



Department of the Air Force

---

# **Military Construction and Family Housing Program**

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

**Justification Data Submitted to Congress  
February 2000**

## Table of Contents

**Family Housing**

<b>Narrative Summary .....</b>	<b>271</b>
<b>Index.....</b>	<b>273</b>
<b>Summary .....</b>	<b>277</b>
<b>Legislative Language .....</b>	<b>279</b>
<b>New Construction.....</b>	<b>281</b>
<b>Post Acquisition Construction .....</b>	<b>299</b>
<b>Advanced Planning &amp; Design .....</b>	<b>351</b>
<b>O &amp; M Summary .....</b>	<b>353</b>
<b>Operations .....</b>	<b>361</b>
<b>Utilities .....</b>	<b>371</b>
<b>Maintenance .....</b>	<b>375</b>
<b>Maintenance &amp; Repair Over \$15K .....</b>	<b>379</b>
<b>G&amp;FOQ Over \$25K.....</b>	<b>387</b>
<b>Reimbursable Program .....</b>	<b>397</b>
<b>Leasing .....</b>	<b>399</b>
<b>Debt Payments.....</b>	<b>407</b>
<b>Foreign Currency Exchange Data .....</b>	<b>409</b>

**FAMILY HOUSING**

**PART 3**

**PAGES 327 - 350**

# **POST ACQUISITION CONSTRUCTION**

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
OFFUTT AIR FORCE BASE, NEBRASKA		
4. PROJECT TITLE		5. PROJECT NUMBER
PRIVATIZE MILITARY FAMILY HOUSING		SGBP013001

require replacement. The units have inadequate living and storage, and no patio or backyard privacy. Pavement areas need 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. The impact will be major morale problems for those families living in substandard military family housing units and unacceptable financial hardships for military families on limited budgets occupying units meeting standards in the local community with higher rents.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: The scope of this privatization project has been reviewed by the installation commander and these units are severable according to the 'MFH Severability' criteria contained in the AF FHMP. This privatization project contains no resale merchandise, services or commercial recreational operations or activities in accordance with the SAF/MII Housing Privatization Interim Operating Instructions memorandum dated 2 Mar 99 and AF/IL memo regarding coordination with AAFES, DeCA, and MWR Board dated 19 Mar 99. In the event Congress does not extend the privatization legislation, the Air Force will execute an improvement/replacement project consisting of 95 units in accordance with the installations HCP and at the programmed amount requested by this privatization candidate. BCE: Col John D. Fouser, (402)294-5500.



1. COMPONENT FY 2001 MILITARY CONSTRUCTION PROJECT DATA AIR FORCE (computer generated)	2. DATE
3. INSTALLATION AND LOCATION TINKER AIR FORCE BASE, OKLAHOMA	
4. PROJECT TITLE IMPROVE CAPEHART FAMILY HOUSING,	5. PROJECT NUMBER WWYK014003
<p>inadequate living space and storage.</p> <p><u>IMPACT IF NOT PROVIDED:</u> 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. Housing Market Analysis shows an on-base housing deficit of 359 units.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of replacement, 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. This is a privatization candidate project. Base Civil Engineer: Colonel Michael Cuddihee (405)734-3451.</p>	

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA			2. DATE
AIR FORCE	(computer generated)			
3. INSTALLATION AND LOCATION	4. PROJECT TITLE			
CHARLESTON AIR FORCE BASE, SOUTH CAROLINA	PRIVATIZE MILITARY FAMILY HOUSING (HUNLEY PARK)			
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST(\$000)	
8.87.42	711-143	DKFX014238H1	2,000	

9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIVATIZE MILITARY FAMILY HOUSING (HUNLEY PARK)	LS			
SUPPORTING FACILITIES				2,000
SIOH TITLE II SERVICES	UN	488	4,098	(2,000)
SUBTOTAL				2,000
TOTAL CONTRACT COST				2,000
TOTAL REQUEST				2,000
AREA COST FACTOR		0.89		

10. Description of Proposed Construction: 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.

11. REQUIREMENT: 2,181 UN ADEQUATE: 257 UN SUBSTANDARD: 1,181 UN  
PROJECT: Privatize Military Family Housing (Current Mission)  
REQUIREMENT: This project is required to provide access to modern and efficient housing for military members and their dependents stationed at Charleston AFB. Once conveyed 320 units must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community.  
CURRENT SITUATION: Housing units were constructed in 1964 and operated by the Navy until 1996. These houses require major renovation and repair to correct deterioration resulting from age and heavy use. The units received only minor upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchen and bathrooms are obsolete and deteriorated. The remainder of the interior is deteriorated and dated. The electrical systems do not meet current codes. Windows and insulation require replacement. Pavement areas need renovation. Sanitary sewer and water lines are deteriorated and need to be replaced. Pole mounted electrical distribution system needs to be placed underground.  
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

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
CHARLESTON AIR FORCE BASE, SOUTH CAROLINA		
4. PROJECT TITLE	PRIVATIZE MILITARY FAMILY HOUSING (HUNLEY PARK)	5. PROJECT NUMBER
		DKFX014238H1

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 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 18 units at the programmed amount requested by this privatization candidate. BCE: Lt Col Jon Roop (843) 963-4956



1. COMPONENT AIR FORCE	2. DATE
FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	
3. INSTALLATION AND LOCATION HILL AIR FORCE BASE, UTAH	
4. PROJECT TITLE PRIVATIZE FAMILY HOUSING, AREAS D, E, F&G	5. PROJECT NUMBER KRSM014005
<p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> The installation commander agrees these units are severable. This privatization project contains no resale merchandise, services or commercial recreation operations or activities in accordance with the SAF/MI Housing Privatization Interim Operating Instructions memorandum dated 2 Mar 99 and AF/IL memo regarding coordination with AAFESS, DeCA, and MWR Board dated 19 Mar 99. A viable proforma and a preliminary economic analysis will be developed and 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, Air Force will execute an improvement project of 100 units at the programmed amount requested by this privatization candidate. BCE: Col Per Korslund (801) 777-2299.</p>	

1. COMPONENT		2. DATE	
FY 2001 MILITARY CONSTRUCTION PROJECT DATA			
AIR FORCE	(computer generated)		
3. INSTALLATION AND LOCATION		4. PROJECT TITLE	
HILL AIR FORCE BASE, UTAH		IMPROVE FAMILY HOUSING AREAS A&B	
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST(\$000)
8.87.42	711-144	KRSM014006	1,011

9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING AREAS A&B	UN	8	108,375	867
SUPPORTING FACILITIES				115
EXTERIOR STORAGE	UN	8	1,800	( 14)
LANDSCAPING	LS			( 16)
ASBESTOS ABATEMENT	LS			( 61)
LEAD BASE PAINT REMOVAL	LS			( 24)
SUBTOTAL				982
TOTAL CONTRACT COST				982
SUPERVISION, INSPECTION AND OVERHEAD (3%)				29
TOTAL REQUEST				1,011
MOST EXPENSIVE UNIT			\$171,406	
AREA COST FACTOR			1.05	

10. Description of Proposed Construction: 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.  
Grade Mix: 8 O3-O10.

11. REQUIREMENT: 3,062 UN ADEQUATE: 2,350 UN SUBSTANDARD: 712 UN  
PROJECT: Improve Military Family Housing. This project is for Officers Quarters; 2-3BR CGO, 2-3BR FGO, 3-3BR SGO, and 1-3BR GOQ. (Current Mission)  
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Hill AFB. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. This is Phase I of multiple phases to improve 25 houses. All units will meet "wholehouse" standards and are programmed in accordance with the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, bedroom and bath configuration with ample interior/exterior storage. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas.  
CURRENT SITUATION: Family housing units in Areas A and B are nonseverable for privatization and are being retained for officer housing. These units were originally constructed in 1939 and 1941 and have had only piecemeal improvements and repairs since. These units are historic structures and

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
HILL AIR FORCE BASE, UTAH		
4. PROJECT TITLE		5. PROJECT NUMBER
IMPROVE FAMILY HOUSING AREAS A&B		KRSM014006

are on the approved historic preservation plan (cultural resource management plan). All repairs and improvements must meet the historic preservation statutes. In accordance with the Defense Planning Guidance these units must be revitalized before Fiscal Year 2010. The Air Force Condition Assessment Matrices, prepared in 1999, identifies nearly every building system in these units as substandard. In many of these units major renovation is required to correct these deficiencies. Further, the Housing Community Plan recommends additions to several of the units to provide accommodation for family room or master bathroom. It also recommends provision for additional interior and exterior storage.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate, 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.

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

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present value 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 64% of the replacement cost. Base Civil Engineer: Col Per Korslund (801)777-2299.

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
AIR FORCE				
3. INSTALLATION AND LOCATION	4. PROJECT TITLE			
RAMSTEIN AIR BASE, GERMANY	IMPROVE FAMILY HOUSING			
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST (\$000)	
8.87.42	711-161	TYFR014047	45,813	

9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING	UN	434	101,013	43,840
SUBTOTAL				43,840
TOTAL CONTRACT COST				43,840
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)				1,973
TOTAL REQUEST				45,813

FCF BUDGET RATE USED: Deutsche Mark 1.9521

MOST EXPENSIVE UNIT	\$180,000
AREA COST FACTOR	1.34

10. Description of Proposed Construction: 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  
Grade Mix: 355 E1-E4; 79 E5-E9.

11. REQUIREMENT: 9,228 UN ADEQUATE: 4,527 UN SUBSTANDARD: 4,314 UN  
PROJECT: Improve Military Family Housing (This continues phase A, C, D, F, G, and N of the Ramstein AB Housing Community Plan).  
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Ramstein AB, Germany. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Living units will be expanded to provide a second bath and an interior laundry area where authorized.  
CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in the 1950's. These 50 year old houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the need of today's families, nor do they provide a modern home environment. Air Force homes in Germany are constructed in 3 and 4 story stairwell type buildings. Laundry rooms are community-use located in the basement. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Electrical systems do not meet current construction codes;

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		
3. INSTALLATION AND LOCATION		
RAMSTEIN AIR BASE, GERMANY		
4. PROJECT TITLE	5. PROJECT NUMBER	
IMPROVE FAMILY HOUSING	TYFR014047	
<p>ground fault interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Roofs and windows need repair or replacement. Balconies are deteriorated and need replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate, resulting in increasing operations, maintenance, and repair costs to the government and inconvenience to residents. Families will be forced to take children up and down four flights of stairs to use laundry facilities in the basement. Low morale and retention problems can be expected if such conditions continue to exist.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. The cost to improve this housing is 41% of the replacement cost. This project is not eligible for NATO funding. SIOH is 4.5% based on agreement between US Air Force and German execution agent (Staatsbauamt). Base Civil Ebgineer: Col Ed Pokora, DSN 314-480-6228</p>		

1. COMPONENT		FY 2001 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
AIR FORCE		(computer generated)			
3. INSTALLATION AND LOCATION			4. PROJECT TITLE		
SPANGDAHLEM AIR BASE, GERMANY			IMPROVE DEUTCHMARK FAMILY HOUSING		
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST(\$000)		
8.87.42	711-161	BSHF014000	15,342		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING		UN	162	90,622	14,681
SUBTOTAL					14,681
TOTAL CONTRACT COST					14,681
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)					661
TOTAL REQUEST					15,342
FCF BUDGET RATE USED: Deutsche Mark 1.9521					
MOST EXPENSIVE UNIT			\$143,363		
AREA COST FACTOR			1.21		
10. Description of Proposed Construction: 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. Grade Mix: 2 O3-O10; 64 E1-E4; 96 E5-E9.					
11. REQUIREMENT: 2,578 UN ADEQUATE: 1,137 UN SUBSTANDARD: 1,405 UN PROJECT: Improve Military Family Housing (This is a continuing phase of the Spangdahlem AB Housing Community Plan) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Spangdahlem AB, Germany. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Living units will be expanded to provide a second bath and an interior laundry area where authorized. CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in the 1950's. These 50 year old houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. The Spangdahlem homes are built as 4-story stairwell type apartment buildings. Community laundry rooms are located in the basement. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Wall and floor tiles are old, cracked, and mis-matched. Plumbing and					

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
SPANGDAHLEM AIR BASE, GERMANY		
4. PROJECT TITLE	5. PROJECT NUMBER	
IMPROVE DEUTCHMARK FAMILY HOUSING	BSHF014000	
<p>lighting fixtures are deteriorated. Electrical systems do not meet current construction codes; ground fault interrupter protection is not provided for in bathrooms, kitchens, and exterior circuits. Roofs and windows need repair and replacement. Balconies are deteriorated and need replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate, resulting in increasing operations, maintenance, and repair costs to the government and inconvenience to the residents. Families will be forced to take children up and down four flights of stairs to use the laundry facilities in the basement. We can expect low morale and retention problems if these conditions continue to exist.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient option over the life of the project. The cost to improve this housing is 61% of the replacement cost. This project is not eligible for NATO funding. SIOH is 4.5% based on agreement between US Air Force and German execution agent (Staatsbauamt). BASE CIVIL ENGINEER: Lt Col Kim C. Traver, 011-49-6565-616302 DSN 452-6302</p>		

1. COMPONENT		FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
AIR FORCE					
3. INSTALLATION AND LOCATION			4. PROJECT TITLE		
KADENA AIR BASE, JAPAN			IMPROVE FAMILY HOUSING PH 1		
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST (\$000)		
8.87.42	711-171	LXEZ014113	9,074		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING PH 1		UN	52	143,500	7,462
SUPPORTING FACILITIES					1,348
UTILITIES		UN	52	12,433	( 647)
STORAGE/PATIO		UN	52	7,162	( 372)
LANDSCAPE/PARKING		LS			( 140)
ASBESTOS/LEAD-BASED PAINT REMOVAL		LS			( 189)
SUBTOTAL					8,810
TOTAL CONTRACT COST					8,810
SUPERVISION, INSPECTION AND OVERHEAD (3%)					264
TOTAL REQUEST					9,074
FCF BUDGET RATE USED: Yen 102.670					
MOST EXPENSIVE UNIT					\$156,500
AREA COST FACTOR					1.50
10. Description of Proposed Construction: 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					
11. REQUIREMENT: 10,051 UN ADEQUATE: 5,604 UN SUBSTANDARD: 3,523 UN PROJECT: Improve Family Housing Phase 1. (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Kadena AB, Japan. Housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment. All units will meet whole house standards and are programmed in accordance with phase one of the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, family room, bedroom, and bath configuration with ample interior and exterior storage. Units will be air conditioned. CURRENT SITUATION: This project will upgrade and modernize Seville Manor housing, which was built in 1977 by the Government of Japan. These units have not received any major renovation since construction, and do not meet current standards. Kitchen and bathroom fixtures are obsolete and deteriorated. The unit floors, doors, lights, closets, heating/cooling systems, power system are antiquated requiring constant repair and are not energy efficient. The units lack outside area to store lawnmowers and tools. Visitor parking is not adequate. Remediation of hazardous materials is required. IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the					

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
KADENA AIR BASE, JAPAN		
4. PROJECT TITLE	5. PROJECT NUMBER	
IMPROVE FAMILY HOUSING PH 1	LXEZ014113	
<p>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.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. This project is not eligible for Host Nation funding. The cost to improve this housing unit is 44% of the replacement cost. Base Civil Engineer: Col William R. Quinn (DSN 634-1807)</p>		

1. COMPONENT		FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
AIR FORCE					
3. INSTALLATION AND LOCATION			4. PROJECT TITLE		
OSAN AIR BASE, KOREA			IMPROVE FAMILY HOUSING PH 1		
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST (\$000)		
8.87.42	711-181	SMYU014001	2,169		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING		LS			1,244
REMODEL DWELLING HOUSING		UN	10	99,000	( 990)
GENERAL MAINTENANCE & REPAIR		UN	10	18,500	( 185)
FORCE PROTECTION MEASURES		UN	10	6,900	( 69)
SUPPORTING FACILITIES			1		808
UTILITIES/MECHANICAL BUILDINGS		LS			( 698)
CONSTRUCT CARPORT		EA	10	11,000	( 110)
SUBTOTAL					2,052
TOTAL CONTRACT COST					2,052
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)					117
TOTAL REQUEST					2,169
FCF BUDGET RATE USED: Won 1,149.8					
MOST EXPENSIVE UNIT					\$202,000
AREA COST FACTOR					1.06
10. Description of Proposed Construction: 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. Grade Mix: 10 O3-O10.					
11. REQUIREMENT: 446 UN ADEQUATE: 94 UN SUBSTANDARD: 212 UN PROJECT: Whole house improvements to 10 military family housing units to include construction of carports and repairs to mechanical equipment. This project includes work on 2 General Officers Quarters. (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Osan AB. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet "wholehouse" standards. Renovated houses will provide modern kitchen, living room, bedroom and bath configuration, with ample interior/exterior storage. Living units will be expanded to meet current space authorizations. Covered parking will be provided where deficient. CURRENT SITUATION: Existing senior officer quarters (SOQ) and general Officer quarters (GOQ) were constructed in 1977. All units have undergone various repair projects over the years, however, none meet overall quality of life standards. According to the General and Flag Officers' Quarters Plan (GFOQP) "the boilers and chillers are approaching the end of their service life and need to be replaced." Similarly, the GFOQP states "the					

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
OSAN AIR BASE, KOREA		
4. PROJECT TITLE	5. PROJECT NUMBER	
IMPROVE FAMILY HOUSING PH 1	SMYU014001	
<p>air handling units are approaching the end of their service life and need replacement." Interior modifications are required to make the kitchens, laundry rooms and bedrooms more functional and comfortable. Water lines are deteriorating, significantly affecting the level of service inside the homes. All residents of these units are key and essential and must live on base. Based on Air Force Family Guide 4.7.1, dated December 1998, single carports are authorized.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Without major improvements and repairs, the buildings will continue to deteriorate. If the conditions are allowed to persist, the livability of the units will degrade and adversely affect the familys' quality of life. For force protection and readiness reasons, suitable off-base housing, even if it were available, is not an option for the key and essential senior and general officers who occupy these units</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p> <p><u>ADDITIONAL:</u> This project is sited within the boundaries of Osan AB which will be retained by United States Forces Korea for the foreseeable future. Alternate methods of meeting this requirement have been explored during project development. This project meets the criteria/space specified in Air Force Handbook 32-1084, Facility Requirements. An economic analysis will be prepared comparing the alternatives of new construction, acquisition, and status quo. This project has been coordinated with the installation security plan and all required physical security measures have been taken into account. The cost to improve these units is 46% of replacement cost. This project is not eligible for Host Nation Funding through USFK. SIOH is based on Army Corps of Engineers. BCE:Lt Col Otis Hicks (82-333-661-4312)</p>		

1. COMPONENT		FY 2001 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
AIR FORCE		(computer generated)			
3. INSTALLATION AND LOCATION			4. PROJECT TITLE		
ROYAL AIR FORCE FAIRFORD, UNITED KINGDOM			IMPROVE MILITARY FAMILY HOUSING		
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST (\$000)		
8.87.42	711-151	GKVB014003	10,923		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE MILITARY FAMILY HOUSING		UN	106	87,328	9,257
SUPPORTING FACILITIES					1,348
PAVEMENTS		LS			( 364)
UTILITIES		LS			( 445)
LANDSCAPING		LS			( 202)
RECREATION		LS			( 337)
SUBTOTAL					10,605
TOTAL CONTRACT COST					10,605
SUPERVISION, INSPECTION AND OVERHEAD (3%)					318
TOTAL REQUEST					10,923
FCF BUDGET RATE USED: Pound 0.6250					
MOST EXPENSIVE UNIT					\$111,874
AREA COST FACTOR					1.48
10. Description of Proposed Construction: 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. Grade Mix: 1 O1-O2; 13 O3-O10; 23 E1-E4; 69 E5-E9.					
11. REQUIREMENT: 148 UN ADEQUATE: 42 UN SUBSTANDARD: 106 UN PROJECT: Improve Military Family Housing REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Fairford. The housing has to be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment. Additional interior and exterior storage space is needed and extra garages and off street parking areas are also required. CURRENT SITUATION: These houses were built in 1959 and 1960 and are now in urgent need of major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, do not meet the needs of today's families and do not provide a modern home environment. The roof linings have disintegrated and the fascia and soffit boards have rotted allowing birds and vermin to enter the roof space. Bathroom cabinets and fixtures are obsolete and deteriorated. Showers are not thermostatically controlled and temperature fluctuations are frequently experienced due to the poorly designed plumbing systems. The electrical wiring does not meet current regulations and the lighting fixtures are old and are not efficient. Flooring is vinyl in the living rooms and wood in the bedrooms. The wood floors are hard to maintain and					

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		
3. INSTALLATION AND LOCATION		
ROYAL AIR FORCE FAIRFORD, UNITED KINGDOM		
4. PROJECT TITLE	5. PROJECT NUMBER	
IMPROVE MILITARY FAMILY HOUSING	GKVB014003	
<p>clean and look bad and vinyl is not a suitable flooring for the lounge. The units are smaller than the size currently authorized, are short of storage space. There are only 35 garages for 106 houses.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate. More frequent and more costly maintenance and repair will be necessary resulting in more inconvenience to residents. Low morale and retention problems can be expected if such conditions continue to exist. The desire to live off-base, at increased cost to the government, will increase. New occupants will continue to go on a waiting list for a garage.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> 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.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, leasing, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. The cost to improve this housing is 48% of the replacement cost. This project is not eligible for NATO funding. BASE CIVIL ENGINEER: Capt Joseph Wedding, 011-44-1285-714229/4478 DSN:247-4229/4478</p>		

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA			2. DATE
AIR FORCE	(computer generated)			
3. INSTALLATION AND LOCATION	ROYAL AIR FORCE LAKENHEATH, UNITED KINGDOM			4. PROJECT TITLE
				IMPROVE FAMILY HOUSING
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST(\$000)	
8.87.42	711-181	MSET014024	15,910	

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING	UN	158	86,477	13,663
SUPPORTING FACILITIES				1,784
PAVEMENTS	LS			( 950)
UTILITIES	LS			( 270)
LANDSCAPING	LS			( 375)
RECREATION	LS			( 189)
SUBTOTAL				15,447
TOTAL CONTRACT COST				15,447
SUPERVISION, INSPECTION AND OVERHEAD (3%)				463
TOTAL REQUEST				15,910

FCF BUDGET RATE USED: Pound 0.6250

MOST EXPENSIVE UNIT \$132,068  
 AREA COST FACTOR 1.40

10. Description of Proposed Construction: 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. Grade Mix: 150 E1-E4; 8 E5-E9.

11. REQUIREMENT: 5,400 UN ADEQUATE: 4,645 UN SUBSTANDARD: 755 UN  
PROJECT: Improve Military Family Housing (Phase C & D)  
REQUIREMENT: This project is required to provide modern and efficient housing for military members and thier dependants stationed at RAF Lakenheath. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to off-base civilian community. All units will meet "whole house" standards and are programmed in accordance with phase C & D of the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and include landscaping, lighting, playgrounds and recreation areas.  
CURRENT SITUATION: This project upgrades and modernizes housing that was constructed in 1957. These 44-year-old houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction and do not meet the needs of today's families, nor do they provide a modern home environment.

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		
3. INSTALLATION AND LOCATION		
ROYAL AIR FORCE LAKENHEATH, UNITED KINGDOM		
4. PROJECT TITLE	5. PROJECT NUMBER	
IMPROVE FAMILY HOUSING	MSET014024	
<p>Bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing and lighting fixtures are deteriorated and dated The roofs have deteriorated and are in need of repair. The electrical systems do not meet modern construction codes. Flooring is stained, loose and mismatched due to the non-availability of original materials for replacement. The units have inadequate living space by Air Force standards, only one full sized bathroom, minimal storage space, and no patio or backyard privacy. Landscaping, lighting, parking and recreation areas for housing residents are deficient.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience of residents. Repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Low morale and retention problems can be expected if such conditions continue to exist.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> FY 98 Repairs to heating on 21 units.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economical analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and the benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve housing is 60% of the replacement cost as computed in Tri-Service Cost Estimate. Base Civil Engineer: Lt Col Andrew Scrafford, 011-44-1638-522100 DSN: 226-2100.</p>		

FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION AIR FORCE ROYAL AIR FORCE MOLESWORTH, UNITED KINGDOM		4. PROJECT TITLE IMPROVE SURPLUS COMMODITY FAMILY HSG	
5. PROGRAM ELEMENT 8.87.42	6. CATEGORY CODE 711-151	7. PROJECT NUMBER AEDY019701	8. PROJECT COST(\$000) 13,177
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST (\$000)
IMPROVE FAMILY HOUSING	UN	130	85,911
SUPPORTING FACILITIES			1,625
PAVEMENTS	LS		( 439)
UTILITIES	LS		( 537)
LANDSCAPING	LS		( 244)
RECREATION	LS		( 405)
SUBTOTAL			12,793
TOTAL CONTRACT COST			12,793
SUPERVISION, INSPECTION AND OVERHEAD (3%)			384
TOTAL REQUEST			13,177
FCF BUDGET RATE USED: Pound 0.6250			
MOST EXPENSIVE UNIT		\$120,318	
AREA COST FACTOR		1.40	
10. Description of Proposed Construction: 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. Grade Mix: 35 01-02; 20 03-010; 30 E1-E4; 45 E5-E9.			
11. REQUIREMENT: 743 UN ADEQUATE: 482 UN SUBSTANDARD: 261 UN PROJECT: Improve Military Family Housing. REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Molesworth Tri-Base Community. The housing must be upgraded to meet current safety codes and to provide a comfortable and appealing living environment. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration with ample interior and exterior storage. Off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, lighting, playgrounds and recreation areas. The project will include hard wired carbon monoxide detectors to conform with the Air Force Carbon Monoxide CO Detector Policy. CURRENT SITUATION: This project upgrades and modernizes housing in the RAF Molesworth Tri-Base Community. These houses require major renovation and repair to correct deterioration resulting from age, (constructed between 1952 and 1954) and heavy use. They have had no major upgrades			

1. COMPONENT	FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		
3. INSTALLATION AND LOCATION		
ROYAL AIR FORCE MOLESWORTH, UNITED KINGDOM		
4. PROJECT TITLE	5. PROJECT NUMBER	
IMPROVE SURPLUS COMMODITY FAMILY HSG	AEDY019701	

since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing and lighting fixtures have deteriorated and are dated. The roofs have deteriorated and are in need of repair. The electrical systems do not meet modern construction codes. Flooring is stained, loose and mismatched due to non-availability of original materials for replacement. The units have inadequate living space by Air Force standards, minimal storage space, and small to no patio or backyard privacy. Landscaping, lighting, parking and recreational areas for housing residents are deficient.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate resulting in increasing Operations, Maintenance and Repair costs to the government and inconvenience to residents. Low morale and retention problems can be expected if such conditions continue to exist.

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, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The cost to improve this housing is 51% of the replacement cost. This project is not eligible for NATO funding.

BASE CIVIL ENGINEER: Major Jeffrey Jackson, 011-44-1480-84-3216, DSN 314-268-3216.

**This Page Intentionally Left Blank**