



Department of the Air Force

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# **Military Construction and Family Housing Program**

**Fiscal Year (FY) 2001  
Budget Estimates**

**Justification Data Submitted to Congress  
February 2000**

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**Family Housing**

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**FAMILY HOUSING**

**PART 2**

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# **POST ACQUISITION CONSTRUCTION**

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2001 BUDGET REQUEST

FY 2001 POST ACQUISITION CONSTRUCTION

Program (In Thousands)

FY 2001 Program \$ 174,046

FY 2000 Program \$ 128,630

Purpose and Scope

The Air Force operates approximately 106,000 family housing units for FY 2000. The average age of housing units in the Air Force inventory is over 36 years. Based on recent analysis incorporated into the Air Force Family Housing Master Plan (AF FHMP), approximately 65,000 of these units now require improvement or renovation to meet contemporary living standards during the next decade. Under existing agreements, it is expected the host nations will revitalize 3,000 units leaving 62,000 units for the Air Force to revitalize. Many of these units require major expenditures to repair or replace deteriorated mechanical, electrical, or structural components, and to provide some of the modern amenities found in comparable community housing. The Post Acquisition Construction Program provides this needed revitalization. Each project also includes a significant amount of concurrent maintenance and repair to maximize the project cost effectiveness (average per project is 60%).

The Air Force is the acknowledged DoD leader in developing the "whole house" revitalization concept. Whole house is the combination of needed maintenance and repair together with improvements to bring the unit to contemporary standards. In addition, we are looking beyond the house to the entire housing area in our requirements plan. Our "whole neighborhood" concept is being developed and includes the development of neighborhood vehicular and pedestrian circulation concepts to consider siting, density, landscaping, parking, playgrounds, recreation areas and utilities, in addition to the housing unit itself.

Based on the expectation Congress will extend the authorities for privatizing military family housing beyond February 2001, six projects are identified as privatization candidates in this submission (Little Rock AFB, AR; Vandenberg AFB, CA; Moody AFB, GA; Offutt AFB, NE; Charleston AFB, SC; and Hill AFB, UT). In the event Congress does not extend the

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2001 BUDGET REQUEST

privatization legislation or privatization proves not to be financial feasible or not in the best interest of the Air Force, the Air Force will instead execute an improvement project at such installations as follows:

Little Rock AFB, AR (\$2.00M/35 units)  
Vandenberg AFB, CA (\$7.013M/45 units)  
Moody AFB, GA (\$8.401M/97 units)  
Offutt AFB, NE (\$14.982M/95 units)  
Charleston AFB, SC (\$2.00M/18 units)  
Hill AFB, UT (\$11.271M/100 units).

Consistent with Authorization and Appropriation Committees' language in FY 1990, the Air Force is seeking to maintain funding in this account to continue revitalizing our aging homes. Consistent with Appropriation Committees' language in FY 1985, the Air Force has gathered data on the post acquisition construction projects to detail past projects on these units and any future work being programmed within a three year period. This information is provided as a part of this submittal.

Program Summary

Authorization is requested for:

- (1) Various improvements to existing public quarters, as described on DD Form 1391.
- (2) Appropriation of \$174,046,000 to fund projects in FY 2001.

NOTE: Projects within the program are within the statutory limitation of \$50,000 per unit adjusted by area cost factor, except as identified by separate DD Form 1391.

1 COMPONENT AIR FORCE		FY 2001 MILITARY CONSTRUCTION PROJECT DATA			2 DATE
3 INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES			4. PROJECT TITLE FAMILY HOUSING POST ACQUISITION CONSTRUCTION		
5 PROGRAM ELEMENT 8.87.42	6 CATEGORY CODE 711-000	7. PROJECT NUMBER	8. PROJECT COST (\$000) 174.046		
9 COST ESTIMATE					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
POST ACQUISITION CONSTRUCTION					174.046
PROJECTS TO IMPROVE HOUSING UNITS		UN	1,278	96.095	(122.809)
PROJECTS TO PRIVATIZE HOUSING UNITS		UN	6,921	6,598	(45.667)
PROJECTS TO IMPROVE INFRASTRUCTURE		LS			(5.570)
SUBTOTAL					174.046
TOTAL CONTRACT COST					174.046
TOTAL REQUEST					174.046
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Includes all work necessary to revitalize military family housing by providing: air conditioning, where authorized; modern functional layouts; soundproofing; and utility and site improvements. Energy conservation actions include new and additional insulation, storm windows, solar screens, and efficient heating and cooling systems. Also includes "seed money" for the identified privatization candidate projects.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$174.046 million to accomplish improvement and privatization in family housing.</p> <p><u>REQUIREMENT</u>: To revitalize and improve the livability of older, obsolete family housing units, to conserve energy in these older housing units, and to bring utility systems up to current safety standards. Whole-house improvements include but are not limited to: kitchen upgrades, bathroom additions upgrades, repair replacement of roofs, upgrade of mechanical and electrical systems, replacement of windows, doors, floors, and exterior improvements (patios, fences, storages, etc.)</p> <p><u>CURRENT SITUATION</u>: The majority of these family housing units were constructed since the late 1940's or 1950's using various design and construction criteria, with different types of material, equipment, and appliances. Many utility and structural systems were constructed during years of plentiful, inexpensive energy resources. Insulation, storm windows and doors, etc., not previously cost effective, are now sound investment. This program will extend the useful life of many of our older, less modern units by enhancing livability, functionality, reducing operation costs and improving safety standards.</p> <p><u>ADDITIONAL</u>: These projects meet the criteria scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." Energy evaluation life-cycle cost analysis was performed in support of these projects.</p>					

1. COMPONENT:	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	

3. INSTALLATION AND LOCATION	
VARIOUS AIR FORCE BASES	

4. PROJECT TITLE	5. PROJECT NUMBER
POST ACQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished	Current Working Estimate (\$000)
<u>Location and Project</u>	
<u>UNITED STATES</u>	
<u>ALASKA</u>	
ELMENDORF AFB	
BURY OVERHEAD ELECTRICAL LINES	1,127
FXSB014408R1	
- Bury overhead power, communications, and television lines in military family housing.	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	
<u>ARIZONA</u>	
LUKE AFB	
IMPROVE PRIMARY UNDERGROUND DIST LINE	1,109
NUEX994000	
- Improve electrical distribution system by installing ducts, conduit, pull boxes, transformers, high voltage switches, streetlights, cable TV and telephone pull boxes and conduit, cathodic protection rectifiers and anode beds, high voltage cable, and secondary conductors to service entrance sections. Work includes trenching, backfilling, demolition and site restoration.	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	

1. COMPONENT	2. DATE
AIR FORCE	

FY 2001 MILITARY CONSTRUCTION PROJECT DATA

(computer generated)

3. INSTALLATION AND LOCATION
VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST ACQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

Location and Project

Current Working  
Estimate (\$000)

ARKANSAS

LITTLE ROCK AFB

PRIVATIZE FAMILY HOUSING

2,000

NKAK014006

- Conveys 1,535 existing and duplex housing units for a privatization end state of 1,535 units on approximately 433 acres of leased land. Without privatization, the MILCON cost for this work is \$56.66M. With no score cost, the leverage is maximized. Privatized units will meet current space and floor plan standards, and provide amenities, support facilities and infrastructure.
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.
- WORK PROGRAMMED FOR NEXT THREE YEARS: None.

CALIFORNIA

VANDENBERG AFB

PRIVATIZE CAPEHART FAMILY HOUSING, EAST HOUSING

7,013

XUMU014012

- Conveys 672 existing units, demolishes 166 units, replaces 334 units, and adds 172 units as income to the project for an end status of 506 units on approximately 250 acres of leased land. Without privatization, the MILCON cost for this work is \$48.9M for an anticipated leverage of 9.7:1. Units will provide modern conveniences, include amenities, support facilities and infrastructure.
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None
- WORK PROGRAMMED FOR NEXT THREE YEARS: None

1. COMPONENT	2. DATE
FY 2001 MILITARY CONSTRUCTION PROJECT DATA	
AIR FORCE (computer generated)	
3. INSTALLATION AND LOCATION	
VARIOUS AIR FORCE BASES	
4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

<u>Location and Project</u>	<u>Current Working Estimate (\$000)</u>
<u>COLORADO</u>	
PETERSON AFB	
MFH NEIGHBORHOOD IMPROVEMENT	721
TDKA014002	
- Improve neighborhood. Enlarge fenced-in yard areas and install storage sheds for selected units in MFH. This will include removing old fences, install new wooden fences and gates, and staining the new fences, as well as installing new wood framed sheds with exterior wood siding and shingled gabled roofs and painting each storage shed to match its corresponding MFH unit.	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None.	
<u>DISTRICT OF COLUMBIA</u>	
BOLLING AFB	
IMPROVE FAMILY HOUSING	216
BXUR014005	
- Improve 3 GOQs units. Alter kitchens, baths, bedrooms and sunrooms. Upgrade fixtures, finishes, wood floors, doors, moulding and trim. Replace plaster ceilings with gypsum board and repair plaster walls. Upgrade utility systems. Install shelves/util. sink in laundry room. Repair garages, patios, exterior appurtenances & landscape. Also improve exterior appurtenances for 19 GOQ	
(Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	

1. COMPONENT	2. DATE
AIR FORCE	
FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	
3. INSTALLATION AND LOCATION	
VARIOUS AIR FORCE BASES	
4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

<u>Location and Project</u>	<u>Current Working Estimate (\$000)</u>
<u>GEORGIA</u>	
MOODY AFB HOUSING PRIVATIZATION FAMILY HOUSING QSEU990245	8,401
<ul style="list-style-type: none"> <li>- Conveys 303 existing and provides deficit reduction of 393 single and multiplex family housing units for a privatization end state of 696 units on approx 100 acres of leased land. Without privatization, the MILCON cost for this work is \$45.9M for an anticipated leverage of 7.1:1. Privatized units will provide modern interior and exterior conveniences and required space.</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul>	
 <u>LOUISIANA</u>	
BARKSDALE AFB IMPROVE WATER DISTRIBUTION MAINS AWUB000044P2	513
<ul style="list-style-type: none"> <li>- Improve existing underground main water supply lines and service lateral system in the Historical Family Housing area. Allow minimal disruption of existing water service to housing units. Uniform Plumbing Code shall govern all design elements.</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul>	

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	

3. INSTALLATION AND LOCATION  
 VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

Location and Project

Current Working  
 Estimate (\$000)

MASSACHUSETTS

HANSCOM AFB  
 IMPROVE SANITARY SEWER MAINS 711  
 MXRD990010B3  
 - Replace the existing sanitary sewer and water system in the (100)unit Battle Road Glen Housing Area. The project will include all required excavation, piping, appurtenances, connections, paving and landscaping.  
 - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None  
 - WORK PROGRAMMED FOR NEXT THREE YEARS: None

MISSOURI

WHITEMAN AFB  
 IMPROVE STORM DRAINAGE SYSTEM 470  
 YWHG949103R2  
 - Labor, equipment and materials to regrade and reshape the terrain in Military Family Housing to provide positive storm drainage away from all units and from the housing area. Includes as required excavation, backfill, subsurface drains with inlets, headwalls, retaining walls, end sections, concrete and/or grass covered swale collector drainage system and landscaping.  
 - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None  
 - WORK PROGRAMMED FOR NEXT THREE YEARS: None

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	

3. INSTALLATION AND LOCATION  
 VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

<u>Location and Project</u>	<u>Current Working Estimate (\$000)</u>
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NEBRASKA

OFFUTT AFB  
 PRIVATIZE MILITARY FAMILY HOUSING  
 SGBP013001

14,982

- Conveys 2580 existing single and multiplex family housing units for privatization, end state, on approximately 630 acres of leased land and retains 32 Historic housing units that are not severable. Without privatization, the MILCON cost for this work is \$143,849,080 for an anticipated leverage of 11:1.
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None
- WORK PROGRAMMED FOR NEXT THREE YEARS: None

NORTH CAROLINA

POPE AFB  
 IMPROVE ROAD  
 TMKH013005

919

- Improve asphalt road system. This project will improve an existing sand roadway and includes sidewalks, curbs, gutters, signage, pavement marking, drainage, fire hydrants, lighting, wetland mitigation and landscaping.
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.
- WORK PROGRAMMED FOR NEXT THREE YEARS: None.

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
VARIOUS AIR FORCE BASES		
4. PROJECT TITLE		5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION		N/A

10. Description of work to be accomplished

Location and Project

Current Working  
Estimate (\$000)

NORTH DAKOTA

CAVALIER AFS

IMPROVE RELOCATABLE FAMILY HOUSING

426

EGYN994002B

- Provides general interior and exterior modernization and renovation of 12 housing units. Includes utility upgrades, geothermal heating and cooling, and additions to meet current standards. Upgrade kitchens, bathrooms and floor coverings, provides increased energy efficiency, privacy fencing, patios, and recreation areas. Includes demolition and hazardous material removal.
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None
- WORK PROGRAMMED FOR NEXT THREE YEARS: None

OKLAHOMA

TINKER AFB

IMPROVE CAPEHART FAMILY HOUSING,

7,741

WWYK014003

- Project funds will be used as leverage for a planned privatization project. If privatization unfeasible the funds will be used to improve 144 housing units. Project Includes utility upgrade and additions to meet current standards. It also Upgrades kitchens, bathrooms and floor coverings, improves floor plans, increases energy efficiency, and provides privacy fencing and patios.  
(Separate DD Form 1391 attached)
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.
- WORK PROGRAMMED FOR NEXT THREE YEARS: None

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
VARIOUS AIR FORCE BASES		
4. PROJECT TITLE		5. PROJECT NUMBER
POST ACQUISITION CONSTRUCTION		N/A

10. Description of work to be accomplished

<u>Location and Project</u>	<u>Current Working Estimate (\$000)</u>
<u>SOUTH CAROLINA</u>	
CHARLESTON AFB PRIVATIZE MILITARY FAMILY HOUSING (HUNLEY PARK) DKFX014238H1	2,000
<ul style="list-style-type: none"> <li>- Conveys 488 existing single and multiplex family housing units for a privatization end state of 488 units on approximately 271 acres of leased land. The MILCON cost for this work is \$18.0M. With no score cost, the leverage is maximized. Privatized units will meet current space and floor plan standards, and include amenities, support facilities, and infrastructure.</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul>	
<u>TENNESSEE</u>	
ARNOLD AFB IMPROVE ARNOLD VILLAGE FAMILY HOUSING ANZY995004	1,007
<ul style="list-style-type: none"> <li>- Provide neighborhood improvement for 40 housing units. Construct screened porches on existing concrete slabs for 40 units. Construct covered parking in 6 centralized locations to serve 28 townhouse units. Relocate electrical utilities and communications lines underground, repair/upgrade pavements, correct drainage problems, and construct playgrounds/recreational areas.</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Replace 40 AC units; Replace roofs 12 units; Renovate exterior 28 units; Repair exteriors 12 units.</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None.</li> </ul>	

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1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
VARIOUS AIR FORCE BASES		
4. PROJECT TITLE		5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION		N/A

10. Description of work to be accomplished

<u>Location and Project</u>	<u>Current Working Estimate (\$000)</u>
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UTAH

HILL AFB  
 PRIVATIZE FAMILY HOUSING, AREAS D,E,F&G  
 KRSM014005 11,271

- Conveys 1116 existing family housing units for a privatization end status of 1116 units on approximately 301 acres of leased land. The MILCON cost for this work is \$62.0M for an anticipated leverage of 6.6:1. Privatized units will provide modern interior/exterior conveniences, include amenities, support facilities and infrastructure.
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None
- WORK PROGRAMMED FOR NEXT THREE YEARS: None

IMPROVE FAMILY HOUSING AREAS A&B  
 KRSM014006 1,011

- Provides general interior and exterior modernization of 8 housing units in Areas A and B. Includes upgrades to kitchens, bathrooms, finishes (interior and exterior), and floor coverings. Improve floor plans, energy efficiency, detached garages, landscaping, and provides limited additions and all other related work. Includes asbestos abatement and lead paint removal.  
 (Separate DD Form 1391 attached)
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: FY98
  - Replace Windows, MFH A/B, 11 units, \$153,103;
  - FY99 - Install Gas Fire Places, MFH A/B, 9 units \$36,69; FY99/00 - Repair Fence at 1106, MFH A, 1 unit, \$15,000
- WORK PROGRAMMED FOR NEXT THREE YEARS: None

1. COMPONENT	2. DATE
AIR FORCE	
FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	
3. INSTALLATION AND LOCATION	
VARIOUS AIR FORCE BASES	
4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

<u>Location and Project</u>	<u>Current Working Estimate (\$000)</u>
<u>OVERSEAS</u>	
<u>GERMANY</u>	
RAMSTEIN AB IMPROVE DEUTCHMARK FAMILY HOUSING TYFR014047	45,813
<ul style="list-style-type: none"> <li>- Provides general interior and exterior modernization and renovation of housing units. Includes utility upgrade and additions to meet current standards. Upgrade kitchens, bathrooms, floor coverings, stairwells and entryways, improves floor plans, provides increased energy efficiency, corrects fire deficiencies, and adds or repl balconies. Incl demolition and asbestos/Lead-Base (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul>	
SPANGDAHLEM AB IMPROVE DEUTCHMARK FAMILY HOUSING BSHF014000	15,342
<ul style="list-style-type: none"> <li>- Provides general interior and exterior modernization and renovation of housing units. Includes utility replacement and upgrades to meet current standards. Upgrade kitchens, bathrooms, floors, stairwells, and entryways, improves floor plans and energy efficiency, corrects fire deficiencies, repairs balconies, roof, and landscaping. Includes demolition and asbestos/lead paint removal. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None.</li> </ul>	

1. COMPONENT	2. DATE
FY 2001 MILITARY CONSTRUCTION PROJECT DATA	
AIR FORCE	(computer generated)
3. INSTALLATION AND LOCATION	
VARIOUS AIR FORCE BASES	
4. PROJECT TITLE	5. PROJECT NUMBER
POST ACQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

<u>Location and Project</u>	<u>Current Working Estimate (\$000)</u>
<u>JAPAN</u>	
KADENA AB IMPROVE FAMILY HOUSING PH 1 LXEZ014113	9,074
<ul style="list-style-type: none"> <li>- Provides general interior exterior modernization and renovation of 52 housing units. Includes utility upgrades, meet current standards. Upgrades kitchens/bathrooms, improves HVAC, plumbing and electrical systems, provides additional outside storage and parking spaces. Includes asbestos/lead-based paint removal, radon mitigation and landscaping. Grade Mix: 52 E1-E6 (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None</li> </ul>	
<u>KOREA</u>	
OSAN AB IMPROVE FAMILY HOUSING PH 1 SMYU014001	2,169
<ul style="list-style-type: none"> <li>- In 2 GOQ and 8 SOQ units, remodel the master bedroom and bathrooms; replace all windows and doors with energy efficient models; implement force protection measures; replace boiler and chillers, along with associate HVAC equipment, ductwork, and piping in the units; replace underground fuel storage tank with above ground tank with containment, construct one-vehicle carports. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None.</li> </ul>	

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
VARIOUS AIR FORCE BASES		
4. PROJECT TITLE		5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION		N/A

10. Description of work to be accomplished

Location and Project

Current Working  
Estimate (\$000)

UNITED KINGDOM

RAF FAIRFORD

IMPROVE MILITARY FAMILY HOUSING

10,923

GKVB014003

- Provides general interior and exterior modernisation and renovation of housing units. Rewires the whole house and installs modern lighting. Upgrades the bathrooms. Retiles the roofs. Replaces all painted interior woodwork, doors and skirtings. Provides new floor coverings.  
(Separate DD Form 1391 attached)
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: In Fy 1998 the original windows and secondary double glazing was replaced in all 106 units. In FY 1999 the kitchens are being refitted in 94 units.
- WORK PROGRAMMED FOR NEXT THREE YEARS: None

RAF LAKENHEATH

IMPROVE FAMILY HOUSING

15,910

MSET014024

- Provides general interior and exterior modernization and renovation of housing units. Includes utility upgrade and additions to meet current standards. Upgrade kitchen, bathroom and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas. Includes demolition and abestos/lead based paint removal.  
(Separate DD Form 1391 attached)
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: FY 98 Repairs to heating on 21 units.
- WORK PROGRAMMED FOR NEXT THREE YEARS: None

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
VARIOUS AIR FORCE BASES		
4. PROJECT TITLE		5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION		N/A

10. Description of work to be accomplished

<u>Location and Project</u>	<u>Current Working Estimate (\$000)</u>
<u>UNITED KINGDOM (CONT)</u>	
RAF MOLESWORTH	
IMPROVE SURPLUS COMMODITY FAMILY HSG	13,177
AEDY019701	
- Provides general interior and exterior modernization and renovation of housing units. Includes utility upgrade and additions to meet current standards. Upgrade kitchens, floor coverings and bathrooms. Improve floor plans, provide increased energy efficiency, privacy fencing, patios, playgrounds and recreational areas. Includes demolition and asbestos/lead-based paint removal. (Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	

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DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2001 BUDGET REQUEST

POST ACQUISITION CONSTRUCTION PROJECTS (OVER \$50,000 PER UNIT)

A separate DD Form 1391 follows for each Post Acquisition Construction project which is over \$50,000 per unit (multiplied by the Area Cost Factor).

1. COMPONENT:		FY 2001 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
AIR FORCE		(computer generated)			
3. INSTALLATION AND LOCATION			4. PROJECT TITLE		
LITTLE ROCK AIR FORCE BASE, ARKANSAS			PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST(\$000)		
8.87.42	711-111	NKAK014006	2,000		

9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIVATIZE FAMILY HOUSING	UN	1,535	1,303	2,000
SUBTOTAL				2,000
TOTAL CONTRACT COST				2,000
TOTAL REQUEST				2,000
AREA COST FACTOR		0.85		

10. Description of Proposed Construction: Conveys 1,535 existing and duplex housing units for a privatization end state of 1,535 units on approximately 433 acres of leased land. Without privatization, the MILCON cost for this work is \$56.66M. With no score cost, the leverage is maximized. Privatized units will meet current space and floor plan standards, and provide amenities, support facilities and infrastructure. Grade Mix: 20 O1-O2; 192 O3-O10; 512 E1-E4; 811 E5-E9.

11. REQUIREMENT: 2,935 UN ADEQUATE: 1,815 UN SUBSTANDARD: 1,120 UN PROJECT: Privatize Military Family Housing (Current Mission)  
REQUIREMENT: This project is required to provide access to modern, efficient, comfortable, and appealing housing, which is comparable to the off-base civilian community, for military members and their dependents stationed at Little Rock AFB AR.  
CURRENT SITUATION: The current housing units were constructed between 1958 and 1960. These old houses require major renovation and repair to correct deterioration resulting from age and heavy use. Few have had major upgrades since construction, do not meet the needs of today's families and do not provide for modern home improvements. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do not meet modern construction codes. Ground Fault Circuit Interrupter (GFCI) protection is not provided for in most kitchens, bathrooms, and exterior circuits. Flooring is stained, loose, and mismatched due to non-availability of original materials for replacement. Windows, siding, and insulation require replacement. The units have inadequate living

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
LITTLE ROCK AIR FORCE BASE, ARKANSAS		
4. PROJECT TITLE		5. PROJECT NUMBER
PRIVATIZE FAMILY HOUSING		NKAK014006

space and storage, and most have no patio or backyard privacy.

IMPACT IF NOT PROVIDED: Housing units will continue to deteriorate rapidly, resulting in increasing operations, maintenance, and repair costs to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly and piecemeal fashion, with little or no improvement in living quality. There are no alternatives to living in inadequate or expensive housing if families desire to avoid lengthy and costly (both financially and psychologically) "voluntary" separation. The impact will be major morale and/or financial problems for affected families.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.

WORK PROGRAMMED FOR NEXT THREE YEARS: None.

ADDITIONAL: The installation commander agrees these units are severable. This privatization project contains no resale merchandise, services, or commercial recreational operations or activities in accordance with SAF/MI Housing Privatization Interim Operating Instructions memorandum dated 2 Mar 99 and AF/IL memorandum regarding coordination with AAFES, DeCA, and MWR Board dated 19 Mar 99. A viable proforma and a preliminary economic analysis will be provided during the concept approval process, and a certified economic analysis will be accomplished prior to completion of the solicitation process. In the event Congress does not extend the privatization legislation, the Air Force will execute an improvement project of 35 units at the programmed amount requested by this privatization candidate. BCE: Lt Col Drew Jeter, Comm: (501)987-3322.

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA			2. DATE
AIR FORCE	(computer generated)			
3. INSTALLATION AND LOCATION	4. PROJECT TITLE		PRIVATIZE CAPEHART FAMILY HOUSING, EAST HOUSING	
VANDENBERG AIR FORCE BASE, CALIFORNIA	5. PROGRAM ELEMENT		6. CATEGORY CODE	
8.87.42	711-111	XUMU014012	7. PROJECT NUMBER	
			8. PROJECT COST (\$000)	
			7,013	

9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIVATIZE CAPEHART FAMILY HOUSING, EAST HOUSING	UN	506	9,907	5,013
SUPPORTING FACILITIES				2,000
SIOH TITLE II SERVICES	LS			(2,000)
SUBTOTAL				7,013
TOTAL CONTRACT COST				7,013
TOTAL REQUEST				7,013
AREA COST FACTOR		1.20		

10. Description of Proposed Construction: Conveys 672 existing units, demolishes 166 units, replaces 334 units, and adds 172 units as income to the project for an end status of 506 units on approximately 250 acres of leased land. Without privatization, the MILCON cost for this work is \$48.9M for an anticipated leverage of 9.7:1. Units will provide modern conveniences, include amenities, support facilities and infrastructure.

11. REQUIREMENT: 1,691 UN ADEQUATE: 1,180 UN SUBSTANDARD: 840 UN PROJECT: Privatize Military Family Housing (East Housing), (Current Mission).

REQUIREMENT: This project is required to provide access to modern, efficient safe housing for military members and their dependents stationed Vandenberg AFB. After conveyance, 334 units must be replaced to meet current codes and to provide a comfortable and appealing living environment comparable to off-base civilian community. After completion, all units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan, phases 9 to 14.

CURRENT SITUATION: Units are over 38 years old and have deteriorated to the point where replacement is the most economical alternative. Wiring and fixtures have been identified by the Fire Department and Base Safety as a fire hazard; wiring is brittle and exposed. There are no ground fault interrupters (a life safety hazard). Fixtures are energy inefficient. Plumbing systems have succumbed to the effects of hard water and corrosion, resulting in severe flow constriction and pipe leakage. Overhead pipes in the attics leak, causing ceiling and property damage. Corroded sewer lines leak in and under the floor slab. Roof structures are sagging. There is no family room and insufficient bulk storage. Kitchens have inefficient work space/circulation, worn out/insufficient

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
VANDENBERG AIR FORCE BASE, CALIFORNIA		
4. PROJECT TITLE		5. PROJECT NUMBER
PRIVATIZE CAPEHART FAMILY HOUSING, EAST HOUSING		XUMU014012

cabinets. Bathroom fixtures, vanities, and appointments are worn and outmoded. Plumbing fixtures are worn and failing. Utilities, pavements and landscape require renovation.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance, and repair costs to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion, with little or no improvement in living quality. There are no alternatives to living in inadequate or expensive housing if families desire to avoid lengthy and costly (both financially and psychologically) "voluntary" separations. The impact will be major morale and/or financial problems for the affected families.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: The installation commander agrees the units are severable. This privatization project contains no resale merchandise, services or commercial recreational operations IAW the SAF/ MI Housing Privatization Interim Operating Instructions dated 2 Mar 99 and AF/IL memo dated 19 Mar 99. A viable proforma and preliminary economic analysis will be accomplished prior to completion of the solicitation process. In the event Congress does not extend privatization legislation, the Air Force will execute an improvement project of 45 units in accordance with the HCP at the programmed amount requested by this privatization candidate. Base Civil Engineer: Col Steven C. Boyce, DSN 276-6855.

1. COMPONENT		FY 2001 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
AIR FORCE		(computer generated)			
3. INSTALLATION AND LOCATION			4. PROJECT TITLE		
BOLLING AIR FORCE BASE, WASHINGTON DC			IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST (\$000)		
8.87.42	711-144	BXUR014005	216		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING		UN	22	9,560	210
SUBTOTAL					210
TOTAL CONTRACT COST					210
SUPERVISION, INSPECTION AND OVERHEAD (3%)					6
TOTAL REQUEST					216
MOST EXPENSIVE UNIT				\$82,000	
AREA COST FACTOR				0.95	
10. Description of Proposed Construction: Improve 3 GOQs units. Alter kitchens, baths, bedrooms and sunrooms. Upgrade fixtures, finishes, wood floors, doors, moulding and trim. Replace plaster ceilings with gypsum board and repair plaster walls. Upgrade utility systems. Install shelves/util. sink in laundry room. Repair garages, patios, exterior appurtenances & landscape. Also improve exterior appurtenances for 19 GOQ Grade Mix: 22 03-010.					
11. REQUIREMENT: 6,839 UM ADEQUATE: 4,836 UM SUBSTANDARD: 1,172 UM PROJECT: Improve 3 GOQ units to meet wholehouse standards. Also improve exterior appurtenances on 19 GOQ units. (Current Mission) REQUIREMENT: This project is required to modernize 3 GOQ units to bring them up to current Air Force and Contemporary living standards and alter exterior appurtenances on 19 GOQ units to make them livable. The exterior appurtenances include breezeway enclosures, gates, fences, patio covers and expansion. This project is also required to provide necessary repairs and improve energy efficiency. CURRENT SITUATION: The 66 year old GOQ units do not meet current Air Force and contemporary living standards. The current layouts are obsolete and not functional. All major systems are from the original construction. The plaster wall and ceiling systems are failing, with plaster separating from the lath in many of the units. On several occasions, the ceilings have fallen. They are currently being jacked and secured on an as needed basis. The electrical and mechanical systems are of the original construction. Both systems have been modified through the years to meet the needs of the occupants. The minor modifications to the systems has left them in an incongruous state. The second floor areas require					

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
BOLLING AIR FORCE BASE, WASHINGTON DC		
4. PROJECT TITLE		5. PROJECT NUMBER
IMPROVE FAMILY HOUSING		BXUR014005

reconfiguration to provide adequate space for closets and bathrooms. Sunrooms and kitchens require reconfiguration to provide ample space for kitchen work centers. Repair and restoration is needed on fireplaces, floors, doors, trim, stair rails, garages, and other exterior appurtenances. Walkways need repair and modification.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to the residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve this housing is 21% of the replacement cost. Base Civil Engineer: Col E. D. Mayfield, (202) 767-5565

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA			2. DATE
AIR FORCE	(computer generated)			
3. INSTALLATION AND LOCATION	4. PROJECT TITLE			
MOODY AIR FORCE BASE, GEORGIA	HOUSING PRIVATIZATION FAMILY HOUSING			
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST (\$000)	
8.87.42	711-142	QSEU990245	8,401	

9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
HOUSING PRIVATIZATION FAMILY HOUSING				6,401
PRIVATIZE FAMILY HOUSING	UN	696	9,197	(6,401)
SUPPORTING FACILITIES				2,000
SIOH TITLE II SERVICES	LS			(2,000)
SUBTOTAL				8,401
TOTAL CONTRACT COST				8,401
TOTAL REQUEST				8,401
AREA COST FACTOR	0.83			

10. Description of Proposed Construction: Conveys 303 existing and provides deficit reduction of 393 single and multiplex family housing units for a privatization end state of 696 units on approx 100 acres of leased land. Without privatization, the MILCON cost for this work is \$45.9M for an anticipated leverage of 7.1:1. Privatized units will provide modern interior and exterior conveniences and required space.

11. REQUIREMENT: 2,369 EA ADEQUATE: 1,878 EA SUBSTANDARD: 98 EA  
PROJECT: HOUSING PRIVATIZATION, MOODY AFB, GA (Current Mission)  
REQUIREMENT: This project is required to provide access to modern and efficient housing for military members and their dependents at Moody AFB. 396 new units must be constructed to provide modern and efficient housing for military members and their dependents stationed at Moody AFB. After completion, all units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Privatized units will provide modern interior and exterior conveniences, be energy efficient, meet current space and floor plan standards, have modern kitchens, bathrooms and floor coverings. Includes all necessary amenities and supporting facilities to include site preparation, attached single car garages, air conditioning, energy conserving solar features, parking, exterior patios, support infrastructure of roads and utilities, neighborhood playgrounds, and all landscaping.

CURRENT SITUATION: The current MFH units were constructed in 1965/1972. These houses require major renovation and repair to correct deterioration resulting from heavy use. All do not meet the requirements of the whole house concept or the needs of today's families, nor do they provide a modern home environment. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
MOODY AIR FORCE BASE, GEORGIA		
4. PROJECT TITLE		5. PROJECT NUMBER
HOUSING PRIVATIZATION FAMILY HOUSING		QSEU990245

separating at the seams. Plumbing and lighting fixtures are dated and deteriorated. The electrical systems do not meet modern codes. Ground Fault Circuit Interrupter protection is not provided for all bathrooms, kitchens, and exterior circuits. Window, siding, and installation require replacement. The shortage of suitable housing forces many military to accept inadequate housing in the local community, thus affecting family moral, or forcing members to occupy housing at rents outside the acceptable range, causing financial hardships. The waiting times for base housing average 2-3 years.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Without this project repairs of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. These are no alternatives to living in inadequate or expensive housing if families desire to avoid lengthy and costly (both financially and psychologically) "voluntary" separations. The impact will be major moral and/or financial problems for the affected families.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: In the event Congress does not extend the privatization legislation, Air Force will execute an improvement project of 97 units at the programmed amount. Base Civil Engineer: Lt Col Guy Wells, DSN 460-3659

1. COMPONENT  
 AIR FORCE  
 2. DATE  
 FY 2001 MILITARY CONSTRUCTION PROJECT DATA  
 (computer generated)

3. INSTALLATION AND LOCATION  
 OFFUTT AIR FORCE BASE, NEBRASKA  
 4. PROJECT TITLE  
 PRIVATIZE MILITARY FAMILY HOUSING

5. PROGRAM ELEMENT 8.87.42  
 6. CATEGORY CODE 711-111  
 7. PROJECT NUMBER SGBP013001  
 8. PROJECT COST (\$000) 14,982

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIVATIZE MILITARY FAMILY HOUSING	UN	2,580	5,032	12,983
SUPPORTING FACILITIES				1,999
SIQH TITLE II SERVICES	LS			(1,999)
SUBTOTAL				14,982
TOTAL CONTRACT COST				14,982
TOTAL REQUEST				14,982

AREA COST FACTOR 0.98

10. Description of Proposed Construction: Conveys 2580 existing single and multiplex family housing units for privatization, end state, on approximately 630 acres of leased land and retains 32 Historic housing units that are not severable. Without privatization, the MILCON cost for this work is \$143,849,080 for an anticipated leverage of 11:1.

11. REQUIREMENT: 5,019 UN ADEQUATE: 2,900 UN SUBSTANDARD: 2,117 UN  
 PROJECT: Privatize Military Family Housing (Current Mission).  
 REQUIREMENT: This project is required to provide modern efficient housing for military members and their dependents stationed at Offutt AFB. 1690 Capehart units must be upgraded and 391 Wherry units replaced (2081 units total) to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. After completion, all units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan.  
 CURRENT SITUATION: The current housing units were constructed between 1952 and 1975 with the exception of 32 Historic units constructed in the 1890's. These 24-47 year-old houses require major renovation and repair to correct deterioration resulting from age and heavy use. Few have had major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do not meet modern construction codes. Ground Fault Circuit Interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring is stained, loose, and mismatched due to non-availability of original materials for replacement. Windows, siding, and insulation