Sensitive Material
 - D. Rights Reserved
 - E. Hold Harmless
 - F. Title and Title Evidence
- X. Point of Contact



NOA / Appendices

Appendix 1. Legislative Authority

Appendix 2. DD Form 1391 Military Construction Project Data

Appendix 3. Letter Agreement

Appendix 4. Exchange Agreement

Appendix 5. Construction Management Letter Agreement

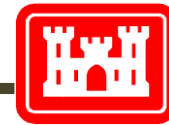
Appendix 6. Key Team Member Experience Form

Appendix 7. Environmental Documents and Link

Appendix 8. Survey of Opelika Armed Forces Reserve Center



OPELIKA RPX



Exchange Parcel History:

4.50 acres Acquired in 1956 from the City of Opelika for the purpose of constructing an armed forces training center





Administrative Costs

- The Exchange Partner will be required to fund Government administrative actions required to complete the exchange once and Exchange Agreement is signed. Estimated to be \$128,500.
- Covers such things as appraisals, exchange agreement development and administration, reviews of plans and specs at the different design phases, management of exchange action, review and development of exchange documents and associated administrative actions.
- Government assumes cost of environmental clearances.
- In event requirement exceeds the estimated amount, Exchange Partner will furnish additional funding as requested by the Government.



OPELIKA RPX



NOA / Exchange Process Application Requirements

1. Step One – Qualifications Requirements
 - A. Government administrative costs deposit.
 - 1) Cashier's or Bank Certified Check in the amount of \$128,500.
 - B. Letter confirming a minimum available Line of Credit.
 - 1) From a reputable financial institution.
 - 2) In the amount equal to the total cost of the replacement requirements.
 - C. Offeror's Qualifications, Experience and Past Performance.
 - 1) Offeror Profile.
 - 2) Relevant Experience, References, Dispute Resolution.
 - 3) Financial.
 - 4) Project Implementation.
 - a. Offeror's organizational approach and staffing plan.
 - b. Summary of construction budget.



Application Requirements (Continued)

2. Step Two – Submission of Applications

- A. Due not later than 5:00 PM EDT, January 19, 2024. Any change in date or time will be posted on RPX website.
- B. Organize and structure submittals following the format in Step One above.
 - 1) Submit all application materials in binders with a table of contents and tabbed section dividers.
 - 2) Submit one original marked “Original” plus 5 copies with one electronic copy in the form of a CD or DVD.
 - 3) Send application and copies in one package clearly marked as a response to this NOA. Instructions and address are provided in the NOA.
- C. Amendment of the NOA by the Government.
- D. Amendment of Offeror’s written submittal.
- E. Cancellation of NOA.



OPELIKA RPX



Application Requirements (Continued)

3. Step Three – Offeror Evaluation Process

A. Evaluation Board.

- 1) Evaluate and rate each Offeror's submission on factors and a scale listed in the published NOA.
- 2) Each application will be evaluated on its own merit.
- 3) Offeror with the highest ranked overall rating will be referred to DASA (IH&P) for consideration for selection to serve as the Exchange Partner.
- 4) The Government reserves the right to request Best and Final Offers if more than one Offeror is ranked at similarly high levels.

B. Post Selection Press Releases

- 1) Following DASA (IH&P) selection of the Exchange Partner, the selected Offeror shall obtain Government review and approval of any press release relating to the RPX prior to any release to the media.



Application Requirements (continued)

3. Step Three – Offeror Evaluation Process (Continued)

C. Letter Agreement

- 1) Contract between Exchange Partner and the Government providing the terms and conditions for the good faith negotiations of the Exchange Agreement..
- 2) The Exchange Partner agrees to fund Government expenses to accomplish the exchange.
- 3) Prior to the Parties entering into the Exchange Agreement, either Party may terminate the Letter Agreement by giving 10 days written notice.
- 4) Once the Exchange Agreement is entered into by the Parties, the Letter Agreement remains in effect for the duration of the project.

- #### D. Schedules: Exchange Partner provides design and construction schedules with approximate durations and milestones within 30 days of selection by DASA (IH&P)



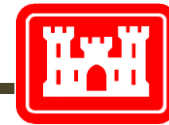
Application Requirements (continued)

4. Step Four – Exchange Agreement

- A. Contract between the Parties documenting the specific terms and legal conditions associated with the exchange.
- B. Design / construction phase of project.
- C. Includes Construction Management Agreement (CMA) with the Government that provides for the Exchange Partner:
 - 1) Hiring an independent construction management firm to monitor and provide Quality Control of the Exchange Partner's construction contractor activities, or
 - 2) Funding the US Army Corps of Engineer's Quality Assurance activities for the project.



OPELIKA RPX



Schedule (tentative)

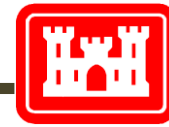
1	NOA Issued (Advertised)	1 Dec 2023
2	RPX Website Active	1 Dec 2023
3	Industry Forum	14 Dec 2023
4	Offerors' Applications/Proposals Due	19 Jan 2024
5	Evaluation Board Convenes	30/31 Jan 2024
6	Evaluation Board's Offeror Referral to DASA (IH&P)	12 Feb 2024
7	DASA (IH&P) Selection of Offeror as Exchange Partner	1 Mar 2024
8	Letter Agreement Executed	1 Apr 2024
9	Exchange Agreement Executed	Sep 2024

•The Government, in its sole discretion, reserves the right to extend timeframes in the event more time is required for review of proposals. In the event the time period is extended, the Government will provide notice to Offerors.



Facilities Consideration / DD1391

- **DD Form 1391 – Appendix 2 of NOA.**
- **Military Construction Project Data**
 - Installation / Location
 - Primary and Supporting Facilities Requirements
 - Description of Proposed Facilities
 - Requirement
 - Supplemental Data



Environmental

Environmental Condition of Property (ECP) (Phase I Environmental Site Assessment) of the Exchange Parcel was completed in accordance with CERCLA in 2023. The ECP is available at:

<http://www.sas.usace.army.mil/re/acquisitions.html>

An Environmental Assessment in accordance with the National Environmental Policy Act (NEPA) will be completed prior to the execution of the Exchange Agreement.

Draft Finding of Suitability to Transfer (FOST) will be an exhibit of the Exchange Agreement.



Exchange Parcel Tour

2001 Pepperell Parkway, Opelika AL 36801

Tour:

- Please remain in the group
- Take cards to write down questions

After Tour:

- Responses to questions; Substantive questions and answers regarding the exchange process or the information contained in the Notice of Availability (NOA) will be posted on the RPX website: <http://www.sas.usace.army.mil/re/acquisitions.html>

Point of Contact: Jereme DeGarlais
USACE Realty Specialist
Jereme.R.DeGarlais@usace.army.mil

- Adjournment

YOUR ATTENDANCE IS APPRECIATED!