

FAMILY HOUSING

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

NARRATIVE SUMMARY

This Military Family Housing request reflects the Department of Defense goal to “revitalize, divest through privatization, or demolish inadequate housing by or before 20 10.” The Air Force created the Air Force Family Housing Master Plan (AF FHMP) as the “roadmap” to meet this DOD goal. The Secretary of the Air Force and the Chief of Staff endorsed the following statement in the recently approved plan:

As we lookforward to the 21”’ Century, our highest enduring priority is to recruit and retain the finest men and women for our Air Force. Achieving this priority is paramount to the Air Force’s military capability, today and tomorrow. Investments in Quality of Life create the living environment our people need and deserve to successfully accomplish their mission. Providing safe and adequate housing, especially for our military families, enhances retention and readiness. for while we recruit individuals, we retain families. The family housing master plan lays the foundation for our investment in Air Force military family housing and directly supports our airmen who are the future of the world’s most respected air and space force.

The AF FHMP provides a balanced, requirements based strategy that integrates and prioritizes traditional construction and operations and maintenance, with a measured approach to privatization into a single “roadmap.” The AF FHMP recognizes that we rely on the local community to provide 60 percent of our military family housing needs. When local community housing is unavailable, inadequate, or demand for base housing is high due to economic factors, we construct, or repair and maintain existing military family housing to modern-day, industry standards. Also, where possible and fiscally appropriate, we attempt to lease adequate housing for our families.

Consistent with AF FHMP priorities, this budget provides a balanced program for construction and operations and maintenance of our housing inventory. We are concentrating on homes in worst condition by improving or replacing to contemporary “whole-house” standards, where economically justifiable. These housing standards are established by DOD guidance and comparable to industry housing standards. We continue to propose projects that provide new support facilities or necessary community and infrastructure upgrades at installations with the greatest need.

The operations, day-to-day maintenance and leasing accounts predominantly support “must pay” requirements. These costs include service contracts, lease contracts, utilities, and essential maintenance to keep “good units good” and those units requiring essential repairs from deteriorating into a state of inadequacy. The maintenance account also reflects AF FHMP priorities and attempts to arrest growth of our deferred housing maintenance and repair requirements within fiscal constraints. Unfortunately we have not eliminated our deferred maintenance and repair backlog. In 1999 we projected 61,000 inadequate units. Yet, after two

years of strong congressional support of military family housing programs, a recent, more accurate analysis incorporated into the Family Housing Master Plan indicated 65,000 housing units needed revitalization. Under existing agreements, it is expected host nations will revitalize about 3,000 units leaving 62,000 units for the Air Force to address. Although this change in requirements is attributable to the detailed methodology used by architectural and engineering firms to assess AF housing during the AF FHMP process, it may also indicate the results of asset deterioration from deferring maintenance and repair and an existing backlog of requirements.

Because the Air Force expects Congress to extend the authorities for privatization of military family housing beyond February 2001, the Air Force plans to continue a measured approach to private sector-funded housing revitalization where projected life-cycle costs are similar or better than traditional military construction and operations and maintenance life-cycle costs. The AF FHMP proposes 24 additional housing privatization initiatives between 2001 and 2010. Starting in 2001, we propose to privatize 6,921 housing units located at six bases: Moody, Offutt, Little Rock, Hill, Vandenberg and Charleston Air Force Bases with a total budgeted cost of \$45.7M. Should the privatization authorities not be extended past February 2001, the Air Force will use the funds requested for privatization to accomplish traditional military construction improvement projects for 390 housing units at these locations.

We believe this funding profile represents a well-balanced program that is based on a fact-based and senior leadership approved Family Housing Master Plan. We respectfully request full support for the Air Force family housing needs presented herein.

INDEX

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

INDEX

| <u>SUBJECT</u> | <u>PAGE</u> |
|--------------------------------|-------------|
| FAMILY HOUSING NARRATIVE | 271 |
| INDEX | 273 |
| FINANCIAL SUMMARY | 277 |
| LEGISLATIVE LANGUAGE | |
| Authorization | 279 |
| Appropriation | 280 |
| NEW CONSTRUCTION | |
| New/Current Mission Activities | 281 |
| Construction Purpose and Scope | 282 |
| Bolling AFB DC | 283 |
| Cavalier AFS ND | 288 |
| Minot AFB ND | 293 |
| POST ACQUISITION CONSTRUCTION | |
| Purpose and Scope | 299 |
| Alaska | 302 |
| Arizona | 302 |
| Arkansas | 303 |
| California | 303 |
| Colorado | 304 |
| District of Columbia | 304 |
| Georgia | 305 |
| Louisiana | 305 |
| Massachusetts | 306 |

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

INDEX

| <u>SUBJECT</u> | <u>PAGE</u> |
|---|-------------|
| Missouri | 306 |
| Nebraska | 307 |
| North Carolina | 307 |
| North Dakota | 308 |
| Oklahoma | 308 |
| South Carolina | 309 |
| Tennessee | 309 |
| Utah | 310 |
| Overseas | |
| Germany | 312 |
| Japan | 313 |
| Korea | 313 |
| United Kingdom | 314 |
| Post Acquisition Over \$50,000 per Unit | 317 |
| Little Rock AFB AR | 318 |
| Vandenberg AFB CA | 320 |
| Bolling AFB DC | 322 |
| Moody AFB GA | 324 |
| Offutt AFB NE | 326 |
| Tinker AFB OK | 328 |
| Charleston AFB SC | 330 |
| Hill AFB UT | 322 |
| <u>Overseas</u> | |
| Ramstein AB GE | 336 |
| Spangdahlem AB GE | 338 |
| Kadena AB JA | 340 |
| Osan AB KR | 342 |
| RAF Fairford UK | 344 |
| RAF Lakenheath UK | 346 |
| RAF Molesworth UK | 348 |

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

INDEX

| <u>SUBJECT</u> | <u>PAGE</u> |
|--|-------------|
| ADVANCE PLANNING AND DESIGN | 351 |
| OPERATION AND MAINTENANCE SUMMARY | |
| Narrative (Purpose and Scope) | 353 |
| Inventory and Funding Summary FH-2 | 356 |
| Historic Housing Cost FH-5 | 360 |
| OPERATIONS | 361 |
| Management OP-5 | 362 |
| Services OP-5 | 364 |
| Furnishings OP-5 | 366 |
| Miscellaneous OP-5 | 368 |
| UTILITIES OP-5 | 371 |
| MAINTENANCE OP-5 | 375 |
| MAINTENANCE AND REPAIR OVER \$20,000 PER UNIT | 379 |
| GENERAL OFFICER QUARTERS OVER \$25,000 PER UNIT | 387 |
| REIMBURSABLE PROGRAM OP-5 | 397 |
| LEASING | |
| Purpose and Scope | 399 |
| OP-5 | 402 |
| Exhibit FH-4, Leasing (Other than Section 801 & 802) | 404 |
| Exhibit FH-4A, High Cost Foreign Leased Units | 405 |
| Exhibit FH-4B, Section 801 Leases | 406 |
| DEBT PAYMENT | 407 |
| PB-18 EXHIBIT, Foreign Currency Exchange Data | 409 |

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SUMMARY

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

FY 2001 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2001:

| <u>FUNDING PROGRAM FY 2001</u> | <u>(\$000)</u> |
|--|----------------|
| Construction | 36,677 |
| Post-Acquisition Construction | 174,046 |
| Advance Planning and Design | 12,760 |
| <u>Appropriation Request: Construction</u> | 223,483 |
| Operations, Utilities and Maintenance | 711,609 |
| Operating Expenses | 124,194 |
| Utilities | 158,959 |
| Maintenance | 428,456 |
| Leasing - Worldwide | 114,628 |
| Debt Payment | |
| Premiums for Servicemen's Mortgage Insurance Coverage | 34 |
| <u>Appropriation Request: O&M, Leasing, and Debt Payment</u> | 826,271 |
| <u>Appropriation Request</u> | 1,049,754 |
| Reimbursement Program | 10,840 |
| FY 2001 FAMILY HOUSING PROGRAM | 1,060,594 |

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LEGISLATIVE LANGUAGE

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 200 1 BUDGET REQUEST

FY 200 | Authorization Language

SEC. 2302: FAMILY HOUSING

(a) CONSTRUCTION AND ACQUISITION. • Using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may construct or acquire family housing units (including land acquisition) at the installations. for the purposes. and in the amounts set forth in the following table:

| <u>STATE</u> | <u>INSTALLATION</u> | <u>PURPOSE</u> | <u>AMOUNT</u> |
|----------------------|---------------------|----------------|---------------|
| District of Columbia | Bolling AFB | 136 Units | \$ 17.137.000 |
| North Dakota | Cavalier AFS | 2 Units | \$443.000 |
| | Minot AFB | 134 Units | \$19.097.000 |
| | | Total | \$36.677.000 |

(b) PLANNING AND DESIGN. • Using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may carry out architectural and engineering services and construction design activities with respect to the construction or improvement of military family housing units in an amount not to exceed \$12.760.000.

SEC. 2303. IMPROVEMENT TO MILITARY FAMILY HOUSING UNITS

Subject to section 2825 of Title 10. United States Code. and using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may improve existing military family housing units in an amount not to exceed \$174.046.000.

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

SEC. 2304. AUTHORIZATION OF APPROPRIATIONS. AIR FORCE

(a) IN GENERAL

(5) for Military Family Housing functions -

(A) For construction and acquisition, planning and design, and improvement of military family housing and facilities. \$223,483,000.

(B) For support of military family housing (including functions described in section 2833 of Title 10, United States Code). \$826,271,000.

FY 2001 Appropriation Language

For expenses of family housing for the Air Force for construction, including acquisition, replacement, addition, expansion, extension and alteration and for operations and maintenance, including debt payment, leasing, minor construction, and insurance premiums, as authorized by law as follows: for [FY00] FY01 Construction, [\$347,649,000] \$223,483,000, for Operation and Maintenance, and Debt Payment[\$814,160,000] \$826,271,000; in all [\$1,161,809,000] \$1,049,754,000: Provided: That the amount for construction shall remain available until September 30, [2005] 2006.

NEW CONSTRUCTION

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

FY 2001 NEW/CURRENT MISSION ACTIVITIES

In compliance with the Senate Appropriations Committee Report (100-380) on the FY 1989 Military Construction Appropriation Act, the Air Force has included the following exhibit that displays construction projects requested in two separate categories: new mission and current mission. "New Mission" projects are projects that support deployment and beddou-n of new weapon systems, new program initiatives, and major mission expansions. "Current Mission" projects are projects that either replace inadequate existing facilities or construct new facilities which are not available to meet current requirements.

| <u>LOCATION</u> | <u>MISSION</u> | <u>NUMBER OF UNITS</u> | <u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u> |
|----------------------------|----------------|----------------------------|---|
| <u>REPLACEMENT HOUSING</u> | | | |
| Bolling AFB DC | Current | 136 | \$ 17.137 |
| Cavalier AFS ND | Current | 2 | 443 |
| Minot AFB ND | Current | 134 | 19,097 |
| CURRENT MISSION TOTAL | | | 36.677 |
| IMPROVEMENTS | | | 174.046 |
| PLANNING AND DESIGN | | | <u>12,760</u> |
| GRAND TOTAL | | | \$223.483 |

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

FY 2001 NEW CONSTRUCTION

Program (In Thousands)

FY 2001 Program \$ 36.677

FY 2000 Program \$20 1.938

Purpose and Scope

This program provides for the construction of new homes where the local community cannot provide adequate housing and replacement of existing homes, where improvements for Air Force personnel are not economically feasible, and support facilities where existing facilities are inadequate. Costs reflect all amounts necessary to provide complete and usable facilities.

Program Summary

Authorization is requested for: construction of 2 units and replacement of 270 units.

A summary of the funding program for FY 2001 is as follows:

| <u>AUTHORIZATION</u> <u>Type/Locations</u> | <u>Mission</u> | <u>Number of</u> <u>Units</u> | <u>Requested</u> <u>Amount (\$000)</u> |
|---|----------------|----------------------------------|---|
| <u>Replacement Housing</u> | | | |
| Bolling AFB DC | Current | 136 | \$ 17.137 |
| Cavalier AFS ND | Current | 2 | 443 |
| Minot AFB ND | Current | 134 | 19.097 |
| CURRENT MISSION TOTAL | | | 36.677 |
| IMPROVEMENTS | | | 174.046 |
| PLANNING AND DESIGN | | | 12.760 |
| GRAND TOTAL | | | \$223.48; |

| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROGRAM | | | | | | 2. DATE |
|---|--|--------------------------------|--------|--------------|----------------------------------|-----------|----------------------------------|
| AIR FORCE | (computer generated) | | | | | | |
| 3. INSTALLATION AND LOCATION | BOLLING AIR FORCE BASE, DISTRICT OF COLUMBIA | | | 4. COMMAND | AIR FORCE DISTRICT OF WASHINGTON | | 5. AREA CONST COST INDEX 0.95 |
| 6. PERSONNEL STRENGTH | PERMANENT | | | STUDENTS | | SUPPORTED | |
| | OFF | ENL | CIV | OFF | ENL | CIV | TOTAL |
| a. As of 30 SEP 99 | 495 | 1403 | 915 | | | 301 | 803,403,957 |
| b. End FY 2005 | 492 | 1408 | 876 | | | 301 | 803,403,920 |
| 7. INVENTORY DATA (\$000) | | | | | | | |
| a. Total Acreage: (| 607) | | | | | | |
| b. Inventory Total As Of: (30 SEP 99) | | | | | | | 47,908 |
| c. Authorization Not Yet In Inventory: | | | | | | | 0 |
| d. Authorization Requested In This Program: | | | | | | | 17,137 |
| e. Authorization Included In Following Program: (FY 2002) | | | | | | | 17,044 |
| f. Planned In Next Three Program Years: | | | | | | | 35,900 |
| g. Remaining Deficiency: | | | | | | | 0 |
| h. Grand Total: | | | | | | | 317,989 |
| 8. PROJECTS REQUESTED IN THIS PROGRAM: FY 2001 | | | | | | | |
| CATEGORY | CODE | PROJECT TITLE | SCOPE | COST (\$000) | DESIGN START | STATUS | CMPL |
| | 711-142 | REPLACE FAMILY HOUSING (PH 6) | 136 UN | 17,137 | JUL 99 | MAY 00 | |
| | | | | TOTAL: | 17,137 | | |
| 9a. Future Projects: Included in the Following Program (FY 2002) | | | | | | | |
| | 711-142 | REPLACE FAMILY HOUSING (PH 7) | 130 UN | 17,044 | | | |
| | | | | TOTAL: | 17,044 | | |
| 9b. Future Projects: Typical Planned Next Three Years: | | | | | | | |
| | 711-142 | REPLACE FAMILLY HOUSING (PH 8) | 124 UN | 17,483 | | | |
| | 711-142 | REPLACE FAMILY HOUSING | 137 UN | 18,417 | | | |
| 9c. Real Property Maintenance Backlog This Installation | | | | | | 87,600 | |
| 10. Mission or Major Functions: Supports Air Force personnel in the National Capitol Region. Headquarters USAF functions include Chief of Chaplains, Surgeon General, and Historian; Headquarters Air Force Office of Special Investigations; Air Force Office of Scientific Research; Air Force Legai Services Agency; Air Force Medical Operations Agency; USAF Band; USAF Honor Guard; and a support wing. | | | | | | | |

1 COMPONENT
 2. DATE
 FY 2001 MILITARY CONSTRUCTION PROJECT DATA
 AIR FORCE (computer generated)
 3. INSTALLATION AND LOCATION 4. PROJECT TITLE
 BOLLING AIR FORCE BASE
 WASHINGTON, DISTRICT OF COLUMBIA REPLACE FAMILY HOUSING (PH 6)
 5. PROGRAM ELEMENT 6. CATEGORY CODE 7. PROJECT NUMBER 8. PROJECT COST (\$000)
 8.87.41 711-142 BXUR014002 17,137

9. COST ESTIMATES

| ITEM | U/M | QUANTITY | UNIT COST | COST (\$000) |
|---|-----|----------|-----------|--------------|
| MILITARY FAMILY HOUSING | UN | 136 | 87,681 | 11,925 |
| SUPPORTING FACILITIES | | | | 4,319 |
| SITE PREPARATION | LS | | | 882 |
| ROADS AND PAVING | LS | | | 752 |
| UTILITIES | LS | | | 558 |
| LANDSCAPING | LS | | | 273 |
| RECREATION | LS | | | 164 |
| DEMOLITION/ASBESTOS REMED/DISPOSAL | LS | | | 1,691 |
| SUBTOTAL | | | | 16,244 |
| TOTAL CONTRACT COST | | | | 16,244 |
| SUPERVISION, INSPECTION AND OVERHEAD (5.5%) | | | | 893 |
| TOTAL REQUEST | | | | 17,137 |

AREA COST FACTOR .95

10. Description of Proposed Construction: Demolish 136 family housing units and construct new. Provide necessary site preparation and upgrades to existing infrastructure. Provide new street layout in accordance with Housing Community Plan (HCP) site development. Provide interior fixtures, finishes and utility systems. new construction must provide accessibility for physically challenged persons. Provide recreation and landscaping.

| -UNIT TYPE | NET AREA | PROJECT FACTOR | \$/NSM | NO. UNITS | TOTAL COST |
|------------|----------|----------------|--------|-----------|------------|
| JNCO 3BR | 111 | .93 | 818 | 96 | 8,106,445 |
| JNCO 4BR | 125 | .93 | 818 | 39 | 3,708,608 |
| JNCO 5BR | 144 | .93 | 818 | 1 | 109,547 |
| | | | | 136 | 11,924,600 |

11. REQUIREMENT: 6,839 UN ADEQUATE: 5,261 UN SUBSTANDARD: 1,172 UN
 PROJECT: Military Family Housing (Current Mission)
 REQUIREMENT: This project is required to bring Bolling AFB housing units up to Air Force and minimum and contemporary living standards, eliminate health and safety hazards and improve energy efficiency.
 CURRENT SITUATION: Housing units included in this project were constructed in 1975 under a very strict and low budget. There have not been any interior upgrades since the original construction. Previous economic analyses performed on units constructed in this era has proven to be more cost effective to replace than to renovate. Major problems exist as floor drains were placed in a closet adjacent to the living room under the original construction. The drains require constant maintenance to prevent sewer gas from forming in the units. The original floor tiles are in a

| | | |
|------------------------------|---|-------------------|
| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROJECT DATA | 2. DATE |
| AIR FORCE | (computer generated) | |
| 3. INSTALLATION AND LOCATION | BOLLING AIR FORCE BASE WASHINGTON, DISTRICT OF COLUMBIA | |
| 4. PROJECT TITLE | REPLACE FAMILY HOUSING (PH 6) | 5. PROJECT NUMBER |
| | | BXUR014002 |

state of disrepair. Occupants are also living with insufficient lighting and power in addition to defective lighting equipment. The stairwell openings were constructed below current national standard. Occupants have difficulty to move furnitures into the second floor. Air conditioning units are at the end of their lifespan.

IMPACT IF NOT PROVIDED: Failure to improve the quality of life at this installation, impacts morale and therefore the mission. Government needs to provide housing comparable to civilian communities. This is essential to attract new recruits and retain existing forces.

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. 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 | | |
| BOLLING AIR FORCE BASE WASHINGTON, DISTRICT OF COLUMBIA | | |
| 4. PROJECT TITLE | | 5. PROJECT NUMBER |
| i REPLACE FAMILY HCUSING (PH 6) | | EXUR014002 |

| | | |
|--|--|--------------------|
| 12. SUPPLEMENTAL DATA: | | |
| a Estimated Design Data: | | Design. Bid, Build |
| (1) Status: | | |
| (a) Date Design Started | | 99 JUL 30 |
| (b) Parametric Cost Estimates used to develop costs | | N |
| (c) Percent Complete as of Jan 2000 | | 35% |
| (d) Date 35% Designed. | | 99 DEC 20 |
| (e) Date Design Complete | | 00 MAY 25 |
| (f) Energy Study/Life-Cycle analysis was/will be performed | | |
| (2) Basis: | | |
| (a) Standard or Definitive Design - | | NO |
| (b) Where Design Was Most Recently Used - | | N/A |
| (3) Total Cost (c) = (a) + (b) or (d) + (e): | | (\$000) |
| (a) Production of Plans and Specifications | | 520 |
| (b) All Other Design Costs | | |
| (c) Total | | 520 , |
| (d) Contract | | 520 |
| (e) In-hcuse | | |
| (4) Contract Award | | 01 JAN |
| (5) Construction Start | | 01 APR |
| (6) Construction Completion | | 02 SEP |

b. Equipment associated with this project will be provided from /other appropriations: N/A

| | | | | | | | | | | | |
|--|--|---------------------------|--|-------------|------------------------|-----------|---------------------------------------|-------------|-----------|-----------|-----------|
| MILITARY FAMILY HOUSING JUSTIFICATION | | 1. DATE OF REPORT | | | 2. FISCAL YEAR 2001 | | REPORT CNTRL SYMBOL DD-A&L(AR)1716 | | | | |
| 3. DOD COMPONENT AIR FORCE | | 4. REPORTING INSTALLATION | | | | | | | | | |
| 5. DATA AS OF | | a. NAME Bolling AFB | | | b. LOCATION D C | | | | | | |
| ANALYSIS OF REQUIREMENTS AND ASSETS | | | | CURRENT | | | | PROJECTED | | | |
| | | | | OFFICER (a) | E9-E7 (b) | E6-E1 (c) | TOTAL (d) | OFFICER (e) | E9-E7 (f) | E6-E1 (g) | TOTAL (h) |
| 6. TOTAL PERSONNEL STRENGTH | | | | 5376 | 1 189 | 3 322 | 9,887 | 5253 | 1 183 | 3 299 | 9,735 |
| 7. PERMANENT PARTY PERSONNEL | | | | 5376 | 1 189 | 3322 | 9,887 | 5253 | 1 183 | 3299 | 9,735 |
| a. GROSS FAMILY HOUSING REQUIREMENTS | | | | 4,104 | 890 | 2,168 | 7,162 | 4,009 | 886 | 2,155 | 7,050 |
| 9. TOTAL UNACCEPTABLY HOUSED (a + b + c) | | | | 197 | 43 | 334 | 574 | | | | |
| a INVOLUNTARILY SEPARATED | | | | 0 | 0 | 0 | 0 | | | | |
| b IN MILITARY HOUSING TO BE DISPOSED/REPLACED | | | | 0 | 0 | 136 | 136 | | | | |
| c UNACCEPTABLE HOUSED IN COMMUNITY | | | | 197 | 43 | 198 | 438 | | | | |
| 10. VOLUNTARY SEPARATIONS | | | | 116 | 2 | 97 | 215 | 112 | 2 | 97 | 211 |
| 11. EFFECTIVE HOUSING REQUIREMENTS | | | | 3 988 | 888 | 2 071 | 6,947 | 3 987 | 884 | 2 058 | 6,839 |
| 12. HOUSING ASSETS (a + b) | | | | 3,791 | 45 | 1,737 | 6,373 | 3,773 | 1,044 | 1,480 | 6,297 |
| a UNDER MILITARY CONTROL | | | | 317 | 352 | 994 | 1,663 | 392 | 396 | 885 | 1,673 |
| 1 HOUSED IN EXISTING DOD OWNED/CONTROLLED | | | | 317 | 352 | 994 | 1,663 | 392 | 396 | 885 | 1,673 |
| 2 UNDER CONTRACT/APPROVED | | | | | | | | | | | |
| 3 VACANT | | | | 0 | 0 | 0 | 0 | | | | |
| 4 INACTIVE | | | | 0 | 0 | 0 | 0 | | | | |
| c PRIVATE HOUSING | | | | 3,474 | 493 | 743 | 4,710 | 3,381 | 648 | 595 | 4,624 |
| 1 ACCEPTABLY HOUSED | | | | 3 474 | 493 | 743 | 4,710 | | | | |
| 2 ACCEPTABLE VACANT RENTAL | | | | 0 | 0 | 0 | 0 | | | | |
| 13. EFFECTIVE HOUSING DEFICIT | | | | 197 | 43 | 334 | 574 | 124 | (160) | 578 | 542 |
| 14. PROPOSED PROJECT | | | | | | | | 0 | 0 | 136 | 136 |
| 15. REMARKS | | | | | | | | | | | |
| On-base requirements reflect the methodology as documented in the Air Force Family Housing Master Plan approved at CORONA TOP by CSAF and SECAF. | | | | | | | | | | | |

| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROGRAM | | | 2. DATE | | | |
|---|---------------------------------------|-----|-------|---------------------|---------------|-----------|---------|
| AIR FORCE | (computer generated) | | | | | | |
| 3. INSTALLATION AND LOCATION | 4. COMMAND | | | 5. AREA CONST | | | |
| CAVALIER AIR FORCE STATION, NORTH DAKOTA | AIR FORCE SPACE COMMAND | | | COST INDEX 1. oa | | | |
| 6. PERSONNEL STRENGTH | PERMANENT | | | STUDENTS SUPPORTED | | | |
| | OFF | ENL | CIV | OFF | ENL | CIV | TOTAL |
| a. As of 30 SEP 99 | 11 | 15 | 4 | | | | 30 |
| b. End FY 2005 | 11 | 15 | 4 | | | | 30 |
| 7. INVENTORY DATA (\$000) | | | | | | | |
| a. Total Acreage: (| 295) | | | | | | |
| b. Inventory Total As Of: (30 SEP 99; | | | | | | | 141,647 |
| c. Authorization Not Yet In Inventory: | | | | | | | C |
| d. Authorization Requested In This Program: | | | | | | | 443 |
| e. Authorization Included In Following Program: (FY 2002) | | | | | | | 0 |
| f. Planned In Next Three Program Years: | | | | | | | 0 |
| g. Remaining Deficiency: | | | | | | | 0 |
| h. Grand Total: | | | | | | | 142,090 |
| 8. PROJECTS REQUESTED IN THIS PROGRAM: FY 2001 | | | | | | | |
| CATEGORY | | | | COST | DESIGN STATUS | | |
| CODE | PROJECT TITLE | | SCOPE | (\$000) | START | _ C M P L | |
| 711-142 | CONSTRUCT FAMILY HOUSING | | 2 UN | 443 | AUG 99 | JUN 00, | |
| | | | | TOTAL: | 443 | | |
| 9a. Future Projects: Included in the Following Program (FY 2002) NONE | | | | | | | |
| 9b. Future Projects: Typical Planned Next Three Years: | | | | | | | |
| 9c. Real Property Maintenance Backlog This Installation | | | | | | | 168 |
| 10. Mission or Major Functions: Provides early warning defense with a space warning squadron. | | | | | | | |

| | | | | |
|------------------------------|--|-------------------|-------------------------|--------------------------|
| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROJECT DATA | | | 2. DATE |
| AIR FORCE | (computer generated) | | | |
| 3. INSTALLATION AND LOCATION | CAVALIER AIR STATION, NORTH DAKOTA | | 4. PROJECT TITLE | CONSTRUCT FAMILY HOUSING |
| 5. PROGRAM ELEMENT | 6. CATEGORY CODE | 7. PROJECT NUMBER | 8. PROJECT COST (\$000) | |
| 8.87.41 | 711-142 | EGYN994002A | 443 | |
| 9. COST ESTIMATES | | | | |

| ITEM | U/M | UNIT | | COST (\$000) |
|---|-----|-----------|---------|--------------|
| | | QUANTITY, | COST | |
| MILITARY FAMILY HOUSING | UN | 2 | 167,428 | 335 |
| SUPPORTING FACILITIES | | | | 85 |
| SITE PREPARATION | LS | | | (5) |
| ROADS AND PAVING | LS | | | (19) |
| UTILITIES | LS | | | (57) |
| LANDSCAPING | LS | | | (4) |
| SUBTOTAL | | | | 420 |
| TOTAL CONTRACT COST | | | | 420 |
| SUPERVISION, INSPECTION AND OVERHEAD (5.5%) | | | | 23 |
| TOTAL REQUEST | | | | 443 |

AREA COST FACTOR 1.08

10. Description of Proposed Construction: Provides new construction of two single family housing units with all necessary amenities and supporting facilities. Project includes site preparation, attached single car garages, energy conserving heating and cooling features, parking, exterior patios and privacy fencing, support infrastructure of roads and utilities, and landscaping.

| UNIT | TYPE | NET AREA | PROJECT FACTOR | \$/NSM | NO. UNITS | TOTAL COST |
|------|------|----------|----------------|--------|-----------|------------|
| FGO | 4BR | 172 | 1.19 | 818 | 2 | 334,856 |
| | | | | | 2 | 334,856 |

11. REQUIREMENT: 20 UN ADEQUATE: 5 UN SUBSTANDARD: 12 UN
PROJECT: Construct Military Family Housing. (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Cavalier AS. All units will meet modern standards. The housing will provide a safe, comfortable and appealing living environment comparable to the off-base civilian community. The design will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Four bedroom units will be constructed, as identified in the most recent housing market analysis. Units will be provided with a single car garage and exterior parking for a second vehicle. Space will also be provided for adequate support infrastructure of roads and utilities. The base currently has 12 housing units versus a validated requirement for 20. This is the only phase planned for new construction. The 12 substandard units will be improved under a FY01

| | | |
|------------------------------|--|-------------------|
| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROJECT DATA | 2. DATE |
| AIR FORCE | (computer generated) | |
| 3. INSTALLATION AND LOCATION | CAVALIER AIR STAION. NORTH DAKOTA | |
| 4. PROJECT TITLE | CONSTRUCT FAMILY HOUSING | 5. PRGJECT NUMBER |
| | | EGYN994002A |

improvement project.

CURRENT SITUATION: The most recent housing market analysis for the base shows a deficit of 3 housing units over and above adequate affordable housing available in the rural local community. The shortage of suitable housing forces military families to occupy inadequate housing units thus affecting family morale, or forcing members to occupy housing at rents outside the acceptable, causing unacceptable financial hardships as other portions of limited budgets are used to offset high housing costs.

IMPACT IF NOT PROVIDED: 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. The local rural community can not support the base population. Members would be required to rent old, energy inefficient farm houses that result in the member paying unreasonable amounts of out-of-pocket expenses to heat the units during the harsh winter climate in the rural, northern tier environment.

ADDITIONAL: This project meets the criteria/scope specified in Part II of the Military Handbook 1190, "Facility Planning and Design Guide." There will be no impact on the local school district to support base dependents.
Base Civil Engineer: Mr. Mark Blake, (701) 993-3331.

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

3. INSTALLATION AND LOCATION I

CAVALIER AIR STAICN, NORTH DAKOTA

| | |
|--------------------------|-------------------|
| 4. PROJECT TITLE | 5. PROJECT NUMBER |
| CONSTRUCT FAMILY HOUSING | EGYN994002A |

12. SUPPLEMENTAL DATA:

a. Estimated Design Data: Design. Bid. Build

| | |
|--|-----------|
| (1) Status: | |
| (a) Date Design Started | 99 AUG 31 |
| (b) Parametric Cost Estimates used to develop costs | N |
| (c) Percent Complete as of Jan 2000 | 35% |
| (d) Date 35% Designed. | 99 DEC 31 |
| (e) Date Design Complete | 00 JUN 30 |
| (f) Energy Study/Life-Cycle analysis was/will be performed | |

I

(2) Basis:

(a) Standard or Definitive Design -

(b) Where Design Was Most Recently Used -

| | |
|---|---------|
| (3) Total Cost (c) = (a) + (b) or (d) + (e) : | (\$000) |
| (a) Production of Plans and Specifications | 15 |
| (b) All Other Design Costs | 25 |
| (c) Total | 40 |
| (d) Contract | 4 0 |
| (e) In-house | |
| (4) Contract Award | 01 FEB |
| (5) Construction Start | 01 MAY |
| (6) Construction Completion | 02 JUL |

b. Equipment associated with this project will be provided from other appropriations: N/A

| MILITARY FAMILY HOUSING JUSTIFICATION | | 1. DATE | 2. FISCAL YEAR | | REPORT CNTRL SYMBOL | | | | |
|---|-------------|---------------------------|----------------|-------------|---------------------|----------------|-----------|-----------|--|
| 3. DOD COMPONENT | | 4. REPORTING INSTALLATION | | 2001 | | DD-A&L(AR)1716 | | | |
| AIR FORCE | | a. NAME | | b. LOCATION | | | | | |
| 5. DATA AS OF | | Cavalier AS | | ND | | | | | |
| Jun-99 | | | | | | | | | |
| ANALYSIS OF REQUIREMENTS AND ASSETS | CURRENT | | | | PROJECTED | | | | |
| | OFFICER (a) | E9-E7 (b) | E6-E1 (c) | TOTAL (d) | OFFICER (e) | E9-E7 (f) | E6-E1 (g) | TOTAL (h) | |
| 6. TOTAL PERSONNEL STRENGTH | | | | | | | | | |
| 7. PERMANENT PARTY PERSONNEL | 13 | 0 | 13 | 26 | 11 | 0 | 15 | 26 | |
| 8. GROSS FAMILY HOUSING REQUIREMENTS | 13 | 0 | 13 | 26 | 11 | 0 | 15 | 26 | |
| 9. TOTAL UNACCEPTABLY HOUSED (a + b + c) | 9 | 0 | 10 | 19 | 9 | 0 | 11 | 20 | |
| a INVOLUNTARILY SEPARATED | 3 | 0 | 0 | 3 | | | | | |
| b IN MILITARY HOUSING TO BE DISPOSED/REPLACED | 0 | 0 | 0 | 0 | | | | | |
| c UNACCEPTABLE HOUSED IN COMMUNITY | 0 | 0 | 0 | 0 | | | | | |
| 10. VOLUNTARY SEPARATIONS | 3 | 0 | 0 | 3 | | | | | |
| 11. EFFECTIVE HOUSING REQUIREMENTS | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 12. HOUSING ASSETS + (a + b) | 9 | 0 | 10 | 19 | 9 | 0 | 11 | 20 | |
| a UNDER MILITARY CONTROL | 6 | 0 | 11 | 17 | 6 | 0 | 11 | 17 | |
| (1) HOUSED IN EXISTING DOD OWNED/CONTROLLED | 5 | 0 | 7 | 12 | 5 | 0 | 7 | 12 | |
| (2) UNDER CONTRACT/APPROVED | 5 | 0 | 7 | 12 | 5 | 0 | 7 | 12 | |
| (3) VACANT | | | | | 0 | 0 | 0 | 0 | |
| (4) INACTIVE | 0 | 0 | 0 | 0 | | | | | |
| c PRIVATE HOUSING | 0 | 0 | 0 | 0 | | | | | |
| (1) ACCEPTABLY HOUSED | 1 | 0 | 4 | 5 | 1 | 0 | 4 | 5 | |
| (2) ACCEPTABLE VACANT RENTAL | 1 | 0 | 3 | 4 | | | | | |
| (3) ACCEPTABLE VACANT RENTAL | 0 | 0 | 1 | 1 | | | | | |
| 13. EFFECTIVE HOUSING DEFICIT | | | | | | | | | |
| 14. PROPOSED PROJECT | 3 | 0 | (1) | 2 | 3 | 0 | 0 | 3 | |
| | | | | | 2 | 0 | 0 | 2 | |
| 15. REMARKS | | | | | | | | | |

| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROGRAM | | | | | | | | | | 2. DATE |
|---|---------------------------------------|--|--------|----------|--------------|--------------------------|-----------|-----|-----|--------|---------|
| AIR FORCE | (computer generated) | | | | | | | | | | |
| 3. INSTALLATION AND LOCATION | 4. COMMAND | | | | | 5. AREA CONST COST INDEX | | | | | |
| MINOT AIR FORCE BASE, NORTH DAKOTA | AIR COMBAT COMMAND | | | | | 1.08 | | | | | |
| 6. PERSONNEL STRENGTH | PERMANENT | | | STUDENTS | | | SUPPORTED | | | TOTAL | |
| | OFF | ENL | CIV | OFF | ENL | CIV | OFF | ENL | CIV | | |
| a. As of 30 SEP 99 | 725 | 4455 | 549 | | | | 3 | 5 | 70 | 5,807 | |
| b. End FY 2005 | 720 | 4432 | 554 | | | | 3 | 5 | 70 | 5,784 | |
| 7. INVENTORY DATA (\$000) | | | | | | | | | | | |
| a. Total Acreage: | 5,383 | | | | | | | | | | |
| b. Inventory Total As Of: (30 SEP 99): | | | | | | | | | | | 300,655 |
| c. Authorization Not Yet In Inventory: | | | | | | | | | | | 11,250 |
| d. Authorization Requested In This Program: | | | | | | | | | | | 19,097 |
| e. Authorization Included In Following Program: (FY 2002) | | | | | | | | | | | 0 |
| f. Planned In Next Three Program Years: | | | | | | | | | | | 59,595 |
| g. Remaining Deficiency: | | | | | | | | | | | 74,150 |
| h. Grand Total: | | | | | | | | | | | 464,747 |
| 8. PROJECTS REQUESTED IN THIS PROGRAM: FY 2001 | | | | | | | | | | | |
| CATEGORY | PROJECT CODE | TITLE | SCOPE | | COST (\$000) | DESIGN START | STATUS | | | | |
| | 711-142 | REPLACE MILITARY FAMILY HOUSING (PH 7) | 134 UN | | 19,097 | OCT 99 | APR 00 | | | | |
| | | | | | TOTAL: | 19,097 | | | | | |
| 9a. Future Projects: Included in the Following Program (FY 2002) NONE | | | | | | | | | | | |
| 9b. Future Projects: Typical Planned Next Three Years: | | | | | | | | | | | |
| | 711-142 | REPLACE MILITARY FAMILY HOUSING (PHASE 8.) | 134 UN | | 19,477 | | | | | | |
| | 711-142 | REPLACE MILITARY FAMILY HOUSING (PHASE 9) | 134 UN | | 19,853 | | | | | | |
| | 711-142 | REPLACE FAMILY HOUSING (PH 10) | 134 UN | | 20,265 | | | | | | |
| 9c. Real Property Maintenance Backlog This Installation | | | | | | | | | | 43,200 | |
| 10. Mission or Major Functions: A bomb wing with one B-52H squadron and an Air Force Space Command missile group with three Minuteman III intercontinental ballistic missile squadrons and HH-1H aircraft, converting to UH-1Ns in FY 96/4. | | | | | | | | | | | |

1. COMPONENT 2. DATE

FY 2001 MILITARY CONSTRUCTION PROJECT DATA

AIR FORCE (computer generated)

| | |
|------------------------------------|--|
| 3. INSTALLATION AND LOCATION | 4. PROJECT TITLE |
| MINOT AIR FORCE BASE, NORTH DAKOTA | REPLACE MILITARY FAMILY HOUSING (PH 7) |
| 5. PROGRAM ELEMENT | 6. CATEGORY CODE |
| 8.87.41 | 711-142 |
| 7. PROJECT NUMBER | 8. PROJECT COST(\$000) |
| QJVF019001 | 19,097 |

9. COST ESTIMATES

| ITEM | U/M, QUANTITY | UNIT COST | COST (\$000) |
|---|---------------|-----------|---------------|
| #MILITARY FAMILY HOUSING | UN 134 | 118,631' | 15.897 |
| 'SUPPORTING FACILITIES | | | 2.170 |
| ROADS AND PAVING | LS | | 582 |
| UTILITIES | LS | | 513' |
| LANDSCAPING | LS | | 86' |
| RECREATION | LS | | 102 |
| DEMOLITION & ENVIRONMENTAL (ASB/LBP) | LS | | 264 |
| SPECIAL CONSTRUCTION FEATURES (ARCTIC) | LS | | 624 |
| SUBTOTAL | | | 18,067 |
| TOTAL CONTRACT COST | | | 18,067 |
| SUPERVISION, INSPECTION AND OVERHEAD (5.7%) | | | 1,030 |
| TOTAL REQUEST | | | 19,097 |

AREA COST FACTOR 1.08

10. Description of Proposed Construction: Construct 134 housing units with all necessary supporting facilities including garages, patios, fencing, utilities, air conditioning, appliances, exterior storage, roads, parking, sidewalks, playground, landscaping, as well as any other necessary support facilities. This project includes demolition of 142 units with 134 new being built, which results in 8 less units upon completion.

| <u>UNIT TYPE</u> | NET AREA | <u>PROJECT FACTOR</u> | \$/NSM | NO. UNITS | TOTAL COST |
|------------------|----------|-----------------------|--------|-----------|------------|
| JRENL 2BR | 116 | 1.04 | 818 | 12 | 1,184,202 |
| JRENL 3BR | 139 | 1.04 | 818 | 98 | 11,588,508 |
| JRENL 4BR | 153 | 1.04 | 818 | 24 | 3,123,844 |
| | | | | 134 | 15,896,554 |

11. REQUIREMENT: 2,747 UN ADEQUATE: 812 UN SUBSTANDARD: 1,960 UN PROJECT: Replace Military Family Housing (Ph 7). (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependants stationed at Minot AFB. All units will be "whole house" improved to provide a safe, comfortable and appealing living environment comparable to off-base civilian community. This project is programmed in accordance with the Housing Community Plan. This is the seventh of multiple phases to improve 2,445 housing units for base personnel. 244 units have already been upgraded. The replacement housing will provide a modern kitchen, living room and bath configuration with ample interior and exterior storage plus an additional 28 NSM artic recreation room for harsh climates. Parking will be provided for a second vehicle. The neighborhood support infrastructure

| | | |
|--|--|-------------------|
| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROJECT DATA | 2. DATE |
| AIR FORCE | (computer generated) | |
| 3. INSTALLATION AND LOCATION | | |
| MINOT AIR FORCE BASE, NORTH DAKOTA | | |
| 4. PROJECT TITLE | | 5. PROJECT NUMBER |
| REPLACE MILITARY FAMILY HOUSING (PH 7) | | QJVF019001 |

will be upgraded to meet modern housing needs to include landscaping, playgrounds and recreation areas.

CURRENT SITUATION: This project replaces appropriated housing units built in 1964, which are showing the effects of age and continuous heavy use. They have had no major upgrades since construction, do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens are too narrow and dark, and do not provide adequate cabinet and counter space. The bathrooms are very small and in poor condition. Bathroom fixtures are outdated and inefficient. Lighting in hallways, bathrooms, and bedrooms is inadequate. The exteriors of these units lack landscaping and have no patio. Off street parking is severely limited, and traffic flow in and around the housing area is inefficient.

IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in extremely outdated, unsuitable and unsatisfactory housing. The housing will continue to deteriorate, resulting in increasing and unacceptable maintenance costs, and extreme inconvenience to the occupants. Without this and subsequent phases of this initiative, repairs to these units will continue at a costly, piecemeal fashion, with little or no improvement in living quality. Low morale can be expected if such conditions are permitted to continue.

ADDITIONAL: This project meets the criteria/scope specified in Part II of the Military Handbook 1190, "Facility Planning and Design Guide". Since this is replacement housing, there will be no increase in the student population or impact on the local school district to support base dependents. Base Civil Engineer: Lt Col Wright, (701) 723-2434.

| | | |
|--|--|-------------------|
| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROJECT DATA | 2. DATE |
| AIR FORCE | (computer generated) | |
| 3. INSTALLATION AND LOCATION | | |
| MINOT AIR FORCE BASE, NORTH DAKOTA | | |
| 4. PROJECT TITLE | | 5. PROJECT NUMBER |
| REPLACE MILITARY FAMILY HOUSING (PH 7) | | QJVF019001 |

112. SUPPLEMENTAL DATA:

a. Estimated Design Data:

Design. Bid. Build |

(1) Status:

| | |
|--|-----------|
| (a) Date Design Started | |
| (b) Parametric Cost Estimates used to develop costs | 99 OCT 01 |
| (c) Percent Complete as of Jan 2000 | N |
| (d) Date 35% Designed. | 35% |
| (e) Date Design Complete | 99 DEC 15 |
| (f) Energy Study/Life-Cycle analysis was/will be performed | 00 APR 01 |

(2) Basis:

| | |
|---|-----|
| (a) Standard or Definitive Design . | NO |
| (b) Where Design Was Most Recently Used . | N/A |

(3) Total Cost (c) = (a) + (b) or (d) + (e) :

| | |
|--|---------|
| (a) Production of Plans and Specifications | (\$000) |
| (b) All Other Design Costs | 800 |
| (c) Total | 400 |
| (d) Contract | 1200 |
| (e) In-house | 1200 |

(4) Contract Award

| | |
|------------------------|--------|
| (5) Construction Start | 01 JAN |
| | 01 MAR |

(6) Construction Completion

0 2 AUG

ib. Equipment associated with this project will be provided from other appropriations: N/A

| | | | | |
|---------------------------------------|---------------------------|-------------------|------------------------|---------------------------------------|
| MILITARY FAMILY HOUSING JUSTIFICATION | | 1. DATE OF REPORT | 2. FISCAL YEAR 2001 | REPORT CNTRL SYMBOL DD-A&L(AR)1716 |
| 3. DOD COMPONENT AIR FORCE | 4. REPORTING INSTALLATION | | | |
| 5. DATA AS OF | a. NAME Minot AFB | b. LOCATION ND | | |

| ANALYSIS OF REQUIREMENTS AND ASSETS | CURRENT | | | | PROJECTED | | | |
|--|-------------|-----------|-----------|-----------|-------------|-----------|-----------|-----------|
| | OFFICER (a) | E9-E7 (b) | E6-E1 (c) | TOTAL (d) | OFFICER (e) | E9-E7 (f) | E6-E1 (g) | TOTAL (h) |
| 6. TOTAL PERSONNEL STRENGTH | 639 | 326 | 3,743 | 4,708 | 636 | 316 | 3,602 | 4,556 |
| 7. PERMANENT PARTY PERSONNEL | 639 | 326 | 3,743 | 4,708 | 636 | 318 | 3,602 | 4,556 |
| 8. CROSS FAMILY HOUSING REQUIREMENTS | | | | | | | | |
| 9. TOTAL UNACCEPTABLY HOUSED (a + b + c) | 436 | 268 | 2,181 | 2,885 | 432 | 262 | 2,091 | 2,785 |
| a. INVOLUNTARILY SEPARATED | a | 10 | 174 | 192 | | | | |
| b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED | a | | 134 | 142 | | | | |
| c. UNACCEPTABLE HOUSED IN COMMUNITY | | | | 50 | | | | |
| 10. VOLUNTARY SEPARATIONS | | | | | | | | |
| 11. EFFECTIVE HOUSING REQUIREMENTS | 2 | 14 | 23 | 39 | 2 | 14 | 22 | 38 |
| 12. HOUSING ASSETS (a + b) | 434 | 254 | 2,158 | 2,846 | 430 | 248 | 2,060 | 2,747 |
| a. UNDER MILITARY CONTROL | 464 | 244 | 1,984 | 2,692 | 484 | 244 | 1,902 | 2,630 |
| b. PRIVATE HOUSING | | | | | | | | |
| 1. HOUSED IN EXISTING DOD OWNED/CONTROLLED | 464 | 244 | 1,584 | 2,292 | 464 | 244 | 1,584 | 2,292 |
| 2. UNDER CONTRACT/APPROVED | 464 | 244 | 1,584 | 2,292 | 464 | 244 | 1,584 | 2,292 |
| 3. VACANT | | | | | | | | |
| 4. INACTIVE | 0 | 0 | 0 | 0 | | | | |
| 11. ACCEPTABLY HOUSED | 0 | 0 | 400 | 400 | 20 | 0 | 318 | 338 |
| 12. ACCEPTABLE VACANT RENTAL | 0 | 0 | 400 | 400 | | | | |
| 13. EFFECTIVE HOUSING DEFICIT | 0 | 0 | 0 | 0 | | | | |
| 14. PROPOSED PROJECT | (30) | 10 | 174 | 154 | (54) | 4 | 167 | 117 |
| 15. REMARKS | | | | | 0 | 0 | 134 | 134 |

On-base requirements reflect the methodology as documented in the Air Force Family Housing Master Plan approved at CORONA TOP by CSAF and SECAF.

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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 139 1.

| | | | | | |
|--|----------------------------|--|--|-----------|--------------|
| 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 | 1,378 | 96.095 | (122,809) |
| PROJECTS TO PRIVATIZE HOUSING UNITS | | UN | 6,911 | 6.598 | (15,667) |
| 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 PROJECT: This request is for an authorization and appropriation of \$174.046 million to accomplish improvement and privatization in family housing.</p> <p>REQUIREMENT: 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>CURRENT SITUATION: 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>ADDITIONAL: 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 AQUISITION CONSTRUCTION | | N/A |

10. Description of work to be accomplished

| <u>Location and Project</u> | <u>Current Estimate (\$000)</u> | <u>Working Estimate (\$000)</u> |
|--|---------------------------------|---------------------------------|
| <u>UNITED STATES</u> | | |
| <u>ALASKA</u> | | |
| ELMENDORF AFB | | |
| BURY OVERHEAD ELECTRICAL LINES | | 1,127 |
| FXSB014408R1 | | |
| <ul style="list-style-type: none"> • 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 | | |
| <ul style="list-style-type: none"> • 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 |
| 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>ARKANSAS</u> | |
| LITTLE ROCK AFB PRIVATIZE FAMILY HOUSING NKAK014006 | 2,000 |
| <ul style="list-style-type: none"> ▪ 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. | |
| <ul style="list-style-type: none"> ▪ WORK PROGRAMMED FOR NEXT THREE YEARS: None. | |
| <u>CALIFORNIA</u> | |
| VANDENBERG AFB PRIVATIZE CAPEHART FAMILY HOUSING, EAST HOUSING XUMU014012 | 7,013 |
| <ul style="list-style-type: none"> ▪ 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 | |
| <ul style="list-style-type: 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 ACQUISITION CONSTRUCTION | N/A |

10. Description of work to be accomplished

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

COLORADO

| | |
|--|-----|
| PETERSON AFB MFH NEIGHBORHOOD IMPROVEMENT TDKA014002 | 721 |
|--|-----|

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.

DISTRICT OF COLUMBIA

| | |
|---|-----|
| BOLLING AFB IMPROVE FAMILY HOUSING BXUR014005 | 216 |
|---|-----|

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 |
|--|-------------------|
| FY 2001 MILITARY CONSTRUCTION PROJECT DATA AIR FORCE (computer generated) | |
| 3. INSTALLATION AND LOCATION | 5. PROJECT NUMBER |
| 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>GEORGIA</u> | |
| MOODY AFB HOUSING PRIVATIZATION FAMILY HOUSING QSEU990245 | 8,401 |
| <ul style="list-style-type: none"> ▪ 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. ▪ WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None WORK PROGRAMMED FOR NEXT THREE YEARS: None | |

LOUISIANA

| | |
|--|-----|
| BARKSDALE AFB IMPROVE WATER DISTRIBUTION MAINS AWUB000044P2 | 513 |
| <ul style="list-style-type: none"> • 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. 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 Estimate</u> | <u>Working (\$000)</u> |
|---|-------------------------|------------------------|
| <u>MASSACHUSETTS</u> | | |
| HANSCOM AFB IMPROVE SANITARY SEWER MAINS MXRD990010B3 | | 711 |
| <ul style="list-style-type: none"> • 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 | | |

| | | |
|--|--|-----|
| <u>MISSOURI</u> | | |
| WHITEMAN AFB IMPROVE STORM DRAINAGE SYSTEM YWHG949103R2 | | 470 |
| <ul style="list-style-type: none"> • 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 | | |

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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 | POST AQUISITION CONSTRUCTION | 5. PROJECT NUMBER |
| | | N/A |

10. Description of work to be accomplished

| <u>Location and Project</u> | <u>Current Working Estimate (\$000)</u> |
|---|---|
| <u>NEBRASKA</u> | |
| OFFUTT AFB PRIVATIZE MILITARY FAMILY HOUSING SGBP013001 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. | 14,982 |
| • WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None | |
| • WORK PROGRAMMED FOR NEXT THREE YEARS: None | |

NORTH CAROLINA

| | |
|---|-----|
| POPE AFB IMPROVE ROAD TMKH013005 • 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. | 919 |
| • WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None. | |
| • WORK PROGRAMMED FOR NEXT THREE YEARS: None. | |

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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 ACQUISITION CONSTRUCTION | | N/A |

10. Description of work to be accomplished

| <u>Location and Project</u> | <u>Current Working Estimate (\$000)</u> |
|--|---|
| <u>NORTH DAKOTA</u> | |
| CAVALIER AFS IMPROVE RELOCATABLE FAMILY HOUSING 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 | 426 |

| | |
|--|-------|
| <u>OKLAHOMA</u> | |
| TINKER AFB IMPROVE CAPEHART FAMILY HOUSING, 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 | 7,741 |

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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 Estimate (\$000)</u> | <u>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"> ▪ 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. ▪ WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None ▪ WORK PROGRAMMED FOR NEXT THREE YEARS: None | | |
| <u>TENNESSEE</u> | | |
| ARNOLD AFB IMPROVE ARNOLD VILLAGE FAMILY HOUSING ANZY995004 | 1,007 | |
| <p>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.</p> <ul style="list-style-type: none"> ▪ WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Replace 40 AC units; Replace roofs 12 units; Renovate exterior 28 units; Repair exteriors 12 units. ▪ WORK PROGRAMMED FOR NEXT THREE YEARS: None. | | |

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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 ACQUISITION CONSTRUCTION | | N/A |

10. Description of work to be accomplished

| <u>Location and Project</u> | <u>Current Estimate (\$000)</u> | <u>Working Estimate (\$000)</u> |
|---|---------------------------------|---------------------------------|
| UTAH | | |
| HILL AFB PRIVATIZE FAMILY HOUSING, AREAS D,E,F&G KRSM014005 | | 11,271 |
| <ul style="list-style-type: none"> - 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 |
| <ul style="list-style-type: none"> - 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 | | |

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| 1. COMPONENT | 2. DATE |
| FY 2001 MILITARY CONSTRUCTION PROJECT DATA | |
| AIR FCRCE (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 Estimate (\$000)</u> | <u>Working Estimate (\$000)</u> |
|-----------------------------|---------------------------------|---------------------------------|
|-----------------------------|---------------------------------|---------------------------------|

OVERSEAS

GERMANY

| | |
|--|--------|
| RAMSTEIN AB IMPROVE DEUTCHMARK FAMILY HOUSING TYFR014047 | 45,813 |
|--|--------|

- 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)
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None
- WORK PROGRAMMED FOR NEXT THREE YEARS: None

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|---|--------|
| SPANGDAHLEM AB IMPROVE DEUTCHMARK FAMILY HOUSING BSHF014000 | 15,342 |
|---|--------|

- 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)
- 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> |
|-----------------------------|---|
|-----------------------------|---|

JAPAN

KADENA AB

IMPROVE FAMILY HOUSING PH 1

9,074

LXEZ014113

- 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)

- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None
- WORK PROGRAMMED FOR NEXT THREE YEARS: None

KOREA

OSAN AB

IMPROVE FAMILY HOUSING PH 1

2,169

SMYU014001

- 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)

- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.
- WORK PROGRAMMED FOR NEXT THREE YEARS: None.

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| 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>UNITED KINGDOM</u> | |
| RAF FAIRFORD IMPROVE MILITARY FAMILY HOUSING GKVB014003 | 10,923 |
| <ul style="list-style-type: none"> • 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 34 units. • WORK PROGRAMMED FOR NEXT THREE YEARS: None | |
| RAF LAKENHEATH IMPROVE FAMILY HOUSING MSET014024 | 15,910 |
| <ul style="list-style-type: none"> 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

2. DATE

FY 2001 MILITARY CONSTRUCTION PROJECT DATA

AIR FORCE

(computer rated)

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)

UNITED KINGDOM (CONT)

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 | | 2. DATE | |
|--|--------------------------|----------------------|-------------------------|
| FY 2001 MILITARY CONSTRUCTION PROJECT DATA | | | |
| 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 (\$ 0 0 0) |
| 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 01-02; 192 03-010; 512 E1-E4; 811 E5-E9.

111. 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

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| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROJECT DATA | 2. DATE |
| AIR FORCE | icom uter 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.

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

| 9. CCST 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 |
| SIQH 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, inefficient 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

2. DATE

FY 2001 MILITARY CONSTRUCTION PROJECT DATA

AIR FORCE

(computer generated)

3. INSTALLATION AND LOCATION

VANDENBERG AIR FORCE BASE, CALIFORNIA

4. PROJECT TITLE

5. PROJECT NUMBER

PRI'JATIZE 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.

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|---------------------------------------|--|-------------------|------------------------|---------|
| 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 |

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|---------------------|----------|
| 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 shelvesutil. 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

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| 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 | IMPROVE FAMILY HOUSING | 5. PROJECT NUMBER |
| | | 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

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| 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 | |

| | | | | |
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| 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 |
| SIGH 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

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| 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

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|---------------------------------|--|-------------------|------------------------|---------|
| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROJECT DATA | | | 2. DATE |
| AIR FORCE | (computer generated) | | | |
| 3. INSTALLATION AND LOCATION | 4. PROJECT TITLE | | | |
| OFFUTT AIR FORCE BASE, NEBRASKA | PRIVATIZE MILITARY FAMILY HOUSING | | | |
| 5. PROGRAM ELEMENT | 6. CATEGORY CODE | 7. PROJECT NUMBER | 8. PROJECT COST(\$000) | |
| 8.87.42 | 711-111 | SGBP013001 | 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 |
| SIOH TITLE II SERVICES | LS | | | (1,999) |
| SUBTOTAL | | | | 14,982 |
| TOTAL CONTRACT COST | | | | 14,982 |
| TOTAL REQUEST | | | | 14,982 |

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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

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|-----------------------------------|--|-------------------|
| 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.

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|---------------------------------|--|-------------------|------------------------|---------|
| 1. COMPONENT | FY 3001 MILITARY CONSTRUCTION PROJECT DATA | | | 2. DATE |
| AIR FORCE | (computer generated) | | | |
| 3. INSTALLATION AND LOCATION | 4. PROJECT TITLE | | | |
| TINKER AIR FORCE BASE, OKLAHOMA | IMPROVE CAPEHART FAMILY HOUSING, | | | |
| 5. PROGRAM ELEMENT | 6. CATEGORY CODE | 7. PROJECT NUMBER | 8. PROJECT COST(\$000) | |
| 8.87.42 | 711-111 | WWYK014003 | 7,741 | |
| 9. COST ESTIMATES | | | | |

| ITEM | U/M | QUANTITY | UNIT COST (\$000) | COST (\$000) |
|---|-----|----------|-------------------|--------------|
| IMPROVE CAPEHART FAMILY HOUSING, | UN | 144 | 52,191, | 7,516 |
| SUBTOTAL | | | | 7,516 |
| TOTAL CONTRACT COST | | | | 7,516 |
| SUPERVISION, INSPECTION AND OVERHEAD (3%) | | | | 225 |
| TOTAL REQUEST | | | | 7,741 |

MOST EXPENSIVE UNIT \$82,000

AREA COST FACTOR 0.88

10. Description of Proposed Construction: 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.

11. REQUIREMENT: 4,916 UN ADEQUATE: 3,827 UN SUBSTANDARD: 730 UN
PROJECT: Improve Military Family Housing (Phase 1).

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Tinker 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 the first of several improvement phases to upgrade 689 units to follow the 41 unit replacement project.

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, family room, bedroom and bath configuration, with ample interior and exterior storage. Single car garages and off street parking will be provided where deficient.

CURRENT SITUATION: This project upgrades and modernizes housing which was constructed from 1959 through 1968. These 40 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 improvement. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do meet modern construction codes. The units have

| 1. COMPONENT | 2. DATE |
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| FY 2001 MILITARY CONSTRUCTION PROJECT DATA AIR FORCE (computer generated!) | |
| 3. INSTALLATION AND LOCATION | |
| TINKER AIR FORCE BASE, OKLAHOMA | |
| 4. PROJECT TITLE | 5. PROJECT NUMBER |
| IMPROVE CAPEHART FAMILY HOUSING, | WWYK014003 |

inadequate living space and storage.

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. Housing Market Analysis shows an on-base housing deficit of 359 units.

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 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.

| 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 | 2. DATE |
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| FY 2001 MILITARY CONSTRUCTION PROJECT DATA AIR FORCE (computer generated) | |
| 3. INSTALLATION AND LOCATION | |
| CHARLESTON AIR FORCE BASE, SOUTH CAROLINA | |
| 4. PROJECT TITLE | 5. PROJECT NUMBER |
| PRIVATIZE MILITARY FAMILY HOUSING (HUNLEY PARK) | 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 2. DATE
 FY 2001 MILITARY CONSTRUCTION PROJECT DATA
 AIR FORCE [computer generated]
 3. INSTALLATION AND LOCATION 4. PROJECT TITLE.
 HILL AIR FORCE BASE, UTAH PRIVATIZE FAMILY HOUSING,
AREAS D,E,F&G
 5. PROGRAM ELEMENT 6. CATEGORY CODE 7. PROJECT NUMBER 8. PROJECT COST(\$000)
 8.87.42 711-142 KRSM014005 1 1 , 2 7 1
 9. COST ESTIMATES

| ITEM | U/M | QUANTITY | UNIT COST | COST (\$000) |
|--------------------------|-----|----------|-----------|--------------|
| PRIVATIZE FAMILY HOUSING | LS | | | 9,271 |
| AREAS D, E, F & G | UN | 1,116 | 8,307 | (9,271) |
| SUPPORTING FACILITIES | | | | 2,000 |
| SIOH TITLE II SERVICES | LS | | | (2,000) |
| SUBTOTAL | | | | 11,271 |
| TOTAL CONTRACT COST | | | | 11,271 |
| TOTAL REQUEST | | | | 11,271 |
| AREA COST FACTOR | | | 1.05 | |

10. Description of Proposed Construction: 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.

11. REQUIREMENT: 3,062 UN ADEQUATE: 2,350 UN SUBSTANDARD: 712 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 Hill AFB. 688 units must be upgraded or replaced 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 1963 and 1976. These 36 and 23 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 needs of today's families, nor do they provide a modern home improvement. Kitchen and bathroom cabinetry is obsolete and deteriorated. Plumbing and electrical is deteriorated and does not meet current construction codes. Flooring is stained, worn and many areas contain asbestos. Windows, siding, and roofs require replacement. The units have inadequate living space and storage, and no patio or backyard privacy.
 IMPACT IF NOT PROVIDED: Units will continue to deteriorate, resulting in (increasing operating, maintenance, and repair costs to the Government and inconvenience to residents. Repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality.

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| 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 | PRIVATIZE FAMILY HOUSING, AREAS D,E,F&G | 5. PROJECT NUMBER |
| | | KRSM014005 |

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 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.

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|------------------------------|--|-------------------|-------------------------|---------|
| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROJECT DATA | | | 2. DATE |
| 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 | 1,311 | |
| 9. COST ESTIMATES | | | | |

| ITEM | U/M | QUANTITY | UNIT COST (\$000) | 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 03-010.

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

2. DATE

FY 2001 MILITARY CONSTRUCTION PROJECT DATA

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.

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|------------------------------|--|-------------------|------------------------|------------|
| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROJECT DATA | | | 2. DATE |
| AIR FORCE | (computer generated) | | | |
| 3. INSTALLATION AND LOCATION | 4. PROJECT TITLE | | | |
| RAMSTEIN AIR BASE, GERMANY | IMPROVE FAMILY HOUSING | | | |
| j. PROGRAM ELEMENT | 6. CATEGORY CODE | 7. PROJECT NUMBER | 8. PROJECT COST(\$000) | |
| 8.87.42 | I | 711-161 | I | TYFR014047 |
| 9. COST ESTIMATES | | | | |
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| ITEM | I | | UNIT COST | COST (\$000) |
|---|-----|----------|-----------|--------------|
| | U/M | QUANTITY | | |
| /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, stair-dells and entryways, improves floor plans, provides increased energy efficiency, corrects fire deficiencies, and adds 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 svstems do not meet current construction codes;

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| 1. COMPONENT | FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated) | (2. DATE) |
| AIR FORCE | | |
| 3. INSTALLATION AND LOCATION | | |
| I 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 land 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 14.5% based on agreement between US Air Force and German execution agent (Staatsbauamt). Base Civil Engineer: Col Ed Pokora, DSN 314-480-6228</p> | | |

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| 1. COMPONENT/ FY 2001 MILITARY CONSTRUCTION PROJECT DATA AIR FORCE (computer generated) | | | 2. DATE |
| 3. INSTALLATION AND LOCATION SPANGDAHLEM AIR BASE, GERMANY | | 4. PROJECT TITLE IMPROVE DEUTCHMARK FAMILY HOUSING | |
| 5. PROGRAM ELEMENT | 6. CATEGORY CODE | 7. PROJECT NUMBER | 8. PROJECT COST(\$000) |
| 8.87.42 | 711-161 | I 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 | I | | | 14,681 |
| SUPERVISION, INSPECTION AND OVERHEAD (4.5%) | | | | 661 |
| TOTAL REQUEST | | | | 15,342 |

FCF BUDGET RATE USED: Deutsche Mark 1.9521

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| I MOST EXPENSIVE UNIT | | \$143,363 | I | I |
| AREA COST FACTOR | | 1.21 | I | |

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 03-010; 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

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| 1. COMPONENT | 2. DATE |
| I FY 2001 MILITARY CONSTRUCTION PROJECT DATA AIR FORCE ! (computer generated) | I |
| 3. INSTALLATION AND LOCATION | |
| SPANGDAHLEM AIR BASE, GERMANY | |
| 4. PROJECT TITLE | 5. PROJECT NUMBER |
| I IMPROVE DEUTCHMARK FAMILY HOUSING | BSHF014000 |

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.

IMPACT IF NOT PROVIDED: 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.

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, 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

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| (1. COMPONENT/ I FY 2001 MILITARY CONSTRUCTION PROJECT DATA AIR FORCE (computer generated) | | 2. DATE | |
| 3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN | | 4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 1 | |
| 5. PROGRAM ELEMENT 8.87.42 | 6. CATEGORY CODE 711-171 | 7. PROJECT NUMBER LXEZ014113 | 8. PROJECT COST(\$000) 9,074 |
| 9. CCST ESTIMATES | | | |

| ITEM | U/M | QUANTITY | UNIT COST | COST (\$000) |
|---|------|----------|-----------|--------------|
| IMPROVE FAMILY HOUSING PH 1 | UN I | 52 | 143,500 | 7,462 |
| (SUPPORTING FACILITIES | | | I | 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 | I | | | 8,810 |
| TOTAL CONTRACT COST | | | | 8,810 |
| SUPERVISION, INSPECTION AND OVERHEAD (3%) | | | | 264 |
| TOTAL REQUEST | | | | 9,074 |

FCF BUDGET RATE USED: Yen 102.670

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| 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 AH, /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 NCT PROVIDED: Units will continue to deteriorate rapidly, /resulting in increasing operations, maintenance and repair costs to the

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| 1. COMPONENT/ AIR FORCE | (2. DATE |
| FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated) | |
| 3. INSTALLATION AND LOCATION I KADENA AIR BASE, JAPAN | |
| 4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 1 | 5. PROJECT NUMBER I 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> | |

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| (1. COMPONENT | | (2. DATE | |
| I FY 2001 MILITARY CONSTRUCTION PROJECT DATA | | | |
| (AIR FORCE | | (computer generated) | |
| 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 | I | 711-181 | SMYU014001 |
| 9. COST ESTIMATES | | | |

| ITEM | I | U/M | QUANTITY | UNIT COST | COST (\$000) |
|---|---|-----------|----------|-----------|--------------|
| | | | | | |
| IMPROVE FAMILY HOUSING | | LS | | | 1,244 |
| REMODEL DWELLING HOUSING | | UN I | 10 | 99,000 | (990) |
| GENERAL MAINTENANCE & REPAIR | | UN I | 10 | 18,500 | (185) |
| FORCE PROTECTION MEASURES | | UN | 10 I | 6,900 | (69) |
| SUPPORTING FACILITIES | | | 1 I | | I 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%) | | | I | | 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.(CurrentMission) 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 jof 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

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| 1. COMPONENT I AIR FORCE | 12. DATE |
| FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated) | |
| 3. INSTALLATION AND LOCATION OSAN AIR BASE, KOREA | |
| 4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 1 | 5. PROJECT NUMBER SMYU014001 |
| <p>lair 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 carpools 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 eligibie for Host Nation Funding through USFK. SIOH is based on Army Corps of Engineers. BCE:Lt Col Otis /Hicks (82-333-661-4312)</p> | |

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| 1. COMPONENT I FY 2001 MILITARY CONSTRUCTION PROJECT DATA AIR FORCE (computer generated) | | | 2. DATE |
| 3. INSTALLATION AND LOCATION ROYAL AIR FORCE FAIRFORD, UNITED KINGDOM | | 4. PROJECT TITLE IMPROVE MILITARY FAMILY HOUSING | |
| 5. PROGRAM ELEMENT 8.87.42 | 6. CATEGORY CODE 711-151 | 7. PROJECT NUMBER GKVB014003 | 8. PROJECT COST (\$000) 10,923 |
| 9. COST ESTIMATES | | | |

| ITEM | U/M | QUANTITY | UNIT | COST |
|---|------|-----------|--------|------------|
| | | | I | (\$000) |
| IMPROVE MILITARY FAMILY HOUSING | UN | 106 | 87,328 | 9,257 |
| SUPPORTING FACILITIES | I | | | 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%) | | | | <u>318</u> |
| /TOTAL REQUEST | | | | 10,923 |
| FCF BUDGET RATE USED: Pound 0.6250 | | | | |
| MOST EXPENSIVE UNIT | | \$111,874 | | I |
| AREA COST FACTOR | 1.48 | | | I |

10. Description of Proposed Construction: Provides general interior and [exterior modernisation and renovation of housing units. Rewires the whole jhouse and installs modern lighting. Upgrades the bathrooms. Retiles the roofs. Replaces all painted interior woodwork, doors and skirtings.
/Provides new floor coverings.
/Grade Mix: i 01-02; 13 03-010; 23 Ei-E4; 69 E5-E9.

11. REQUIREMENT: I.48 UN ADEQUATE: 42 UN SUBSTANDARD: 106 UN
PROJECT: Improve Military Family Housing
REQUIREMENT: This project is required to provide modern and efficient jhousing 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 /facia 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 jare frequently experienced due to the poorly designed plumbing systems. /The electrical wiring does not meed 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

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| 1. COMPONENT/ I AIR FORCE | 2. DATE |
| I FY 2001 MILITARY CONSTRUCTION PROJECT DATA (computer generated) | |
| 3. INSTALLATION AND LOCATION | |
| I ROYAL AIR FORCE FAIR-CORD, UNITED KINGDOM | |
| 4. PROJECT TITLE | 5. PROJECT NUMBER |
| I IMPROVE MILITARY FAMILY HOUSING | GKVB014003 |
| I /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. IMPACT IF NOT PROVIDED: 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. 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 ADDITIONAL: 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 | |

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| 1. COMPONENT/ I AIR FORCE | | | 2. DATE | | |
| FY 2001 MILITARY CONSTRUCTION PROJECT DATA (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 | | | | | |

| U/M | QUANTITY | ITEM | COST | UNIT | 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

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| MOST EXPENSIVE UNIT | \$132,068 | I |
| (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 El-E4; 8 ES-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 cargarages 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.

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| 1. COMPONENT] I FY 2001 MILITARY CONSTRUCTION PROJECT DATA AIR FORCE (computer generated) | 2. DATE |
| (3. INSTALLATION AND LOCATION ROYAL AIR FORCE LAKENHEATH, UNITED KINGDOM | |
| 4. PROJECT TITLE IMPROVE FAMILY HOUSING | 5. PROJECT NUMBER MSET014024 |
| <p>Bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing land lighting fixtures are deteriorated and dated The roofs have Jdeteriorated and are in need of repair. The electrical systems do not meet moderm 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>[IMPACT IF NOT PROVIDED: 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>/WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: FY 90 Repairs to heating on 21 (units.</p> <p>WORK PROGRAMMED FOR NEXT THREE YEARS: None</p> <p>ADDITIONAL: 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 jreplacement cost as computed in Tri-Service Cost Estimate. Base Civil jEngineer: Lt Col Andrew Scrafford, 011-44-1638-522100 DSN: 226-2100.</p> | |

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| FY 2001 MILITARY CONSTRUCTION PROJECT DATA | | 2. DATE |
| AIR FORCE I | (computer generated) | |

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|---|---|
| 3. INSTALLATION AND LOCATION | 4. PROJECT TITLE |
| ROYAL AIR FORCE MOLESWORTH, UNITED KINGDOM | (IMPROVE SURPLUS COMMODITY FAMILY HSG) |

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|--------------------|------------------|-------------------|------------------------|
| 5. PROGRAM ELEMENT | 6. CATEGORY CODE | 7. PROJECT NUMBER | 8. PROJECT COST(\$000) |
| 8.87.42 | 711-151 | AEDY019701 | I 13,177 |
| 9. COST ESTIMATES | | | |

| ITEM | U/M | QUANTITY | UNIT COST | COST (\$000) |
|---|------|----------|-----------|--------------|
| IMPROVE FAMILY HOUSING | UN I | 130 | 85,911 | 11,168 |
| SUPPORTING FACILITIES | I I | | I | I 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%) | | | | <u>384</u> |
| TOTAL REQUEST | | | | I 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 land repair to correct deterioration resulting from age, (constructed between 1952 and 1954) and heavy use. They have had no major upgrades

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

| |
|--|
| 3. INSTALLATION AND LOCATION |
| I |
| 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.

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ADVANCE PLANNING AND DESIGN

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR'300 1 BUDGET REQUEST

FY 2001 ADVANCE PLANNING AND DESIGN

Program (In Thousands)

FY 2001 Program \$12.760

FY 2000 Program \$17.081

Purpose and Scope

This program provides for preliminary studies to develop additional family housing facilities. one time multi-phase design. and housing community plan developments: studies for site adaptation and determination of type and design of units; and working drawings. specifications. estimates. project planning reports and final design drawings of family housing construction projects. This includes the use of architectural and engineering services in connection with any family housing new or post acquisition construction program.

Program Summary

Authorization is requested for:

- (1) Advance planning and design for future year housing programs:
- (2) FY 2001 appropriation of \$12.760.000 to fund this effort as outlined in the following exhibit:

| | | | | | | |
|--|--|---|------------------|--|----------------------------------|-----------------|
| 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 ADVANCE PLANNING AND DESIGN | | |
| 5 PROGRAM ELEMENT 8.87.42 | | 6 CATEGORY CODE 711-000 | 7 PROJECT NUMBER | | 8 PROJECT COST (\$000) 12.760 | |
| 9 COST ESTIMATE | | | | | | |
| ITEM | | | U/M | QUANTITY | UNIT COST | COST (\$000) |
| FAMILY HOUSING ADVANCE PLANNING AND DESIGN | | | LS | | | 12.760 |
| SUBTOTAL | | | | | | 12.760 |
| TOTAL CONTRACT COST | | | | | | 12.760 |
| TOTAL REQUEST | | | | | | 12.760 |
| <p>10 DESCRIPTION OF PROPOSED CONSTRUCTION: Architect-engineer services, survey, fees, etc., in connection with advance planning and design of family housing dwelling units and properties included in or proposed for the Air Force Family Housing Construction Account.</p> <p>11 <u>PROJECT</u>: This request is for an authorization and appropriation of \$12.760 million to provide planning and design costs in connection of family housing new or post acquisition construction programs.</p> <p><u>REQUIREMENT</u>: The funds requested are necessary to procure architect-engineer services to make site and utility investigations; one time multi-phase design, and housing community plan (HCP) developments; for the preparation of design and specifications of advance plans for future year family housing programs in connection with any family housing new or post acquisition construction programs.</p> <p><u>IMPACT IF NOT PROVIDED</u>: The funds requested are necessary to support the development of the housing community plans and to support the new and post acquisition construction programs.</p> | | | | | | |

O&M SUMMARY

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

OPERATIONS, UTILITIES AND MAINTENANCE

(Excluding Leasing and Debt)

Program (\$ in Thousands)
FY 2001 Program \$711.609
FY 2000 Program \$695.618

Purpose and Scope: Provides operations and maintenance resources to pay for the cost of ownership in terms of property management, utilities, and day-to-day maintenance.

a. Operations. This portion of the program provides for operating expenses in the following sub-accounts:

(1) Management. Includes installation-level management such as housing office operations, quality assurance evaluators, administrative support, community liaison, and annual service fees paid to the Corporation-Trust Company. Provides the required corporate presence in Delaware for the United States Air Force Housing, Inc., which continues as the entity holding title to Capehart and Wherry real property. The housing referral program assists the 60% of Air Force families that live in local communities to find quarters in the private sector and implements the Fair Housing Act of 1968. Housing Management offices provide counseling on housing decision-making, advance information on new base of assignment, and assist members through settling-in and home-finding.

(2) Services. Provides basic support services including refuse collection and disposal; fire and police protection; entomology and pest control; and snow removal and street cleaning.

(3) Furnishings. Procures household equipment (primarily stoves and refrigerators) and, in limited circumstances, furniture; controls furnishings inventories; and maintains and repairs furniture and appliances.

(4) Miscellaneous. Provides mobile home hookups, leased office and warehouse space supporting family housing, and payments to other federal agencies or foreign governments to operate permit housing units occupied by Air Force personnel.

b. Utilities. Includes all purchased and base-produced heat, electricity, water, sewer, and gas utilities serving family housing. Occupants purchase their own telephone and cable TV service.

c. Maintenance. Provides upkeep of family housing real property, as follows:

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

(1) Maintenance/Repair of Dwellings. Service calls, routine maintenance, repairs, and replacement of deteriorated facility components.

(2) Exterior Utilities. Maintenance and repair of water, sewer, electric, steam and gas lines supporting family housing areas.

(3) Other Real Property. Upkeep of grounds, common areas, roads, parking areas, and other property for the exclusive use of family housing occupants not discussed above.

(4) Alterations and Additions. Minor alterations to housing units or housing support facilities. Large scope and high dollar-value projects are included in the construction program.

The Air Force family housing budget requests essential resources to provide military families with housing either in the private market through assistance from a housing referral office, or in government housing. Increased emphasis has been placed on the proper funding of the family housing operations and maintenance program. The Air Force's FY01 Operation and Maintenance programs emphasize the following goals:

- * Identify affordable housing for military members. Where shortages exist, identify project proposals to privatize or request new construction or leasing of housing for military families.

- * Reduce utility consumption through increased management emphasis on energy conservation and whole-house improvements to improve energy efficiency.

- * Reduce furnishings inventories in accordance with transfers and realignments. Redistribute excess furnishings from realigned bases.

- * Fund government appliances and furniture consistent with cost/benefit studies and the delivery of new housing units which need government-supplied appliances.

- * Continue the Quarters Cleaning Initiative (QCI) which helps limit expensive overseas temporary lodging allowances (TLAs) to approximately three days in lieu of the 10-day maximum. QCI program costs are offset by known savings in TLA accounts.

- * Invest wisely in maintenance and repairs to preserve and restore the existing housing inventory worldwide.

- * Schedule maintenance and repair activities along with whole-house improvements to obtain the greatest enhancement in livability while increasing the useful life of housing units with the minimum capital investment and minimum impact on occupants.

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

* Pursue privatization ventures to transfer operation and maintenance responsibility to the private sector where cost effective. Accelerated revitalization of housing assets is the biggest benefit from privatization.

* Continue efforts to decrease operations and maintenance costs in certain high-cost homes.

* Continue installation, operation, maintenance, and improvements of the Automated Civil Engineer System-Housing Module. (formerly identified as Housing Information Management System) an Air Force-wide computer system designed to assist in all phases of housing management. Ongoing initiatives include fielding of software needed to fulfill daily assignment, scheduling, maintenance, and inspection of units. Improved customer service and reduced operations costs are anticipated through the fielding of this system.

Operation and Maintenance FY 2001 Program Summary - Highlights

Authorization/Appropriation is requested in FY 2001 for \$711,609. This amount, together with estimated reimbursements of \$10,840, will fund the FY 2001 Operation and Maintenance program of \$722,449.

A summary of the funding program for FY 2001 is as follows
(\$ in thousands):

| <u>Operations Request</u> | <u>Utility Request</u> | <u>Maintenance Request</u> | <u>Total Request</u> | Direct | Reimburse- ment | <u>Total Program</u> |
|-------------------------------|----------------------------|--------------------------------|--------------------------|--------|--------------------|--------------------------|
| \$124,194 | \$158,959 | \$428,456 | \$7 | 11,609 | \$10,840 | \$722,449 |

Air Force Military Family Housing
Operation and Maintenance, Summary
(Excludes Leased Units and Costs)
FY 2001

EXHIBIT FH-2 WORLDWIDE

| INVENTORY DATA | FY 99 WORLDWIDE | | FY 00 WORLDWIDE | | FY 01 WORLDWIDE | |
|----------------------------------|-----------------|-----------|-----------------|-----------|-----------------|-----------|
| UNITS IN BEGINNING of YEAR | 109,385 | | 110,326 | | 107,700 | |
| UNITS AT END of YEAR | 110,326 | | 107,700 | | 104,544 | |
| AVERAGE INVENTORY FOR YEAR | 109,856 | | 109,013 | | 106,122 | |
| FUNDING REQUIREMENTS (\$000) | TOTAL COST | UNIT COST | TOTAL COST | UNIT COST | TOTAL COST | UNIT COST |
| OPERATIONS (DIRECT) | | | | | | |
| MANAGEMENT | \$55,923 | \$509 | \$57,142 | \$524 | \$55,685 | \$525 |
| SERVICES | \$26,515 | \$241 | \$28,325 | \$260 | \$27,997 | \$264 |
| FURNISHINGS | \$37,446 | \$341 | \$38,665 | \$355 | \$38,180 | \$360 |
| MISCELLANEOUS | \$2,507 | \$23 | \$2,365 | \$22 | \$2,332 | \$22 |
| SUBTOTAL - DIRECT OPERATIONS | \$122,391 | \$1,114 | \$126,497 | \$1,160 | \$124,194 | \$1,170 |
| Anticipated Reimbursements | \$1,682 | \$15 | \$1,705 | \$16 | \$1,734 | \$16 |
| GROSS OBLIGATIONS - OPERATIONS | \$124,073 | \$1,129 | \$128,202 | \$1,176 | \$125,928 | \$1,187 |
| DIRECT UTILITIES | \$153,535 | \$1,398 | \$161,120 | \$1,478 | \$158,959 | \$1,498 |
| Anticipated Reimbursements | \$8,079 | \$74 | \$8,091 | \$74 | \$8,238 | \$78 |
| GROSS OBLIGATIONS - UTILITIES | \$161,614 | \$1,471 | \$169,211 | \$1,552 | \$167,197 | \$1,576 |
| MAINTENANCE (DIRECT) | | | | | | |
| DWELLINGS | \$293,806 | \$2,674 | \$281,480 | \$2,582 | \$297,117 | \$2,800 |
| EXT. UTILITIES | \$41,389 | \$377 | \$45,678 | \$419 | \$47,696 | \$449 |
| OTH REAL PROP | \$38,374 | \$349 | \$40,489 | \$371 | \$41,654 | \$393 |
| ALTER/ADDITIONS | \$36,217 | \$330 | \$40,354 | \$370 | \$41,989 | \$396 |
| SUBTOTAL - DIRECT MAINTENANCE | \$409,786 | \$3,730 | \$408,001 | \$3,743 | \$428,456 | \$4,037 |
| Anticipated Reimbursements | \$839 | \$8 | \$852 | \$8 | \$868 | \$8 |
| GROSS OBLIGATIONS - MAINTENANCE | \$410,625 | \$3,767 | \$408,853 | \$3,750 | \$429,324 | \$4,046 |
| TOTAL - DIRECT OPS & MAINTENANCE | \$685,712 | \$6,242 | \$695,618 | \$6,381 | \$711,609 | \$6,706 |
| Anticipated Reimbursements | \$10,442 | \$95 | \$10,648 | \$98 | \$10,840 | \$102 |
| TOTAL GROSS OPS & MAINTENANCE | \$696,154 | \$6,337 | \$706,266 | \$6,479 | \$722,449 | \$6,808 |

Air Force Military Family Housing
Operation and Maintenance, Summary
(Excludes Leased Units and Costs)
FY 2001

EXHIBIT FH-2 CONUS

| INVENTORY DATA | FY 99 CONUS | | FY 00 CONUS | | FY 01 CONUS | |
|---|------------------|----------------|------------------|----------------|------------------|----------------|
| UNITS IN BEGINNING of YEAR | 76,508 | | 77,338 | | 76,051 | |
| UNITS AT END of YEAR | 77,338 | | 76,051 | | 73,322 | |
| AVERAGE INVENTORY FOR YEAR | 76,923 | | 76,695 | | 74,686 | |
| FUNDING REQUIREMENTS (\$000) | TOTAL COST | UNIT COST | TOTAL COST | UNIT COST | TOTAL COST | UNIT COST |
| OPERATIONS (DIRECT) | | | | | | |
| MANAGEMENT | \$38,597 | \$502 | \$39,721 | \$518 | \$38,699 | \$518 |
| SERVICES | \$16,363 | \$213 | \$17,697 | \$231 | \$17,506 | \$234 |
| FURNISHINGS | \$8,068 | \$105 | \$8,231 | \$107 | \$8,158 | \$109 |
| MISCELLANEOUS | \$599 | \$8 | \$610 | \$8 | \$604 | \$8 |
| SUBTOTAL - DIRECT OPERATIONS | \$63,627 | \$827 | \$66,259 | \$864 | \$64,967 | \$870 |
| Anticipated Reimbursements | \$1,229 | \$16 | \$1,248 | \$16 | \$1,270 | \$17 |
| GROSS OBLIGATIONS - OPERATIONS | \$64,856 | \$843 | \$67,507 | \$880 | \$66,237 | \$887 |
| DIRECT UTILITIES | \$79,666 | \$1,036 | \$84,224 | \$1,098 | \$83,119 | \$1,113 |
| Anticipated Reimbursements | \$5,921 | \$77 | \$5,924 | \$77 | \$6,032 | \$81 |
| GROSS OBLIGATIONS - UTILITIES | \$85,587 | \$1,113 | \$90,148 | \$1,175 | \$89,151 | \$1,194 |
| MAINTENANCE (DIRECT) | | | | | | |
| DWELLINGS | \$171,861 | \$2,234 | \$167,937 | \$2,190 | \$173,741 | \$2,326 |
| EXT. UTILITIES | \$27,901 | \$363 | \$32,345 | \$422 | \$33,672 | \$451 |
| OTH REAL PROP | \$18,098 | \$235 | \$21,020 | \$274 | \$21,730 | \$291 |
| ALTER/ADDITIONS | \$13,898 | \$181 | \$17,225 | \$225 | \$17,760 | \$238 |
| SUBTOTAL - DIRECT MAINTENANCE | \$231,758 | \$3,013 | \$238,527 | \$3,110 | \$246,903 | \$3,306 |
| Anticipated Reimbursements | \$614 | \$8 | \$624 | \$8 | \$636 | \$9 |
| GROSS OBLIGATIONS - MAINTENANCE | \$232,372 | \$3,021 | \$239,151 | \$3,118 | \$247,539 | \$3,314 |
| TOTAL - DIRECT OPS & MAINTENANCE | \$375,051 | \$4,876 | \$389,010 | \$5,072 | \$394,989 | \$5,289 |
| Anticipated Reimbursements | \$7,606 | \$101 | \$7,796 | \$102 | \$7,938 | \$106 |
| TOTAL GROSS OPS & MAINTENANCE | \$382,657 | \$4,977 | \$396,806 | \$5,174 | \$402,927 | \$5,395 |

Air Force Military Family Housing
Operation and Maintenance, Summary
(Excludes Leased Units and Costs)
FY 2001

EXHIBIT FH-2 FOREIGN

| INVENTORY DATA | FY 99 FOREIGN | | FY 00 FOREIGN | | FY 01 FOREIGN | |
|---|------------------|----------------|------------------|----------------|------------------|----------------|
| UNITS IN BEGINNING of YEAR | 26,014 | | 26,151 | | 24,832 | |
| UNITS AT END of YEAR | 26,151 | | 24,832 | | 24,447 | |
| AVERAGE INVENTORY FOR YEAR | 26,083 | | 25,492 | | 24,640 | |
| FUNDING REQUIREMENTS (\$000) | TOTAL COST | UNIT COST | TOTAL COST | UNIT COST | TOTAL COST | UNIT COST |
| OPERATIONS (DIRECT) | | | | | | |
| MANAGEMENT | \$13,361 | \$512 | \$13,411 | \$526 | \$12,941 | \$525 |
| SERVICES | \$7,817 | \$300 | \$8,266 | \$324 | \$8,109 | \$329 |
| FURNISHINGS | \$26,690 | \$1,023 | \$27,718 | \$1,087 | \$27,276 | \$1,107 |
| MISCELLANEOUS | \$1,896 | \$73 | \$1,743 | \$68 | \$1,716 | \$70 |
| SUBTOTAL - DIRECT OPERATIONS | \$49,764 | \$1,908 | \$51,138 | \$2,006 | \$50,042 | \$2,031 |
| Anticipated Reimbursements | \$381 | \$15 | \$384 | \$15 | \$390 | \$16 |
| GROSS OBLIGATIONS - OPERATIONS | \$50,145 | \$1,923 | \$51,522 | \$2,021 | \$50,432 | \$2,047 |
| DIRECT UTILITIES | \$53,959 | \$2,069 | \$56,568 | \$2,219 | \$55,405 | \$2,249 |
| Anticipated Reimbursements | \$1,813 | \$70 | \$1,821 | \$71 | \$1,854 | \$75 |
| GROSS OBLIGATIONS - UTILITIES | \$55,772 | \$2,138 | \$58,389 | \$2,291 | \$57,259 | \$2,324 |
| MAINTENANCE (DIRECT) | | | | | | |
| DWELLINGS | \$94,412 | \$3,620 | \$86,337 | \$3,387 | \$95,126 | \$3,861 |
| EXT. UTILITIES | \$10,028 | \$384 | \$9,823 | \$385 | \$10,474 | \$425 |
| OTH REAL PROP | \$13,789 | \$529 | \$12,924 | \$507 | \$13,331 | \$541 |
| ALTER/ADDITIONS | \$17,544 | \$673 | \$17,319 | \$679 | \$18,364 | \$745 |
| SUBTOTAL - DIRECT MAINTENANCE | \$135,773 | \$5,205 | \$126,403 | \$4,959 | \$137,295 | \$5,572 |
| Anticipated Reimbursements | \$189 | \$7 | \$192 | \$8 | \$195 | \$8 |
| GROSS OBLIGATIONS - MAINTENANCE | \$135,962 | \$5,213 | \$126,595 | \$4,966 | \$137,490 | \$5,580 |
| TOTAL - DIRECT OPS & MAINTENANCE | \$239,496 | \$9,182 | \$234,109 | \$9,184 | \$242,742 | \$9,852 |
| Anticipated Reimbursements | \$2,383 | \$91 | \$2,397 | \$94 | \$2,439 | \$99 |
| TOTAL GROSS OPS & MAINTENANCE | \$241,879 | \$9,273 | \$236,506 | \$9,278 | \$245,181 | \$9,951 |

Air Force Military Family Housing
Operation and Maintenance, Summary
(Excludes Leased Units and Costs)
FY 2001

EXHIBIT FH-2 OVERSEAS

| INVENTORY DATA | FY 99 U S OVERSEAS | | FY 00 U S OVERSEAS | | FY 01 U S OVERSEAS | |
|----------------------------------|--------------------|-----------|--------------------|-----------|--------------------|-----------|
| UNITS IN BEGINNING of YEAR | 6.663 | | 6.637 | | 6.817 | |
| UNITS AT END of YEAR | 6.637 | | 6.617 | | 6.775 | |
| AVERAGE INVENTORY FOR YEAR | 6.650 | | 6.627 | | 6.796 | |
| FUNDING REQUIREMENTS (\$000) | TOTAL COST | UNIT COST | TOTAL COST | UNIT COST | TOTAL COST | UNIT COST |
| OPERATIONS (DIRECT) | | | | | | |
| MANAGEMENT | \$3,965 | \$579 | \$4,010 | \$587 | \$4,045 | \$595 |
| SERVICES | \$2,335 | \$341 | \$2,362 | \$346 | \$2,382 | \$351 |
| FURNISHINGS | \$2,688 | \$392 | \$2,716 | \$398 | \$2,746 | \$404 |
| MISCELLANEOUS | \$12 | \$2 | \$12 | \$2 | \$12 | \$2 |
| SUBTOTAL - DIRECT OPERATIONS | \$9,000 | \$1,314 | \$9,100 | \$1,333 | \$9,185 | \$1,352 |
| Anticipated Reimbursements | \$72 | \$11 | \$73 | \$11 | \$74 | \$11 |
| GROSS OBLIGATIONS - OPERATIONS | \$9,072 | \$1,324 | \$9,173 | \$1,344 | \$9,259 | \$1,362 |
| DIRECT UTILITIES | \$19,910 | \$2,907 | \$20,328 | \$2,978 | \$20,435 | \$3,007 |
| Anticipated Reimbursements | \$345 | \$50 | \$346 | \$51 | \$352 | \$52 |
| GROSS OBLIGATIONS - UTILITIES | \$20,255 | \$2,957 | \$20,674 | \$3,028 | \$20,787 | \$3,059 |
| MAINTENANCE (DIRECT) | | | | | | |
| DWELLINGS | \$27,533 | \$4,019 | \$27,206 | \$3,985 | \$28,250 | \$4,157 |
| EXT. UTILITIES | \$3,460 | \$505 | \$3,510 | \$514 | \$3,550 | \$522 |
| OTH REAL PROP | \$6,487 | \$947 | \$6,545 | \$959 | \$6,593 | \$970 |
| ALTER/ADDITIONS | \$4,775 | \$697 | \$5,810 | \$851 | \$5,865 | \$863 |
| SUBTOTAL - DIRECT MAINTENANCE | \$42,255 | \$6,169 | \$43,071 | \$6,309 | \$44,258 | \$6,512 |
| Anticipated Reimbursements | \$36 | \$5 | \$36 | \$5 | \$37 | \$5 |
| GROSS OBLIGATIONS - MAINTENANCE | \$42,291 | \$6,174 | \$43,107 | \$6,314 | \$44,295 | \$6,518 |
| TOTAL - DIRECT OPS & MAINTENANCE | | | | | | |
| | \$71,165 | \$10,389 | \$72,499 | \$10,619 | \$73,878 | \$10,871 |
| Anticipated Reimbursements | \$453 | \$66 | \$455 | \$66 | \$463 | \$68 |
| TOTAL GROSS OPS & MAINTENANCE | \$71,618 | \$10,455 | \$72,954 | \$10,686 | \$74,341 | \$10,939 |

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

| REAL PROPERTY MAINTENANCE ACTIVITIES | | FY01 | | |
|---|-------------|----------------------|--------------|---------------|
| OPERATION AND MAINTENANCE COSTS | | Exhibit: FH-5 | | |
| | Fiscal Year | 1999 | 2000 | 2001 |
| Historic Housing Costs | | | | |
| A. Number of Units | | 1,052 | 1,052 | 1,043 |
| B. Improvements (\$000) | | 0 | 0 | 0 |
| C. Maintenance and Repair (\$000) | | 7,154 | 6,304 | 10,782 |
| Total Historic Maintenance, Repair, Improvements (\$000) | | 7,154 | 6,304 | 10,782 |

For over 10 years the Air Force has applied a special effort to decrease operation and maintenance costs in high cost quarters. Aggressive management of the maintenance, repair, and improvements has allowed the Air Force to hold costs for historic housing near the cost for the average unit.

Increased Maintenance and Repair costs in FY01 are the result of restoration projects for historical units at several installations to include the repair of 9 units at Pope AFB, NC and 37 units at F.E. Warren AFB, WY.

OPERATIONS

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

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

OPERATIONS

(Program In Thousands)
FY 2001 Program \$124.194
FY 2000 Program \$126.497

The FY 2001 program represents Air Force family housing requirements and was developed using OSD/OMB approved inflation and foreign currency fluctuation rates. Adjustments have been made for force structure changes and mission realignments. All program sub-accounts are described in detail in the following analyses:

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

Management. The Management account includes installation-level housing office operations, quality assurance, administrative support, community liaison, and annual service fees paid to the Corporate-Trust Company to provide the required corporate presence in Delaware. The housing referral program assists members to find homes in the private sector and implements the Fair Housing Act of 1968.

| | | (\$ in Thousands) |
|-----|--|-------------------|
| 1. | FY 2000 President's Budget | \$56,413 |
| 2. | Congressional Adjustments: | \$ 0 |
| 3. | FY 2000 Appropriated Amount: | \$56,413 |
| 4. | Supplementals: | None |
| 5. | Price Growth: | None |
| 6. | Functional Program Transfers: | None |
| 7. | Program Increases: | |
| | a. Family Housing Master Plan Implementation | \$ 729 |
| 8. | Program Decreases: | None |
| 9. | FY00 Current Estimate | \$57,142 |
| 10. | Price Growth: | |
| | a. Inflation | \$ 857 |
| | b. Foreign Currency Fluctuation Rate Adjustment | -\$219 |
| 11. | Functional Program Transfer: | \$ 0 |
| 12. | Program Increases: | None |
| 13. | Program Decreases | |
| | a. Inventory decrease (2,947 units). [\$1,547K]. | \$2,095 |
| | b. Non-recurring privatization feasibility studies, diminished cost of management and referral services as competitive sourcing increases. [\$548K]. | |
| 14. | F'Y 2001 Budget Request: | \$55,685 |

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

Analysis of Change in Management

The Management sub-account consists of predominately fixed costs such as salaries and required administrative support supplies and equipment. As part of our management activity, we are completing development of new computer-based work tools to improve customer service and management of resources. This effort includes implementation of the Automated Civil Engineer System-Housing Module. This system improves customer services and data sharing for overall program management and also provides interactive training.

As part of the continuing effort to develop alternatives for more cost-effective activities, the Management sub-account provides funds for studies of privatization projects at selected installations. The management sub-account also provides funds for Housing Market Analyses at each base to determine the proper amount of housing needed to support the assigned population. and supports the Family Housing Master Plan, which is the source document for future housing decisions.

As civil engineer services are competitively sourced, we anticipate small decreases in management and referral service costs.

The Management sub-account is not per-unit specific since there is a basic level of support and manning for the base housing office regardless of the number of units.

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

Services. Provides basic support services such as refuse collection and disposal; fire and police protection; entomology and pest control; snow removal; and street cleaning.

Military family housing activities are affected by many new environmental standards. The environmental legislative changes in states and foreign countries continue to evolve leading to an uncertain ability to predict program growth. Initiatives to remove lead-based paint and asbestos, and provide spill/overflow protection and corrosion control are also covered within this account.

| | | (\$ in Thousands) |
|-----|---|-------------------|
| 1. | FY 2000 President's Budget | \$3 1,450 |
| 1. | Congressional Adjustments: | \$0 |
| 3. | FY 2000 Appropriated Amount: | \$3 1,450 |
| 4. | Supplementals: | None |
| 5. | Price Growth: | None |
| 6. | Functional Program Transfers: | None |
| 7. | Program Increases: | None |
| 8. | Program Decreases: Stabilizing of recycling plans and adjustment to a security contract | -\$3,125 |
| 9. | FY00 Current Estimate | \$28,325 |
| 10. | Price Growth: | |
| | a. Inflation | \$425 |
| | b. Foreign Currency Fluctuation Rate Adjustment | -\$110 |
| 11. | Functional Program Transfer: | None |
| 12. | Program Increases: Environmental Program Initiatives | \$123 |
| 13. | Program Decreases: | |
| | a. Inventory decrease (2,947 units) | -\$766 |
| 14. | FY 2001 Budget Request: | \$27,997 |

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

Analysis of Changes in Services

The Services budget request has been increased for environmental program initiatives such as lead-based paint and asbestos removal and corrosion controls efforts. Inventory decreases also drive decreases in the funds requested.

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

Furnishings. Includes the procurement for initial issue and replacement of household equipment (primarily stoves and refrigerators) and in limited circumstances, furniture; the control, moving, and handling of furnishings inventories; and the maintenance and repair of such items.

This Fiscal Year 2001 Budget reflects the Congressional desire for increased burden sharing with foreign governments.

Loaner sets of furniture are issued to military families overseas so they may occupy permanent quarters prior to the arrival of personally owned furniture. Loaner sets are very cost effective because they reduce the cost of temporary quarters. Other items of household furnishings normally built into CONUS houses which are limited or not available in foreign countries, such as wardrobes (clothes closets), dish cabinets or sideboards and appliances, are also issued to military families.

Leases in Europe also require closets and dish cabinets to be issued along with appliances since leased units overseas do not have the same accommodations available as in the United States.

The furnishings account funds essential furnishings at levels consistent with cost/benefit studies and the needs of the Air Force. Much of the funding requested in the furnishings account results from an analysis of the most economical or cost effective way to fulfill Air Force requirements. Issue of furnishings by the government avoids higher costs in other accounts such as military allowances and other support appropriations.

| | (\$ in Thousands) |
|----------------------------------|-------------------|
| 1. FY 2000 President's Budget | \$36,997 |
| 2. Congressional Adjustments: | \$0 |
| 3. FY 2000 Appropriated Amount: | \$36,997 |
| 4. Supplementals: | None |
| 5. Price Growth: | None |
| 6. Functional Program Transfers: | None |

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

| | | |
|-----|---|----------|
| 7. | Program Increases: | |
| | Mission realignment and increased operations furnishings support in PACAF and USAFE | \$1,668 |
| 8. | Program Decreases: | None |
| 9. | FY00 Current Estimate | \$38,665 |
| 10. | Price Growth: | |
| | a. Inflation | \$580 |
| | b. Foreign Currency Fluctuation Rate Adjustment | -\$150 |
| 11. | Functional Program Transfer: | None |
| 12. | Program Increase: Mission realignment and increased operations furnishings support in PACAF and USAFE | \$131 |
| 13. | Program Decreases: | |
| | Inventory decrease (2,947 units) | -\$1,046 |
| 14. | FY 2001 Budget Request: | \$38,180 |

Analysis of Changes in Furnishings

This request addresses the needs of newly constructed and leased housing units being added to the Air Force inventory to compensate for housing deficits. For example, mission requirements and realignments have resulted in the build-up of activities at several locations in Europe, to include increases in concurrent family travel at RAF Lakenheath, England. Funding is required to support initial issue requirements for the Lakenheath build-to-lease units coming on line in FY200 1. With more families at these locations to support, the furnishings requirements have increased.

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

Miscellaneous. Includes mobile home hookups, leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments (i.e. United Kingdom and Australia) to operate Permit Housing units occupied by Air Force personnel, and similar costs.
(\$ in Thousands)

| | | |
|-----|---|---------|
| 1. | FY 2000 President's Budget | \$2,640 |
| 2. | Congressional Adjustments: | None |
| 3. | FY 2000 Appropriated Amount: | \$2,640 |
| 4. | Supplementals: | None |
| 5. | Price Growth: | None |
| 6. | Functional Program Transfers: | None |
| 7. | Program Increases: | None |
| 8. | Program Decreases: Greater than anticipated savings in country-to-country agreements in Australia | -\$275 |
| 9. | FY00 Current Estimate | \$2,365 |
| 10. | Price Growth: | |
| | a. Inflation | \$35 |
| | b. Foreign Currency Fluctuation Rate Adjustment | -\$3 |
| 11. | Functional Program Transfer: | None |
| 12. | Program Increases: | None |
| 13. | Program Decreases: Overall Air Force inventory decrease of 2,947 units | -\$65 |
| 14. | FY 2001 Budget Request: | \$2,332 |

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

Analysis of Changes in Miscellaneous

This stable program covers incidental costs in support of family housing. Costs of the host country agreement with Australia are decreasing as the requirement for homes supporting operations is reducing. In addition, miscellaneous costs include implementation of the International Cooperative Administrative Support Services (ICASS) Program. ICASS is a system for managing and sharing the administrative support costs of overseas operations of US Foreign Affairs agencies and other US Government agencies that operate as part of the country team at US Embassies.

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UTILITIES

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

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Utilities. This program provides for all utilities consumed in government-owned family housing. Electricity, purchased heating, water, sewage and waste systems are included. MFH facilities consume approximately one-fifth of Air Force facility energy usage; therefore, MFH residents and management share a significant role in the achievement of Air Force energy reduction goals. Since MFH occupants are not billed for their energy consumption, conservation motivation comes primarily from command emphasis. Energy projects to install set back thermostats, water heater jacket insulation, insulation in crawl and attic spaces, and thermal doors and windows are also achieving good results toward the attainment of Air Force energy conservation goals.

(\$ in Thousands)

| | | |
|-----|--|-----------|
| 1. | FY 2000 President's Budget | \$160,117 |
| 2. | Congressional Adjustments: | None |
| 3. | FY 2000 Appropriated Amount: | 160,117 |
| 4. | Supplementals: | None |
| 5. | Price Growth: | None |
| 6. | Functional Program Transfers: | None |
| 7. | Program Increases: Rate increases/privatization expenses | \$1,003 |
| 8. | Program Decreases: | None |
| 9. | FY00 Current Estimate | 161,120 |
| 10. | Price Growth: | |
| | a. Inflation | \$2,417 |
| | b. Foreign Currency Fluctuation Rate Adjustment | -\$628 |
| | c. Fossil Fuel Price Fluctuations | \$2,400 |
| 11. | Functional Program Transfer: | None |

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

| | | |
|-----|---|-----------|
| 12. | Program Increases: | None |
| 13. | Program Decreases: | |
| | a. Increased emphasis on conservation in accordance with Air Force energy reduction and utility savings goals | -\$1,995 |
| | b. Inventory decrease (2,947 units) | -\$4,355 |
| 14. | FY 2001 Budget Request: | \$158,959 |

Analysis of Changes in Utilities

The requirement for FY 2001 is based on historical obligation trends which continue to be influenced by energy conservation savings resulting from whole-house improvements and energy conservation projects. Privatization of utility service lines and activity will cause some localized increases in per-unit costs. Yet, this downward cost trend is expected to continue as the Air Force strives to meet aggressive utility savings goals. In general, the continuing trend for utilities is cost growth below normal inflation as a result of on-going initiatives to conserve energy. Air Force goals continue to emphasize a reduction in energy consumption and costs through conversion to natural gas and installation of energy saving materials in housing units. For the majority of locations, utility rates are stable. Continued conservation efforts allow reduced consumption and costs. Also, inventory decreases contribute to decreases in the funds requested.

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

| Projected Energy Consumption | | Fiscal Year: | | 2001 |
|--|-------------|---------------|---------------|---------------|
| Family Housing Summary of Utility Detail | | Exhibit: | | FH-10 |
| | Fiscal Year | 1999 | 2000 | 2001 |
| TOTAL COST OF UTILITIES (\$000) (Dollar amounts of program) | | 156.051 | 161,120 | 1 58,959 |
| UTILITY QUANTITIES OF COMMODITIES | | | | |
| Electricity (KwH) | | 604,187,807 | 599,008,709 | 587,531,539 |
| Heating | | | | |
| Gas (CF) | | 2,566,960,675 | 2,545,714,252 | 2,524,548,709 |
| Fuel Oil | | 3,000 | 3,000 | 3,000 |
| Residuals (BBLs) | | 5,100 | 4,975 | 4,851 |
| Distillates (BBLs) | | 271,073 | 256,301 | 250,002 |
| Purchased Steam (MBTU) | | 605,484 | 605,385 | 605,385 |
| Heat Plants Coal Fired (MBTU) | | 701,838 | 640,675 | 673,421 |
| Heat Plants Other Than Gas, Oil, Coal (MBTU) | | 0 | 0 | 0 |
| Propane (BBLs) | | 1,049 | 1,085 | 1,074 |
| Water (Kgal) | | 18,440,730 | 18,269,614 | 18,727,439 |
| Sewage (Kgal) | | 13,329,489 | 13,103,135 | 13,118,155 |

The consumption stream shown in the table above is consistent with consumption and costs through conversion to natural gas and installation of energy-saving materials and equipment in housing units.

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MAINTENANCE

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

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Maintenance. Provides upkeep of family housing real property through service calls, change of occupancy rehabilitation, routine maintenance, preventive maintenance, interior and exterior painting, and major repairs.

(\$ in Thousands)

| | | |
|-----|--|------------|
| 1. | FY 2000 President's Budget | \$412.233 |
| 2. | Congressional Adjustment: Congressional Recission [-\$4,232K] | -\$4,232 |
| 3. | FY 2000 Projected Appropriated Amount: | \$408.00 1 |
| 4. | Supplementals: | None |
| 5. | Price Growth: | None |
| 6. | Functional Program Transfers: | None |
| 7. | Program Increases: | None |
| 8. | Program Decreases: | None |
| 9. | FYOO Current Estimate | \$408,001 |
| 10. | Price Growth: | |
| 11. | a. Inflation | \$6,120 |
| | b. Foreign Currency Fluctuation Rate Adjustment | -\$1,686 |
| 12. | Functional Program Transfer: | None |
| 13. | Program Increases: Increased emphasis on maintenance and repair to minimize escalating growth in the backlog of Deferred Maintenance and Repair. | \$27.05 1 |
| 14. | Program Decreases: Inventory Decrease (2,947 units) | -\$11,030 |
| 15. | FY 2001 Budget Request: | \$428,456 |

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

Analysis of Changes in Maintenance Program

The maintenance account reflects Air Force Family Housing Master Plan (AF FHMP) priorities and attempts to arrest growth of our deferred housing maintenance and repair requirements within fiscal constraints. Unfortunately we have not eliminated our deferred maintenance and repair backlog. In 1999 we projected 61,000 inadequate units. Yet, after two years of strong congressional support of military family housing programs, the recent analysis of Air Force housing accomplished by architectural and engineering firms during the AF FHMP data gathering process, indicates that due to deferring maintenance and repair, we have made little headway in reducing the number of inadequate units. As of FY2001, the AF FHMP projects the need to revitalize approximately 65,000 inadequate houses.

The AF FHMP draws a distinct line between military construction and maintenance funding. Architect and engineering firms have gathered housing condition assessment data on every housing type in the Air Force. This data documents the existing condition of major housing system components (ex: roofs, furnaces, carpets, windows, cabinets) and then, using industry standard life cycles, projects the replacement requirement for these components (ex: roof: 15-20 years; gas furnace: 20 years). The overall condition of housing components and replacement costs determine whether each requirement is projected for replacement using military construction or maintenance funding. This database is then used to project future facility funding requirements for both construction and maintenance funding.

Air Force assets are valued at over \$16.5 billion in replacement costs. Limited maintenance funding and a high occupant turnover have accelerated deterioration of the Air Force housing inventory. Many of the homes were built in the 1950s and 1960s and have never received system upgrades. Constrained funding has resulted in a greater reliance on more costly, temporary fixes which only exacerbate the deterioration of our housing units. Notably, the infrastructure systems such as streets and sewers that support the units are now beyond their projected economic lives at most installations, with several systems near failure.

Housing condition assessments conducted for the AF FHMP substantiate that a failure to adequately fund maintenance and repair eventually leads to increased military construction costs. The maintenance and repair funding profile represents a balanced, fiscally constrained program of available funds.

Installation commanders have expressed concern about family housing and its impact on personnel performing the mission on their installations. In a Quality of Life Survey, family housing received the highest ranked response at 73%, far outpacing the next highest concern, which was health care at 34%. Installation Commanders concern for family housing was so high that they placed family housing in their top three priorities for needing additional funding--above areas such as base facilities, recreation and services, income/cost of living adjustments, and even health care.

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

Consistent with DOD and Congressional concerns, the Air Force is actively pursuing means to reduce the deferred maintenance and repair (DMAR) backlog. The Air Force's goal is to reduce the end-of-year backlog to one year's normal recurring maintenance and repair of our dwellings to ensure availability of quarters that meet community standards. The method we use to measure our effectiveness against this standard is to track the impact of the funded program against DMAR. When funding is lower than maintenance requirements, asset deterioration accelerates. This current growth of maintenance costs is above inflation rates and increases the scope of future programmed work. Another impact from underfunded maintenance is an increase in the number of emergency repairs that are disruptive to occupants, costly, and manpower intensive. The backlog of unrepaired systems also generates other work (i.e., delayed roof projects require additional work to fix leaks, patch and paint ceilings, etc.). Current funding levels do not achieve the goal of reducing DMAR.

The Air Force has initiated a whole-house/whole-neighborhood concept to determine total funding required to bring existing facilities up to standards. This concept combines all improvements with required maintenance and repairs into one project, minimizing quarters downtime and disruption to residents due to piece-meal work. However, if whole-house renovations are delayed for too long, emergency projects to fix specific systems (e.g. roof leaks) must be accomplished in the interim, driving up life-cycle costs.

Quality family housing has a great impact on the lives of our members and the readiness of our forces. It is for this reason that we believe the maintenance dollars the Air Force has programmed into this budget will have a payback far greater than that which can be measured in terms of average unit costs. Future budget increases to this account can only improve the quality of life for our airmen and their families, which can produce positive leverage on retention and readiness.

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**MAINTENANCE &
REPAIR OVER \$20K**

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

FAMILY HOUSING REPAIRS • NON GOQ UNITS
(EXCEEDING \$20,000 MAJOR MAINTENANCE AND REPAIR THRESHOLD)

This information complies with Congressional direction that requires the Services to report major maintenance and repair expenditures projected to exceed \$20,000 per unit. While these projects are shown as line items here, the maintenance budget estimate includes them among overall requirements for the entire inventory. Since over 60 percent of the average investment project includes major maintenance and repair actions, we can mitigate some of these problems through the O&M program.

CONUS

| <u>Location</u> | <u>No Units</u> | <u>Year Built</u> | <u>High Unit cost (\$000)</u> | <u>Unit (NSM)</u> | <u>Proj (NSM)</u> | <u>Total cost (\$000)</u> | <u>Improvements Non-Routine FY 1996-2000 (\$000)</u> |
|-----------------|-----------------|-------------------|-------------------------------|-------------------|-------------------|---------------------------|--|
|-----------------|-----------------|-------------------|-------------------------------|-------------------|-------------------|---------------------------|--|

ALABAMA

| | | | | | | | |
|----------------|---|------|------|-----|-------|-----|---|
| <u>Maxwell</u> | 8 | 1970 | 82.5 | 144 | 1,295 | 660 | 0 |
|----------------|---|------|------|-----|-------|-----|---|

Narrative: Upgrades kitchens to include: cabinets, counter tops, plumbing, light fixtures, and flooring. Replaces doors (interior and exterior), windows and carpeting. Upgrades HVAC and water heaters and upgrades exterior by replacing siding and fascia.

CALIFORNIA

| | | | | | | | |
|--------------|----|------|----|-----|-------|-------|---|
| <u>Beale</u> | 25 | 1960 | 70 | 123 | 3,075 | 1,750 | 0 |
|--------------|----|------|----|-----|-------|-------|---|

Narrative: Replaces kitchen appliances, installs dishwashers, replaces flooring, bathroom finishes, and fixtures. Replaces doors and installs closet organizers. Replaces deteriorated exterior siding and doors. Replaces windows with energy-conserving models. Installs additional wall insulation. Abates asbestos and lead-based paint.

| | | | | | | | |
|--------------------|----|---------|----|---------|-------|-----|---|
| <u>Los Angeles</u> | 32 | 1982-85 | 31 | 154-176 | 5,632 | 800 | 0 |
|--------------------|----|---------|----|---------|-------|-----|---|

Narrative: Repairs and reconfigures kitchens; replaces countertops and cabinets; replaces flooring; provides adequate lighting and storage; provides hard-wired smoke detectors to allow annunciation on the base-wide system.

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

FAMILY HOUSING REPAIRS - NON GOQ UNITS
(EXCEEDING \$20,000 THRESHOLD)

| <u>Location</u> | <u>No Units</u> | <u>Year Built</u> | <u>High Unit cost (\$000)</u> | <u>Unit (NSM)</u> | <u>Proj (NSM)</u> | <u>Total cost (\$000)</u> | <u>Improvements Non-Routine FY 1996-2000 (\$000)</u> |
|-----------------|---------------------|-----------------------|---|-----------------------|-----------------------|-----------------------------------|--|
| <u>Travis</u> | 39 | 1958 | 52 | 126 | 4,914 | 2,028 | 0 |

Narrative: Repairs finishes to kitchen cabinets, flooring, doors and hardware. Repairs electrical/mechanical systems, installs smoke detectors, and replaces outdated light fixtures. Finishes walls with texture and painting. Replaces bathroom fixtures. Repairs drainage problems including routing of downspouts to the street gutters and adjusting grading around units. Replaces cracked patio slabs and driveway slabs.

| | | | | | | | |
|---------------|-----|------|----|---------|--------|---------|---|
| <u>Travis</u> | 107 | 1957 | 21 | 126-158 | 13,573 | 1,765.5 | 0 |
|---------------|-----|------|----|---------|--------|---------|---|

Narrative: Replaces inefficient and outdated evaporative coolers with state-of-the-art air conditioning units.

COLORADO

| | | | | | | | |
|-------------------------|---|------|----|-----|-------|-----|---|
| <u>USAF Academy</u> | 8 | 1958 | 86 | 205 | 1,640 | 640 | 0 |
|-------------------------|---|------|----|-----|-------|-----|---|

Narrative: Repairs interiors, replace electrical service, plumbing fixtures, cabinets and countertops; relocate laundry facilities; relocates bathroom entrances; removes freestanding fireplaces; provides windows in bedrooms which lack windows; replaces roofs and siding where required; and provides landscaping enhancements.

DISTRICT OF
COLUMBIA

| | | | | | | | |
|--------------------|---|------|----|-----|-----|----|---|
| <u>Bolling AFB</u> | 2 | 1975 | 23 | 120 | 240 | 46 | 0 |
|--------------------|---|------|----|-----|-----|----|---|

Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.

FLORIDA

| | | | | | | | |
|----------------|----|------|----|-----|-------|-----|---|
| <u>Tyndall</u> | 10 | 1969 | 55 | 105 | 1,047 | 550 | 0 |
|----------------|----|------|----|-----|-------|-----|---|

Narrative: Renovates kitchen and baths and replace interior doors and stove. Relocates mechanical room for exterior access. Installs ground fault circuit-interrupters (GFCI), carpeting, tile flooring, and dishwashers.

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

FAMILY HOUSING REPAIRS - NON GOQ UNITS
(EXCEEDING \$20,000 THRESHOLD)

| <u>Location</u> | <u>No Units</u> | <u>Year Built</u> | <u>High Unit cost (\$000)</u> | <u>Unit (NSM)</u> | <u>Proj</u> | <u>Total cost (\$000)</u> | <u>Improvements Non-Routine FY 1996-2000 (\$000)</u> |
|-----------------|---------------------|-----------------------|---|-----------------------|-------------|-----------------------------------|--|
| <u>Patrick</u> | 110 | 1995 | 20 | 130 | 14,300 | 2,200 | 0 |

Narrative: Due to poor construction, leaks have developed around windows and construction joints resulting in water damage to the structure and occupants' belongings. This is one of four phases to repair exterior stucco and replace windows in the North and Central housing areas.

IDAHO

| | | | | | | | |
|-----------------|---|------|-----|-----|-----|-----|---|
| <u>Mtn Home</u> | 3 | 1959 | 120 | 185 | 555 | 360 | 0 |
|-----------------|---|------|-----|-----|-----|-----|---|

Narrative: Replaces doors, windows, floors, roofs, including gutters, fascia, downspouts, new HVAC, new siding. Replaces fencing, electrical upgrade and landscaping.

ILLINOIS

| | | | | | | | |
|--------------|----|------|----|-----|-------|-----|---|
| <u>Scott</u> | 18 | 1931 | 22 | 125 | 2,250 | 396 | 0 |
|--------------|----|------|----|-----|-------|-----|---|

Narrative: Complete replacement of slate roofs of historic housing units.

KANSAS

| | | | | | | | |
|------------------|----|------|----|---------|-------|-------|---|
| <u>McConnell</u> | 47 | 1959 | 80 | 88-1 58 | 5,422 | 2,301 | 0 |
|------------------|----|------|----|---------|-------|-------|---|

Narrative: Repairs fire/life safety deficiencies, including installation of draft stops between duplex units, replacement of electrical system, and replacement of basement window with escapable-daylight window. Replaces deteriorated wood floors, driveways/sidewalks/stoops, and exterior fascia material. Relocates laundry and storage areas in basement. Improves bathrooms as needed.

NEBRASKA

| | | | | | | | |
|---------------|----|------|----|-----|-------|-----|---|
| <u>Offutt</u> | 19 | 1961 | 35 | 238 | 4,522 | 532 | 0 |
|---------------|----|------|----|-----|-------|-----|---|

Narrative: Waterproofs basements and foundations, installs foundation drainage, regrades around dwelling, and repairs gutters and downspouts.

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

FAMILY HOUSING REPAIRS - NON GOQ UNITS
(EXCEEDING \$20,000 THRESHOLD)

| <u>Location</u> | <u>No Units</u> | <u>Year Built</u> | <u>High Unit cost (\$000)</u> | <u>Unit (NSM)</u> | <u>Proj (NSM)</u> | <u>Total cost (\$000)</u> | <u>Improvements Non-Routine FY 1996-2000 (\$000)</u> |
|-----------------|---------------------|-----------------------|---|-----------------------|-----------------------|-----------------------------------|--|
|-----------------|---------------------|-----------------------|---|-----------------------|-----------------------|-----------------------------------|--|

NORTH
CAROLINA

| | | | | | | | |
|-------------|---|------|-----|-----|-------|-------|---|
| <u>Pope</u> | 8 | 1933 | 250 | 226 | 1,810 | 1,704 | 0 |
|-------------|---|------|-----|-----|-------|-------|---|

Narrative: NRHP registered units with no major restoration since 1933. Replaces the original utilities that are inefficient, well beyond their useful lives and do not meet current building codes. Replaces interior fixtures and finishes that are deteriorated and have multiple layers of peeling lead-based paints. Repairs kitchens, bathrooms, wall and floor coverings, windows, exterior walls, and increases HVAC efficiency.

NORTH
DAKOTA

| | | | | | | | |
|--------------------|----|------|----|-----|-------|-------|----|
| <u>Grand Forks</u> | 30 | 1964 | 67 | 115 | 3,450 | 2,010 | 25 |
|--------------------|----|------|----|-----|-------|-------|----|

Narrative: Repairs to contemporary standards interiors, including heating, air conditioning, electric service, attic ventilation and insulation, basement drain tile, smoke detection. Relocates laundry rooms from basement and creates arctic recreation space in basement.

OHIO

| | | | | | | | |
|-------------------------|----|------|----|-----|-------|-----|---|
| <u>Wright-Patterson</u> | 45 | 1970 | 20 | 105 | 4,725 | 900 | 0 |
|-------------------------|----|------|----|-----|-------|-----|---|

Narrative: Repairs kitchens, including replacing kitchen cabinets, sinks, faucets, counter tops, range hoods, garbage disposals, light fixtures and flooring. Repairs bathrooms, including replacing vanities, sinks, faucets, light fixtures, medicine cabinets, exhaust fans, flooring, tub and shower enclosures. Paints kitchen and bath ceilings and walls.

| | | | | | | | |
|-------------------------|----|------|----|-----|-------|-------|---|
| <u>Wright-Patterson</u> | 50 | 1970 | 22 | 104 | 5,200 | 1,100 | 0 |
|-------------------------|----|------|----|-----|-------|-------|---|

Narrative: Repairs exteriors, including replacing siding, roofs, roof flashing, gutters, and downspouts. Replaces windows with new energy-efficient windows. Replaces exterior light fixtures, door bells, and range exterior hood vents. Repairs sidewalks, curbs, and steps. Replaces rear service doors, jambs, and locks on garages. Tuckpoint masonry. Constructs new gables and dormers, repair eaves, and construct new patio door covers.

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

FAMILY HOUSING REPAIRS - NON GOQ UNITS
(EXCEEDING \$20,000 THRESHOLD)

| <u>Location</u> | <u>No Units</u> | <u>Year Built</u> | <u>High Unit cost (\$000)</u> | <u>Unit (NSM)</u> | <u>Proj (NSM)</u> | <u>Total cost (\$000)</u> | <u>Improvements Non-Routine FY 1996-2000 (\$000)</u> |
|--|---------------------|-----------------------|---|-----------------------|-----------------------|-----------------------------------|--|
| <u>OKLAHOMA</u> | | | | | | | |
| <u>Altus</u> | 22 | 1977 | 63 | 126 | 2,772 | 1,386 | 0 |
| Narrative: Replaces electrical, heating, and air conditioning systems. Renovates kitchens and bathrooms. Installs carpet and replaces floor tile. | | | | | | | |
| <u>SOUTH CAROLINA</u> | | | | | | | |
| <u>Charleston</u> | 31 | 1959 | 80 | 130 | 4,030 | 1,550 | 0 |
| Narrative: Removes and replaces kitchen cabinets, appliances, light fixtures, electrical switches and receptacles. Renovates bathrooms to include demolition, installation of new vanities, tubs, toilets, ceramic tile, light fixtures and electrical switches and receptacles. Replaces water and sewer lines. | | | | | | | |
| <u>TEXAS</u> | | | | | | | |
| <u>Brooks</u> | 32 | 1962 | 28 | 154 | 4,928 | 864 | 0 |
| Narrative: Installs vinyl siding over deteriorating exterior wood surfaces. Replaces leaking roofs, gutters, and downspouts. Replaces exterior doors. Replaces existing windows with energy-efficient double-pane windows. Abates lead-based paint. | | | | | | | |
| <u>VIRGINIA</u> | | | | | | | |
| <u>Langley</u> | 20 | 1960 | 43 | 143 | 2,860 | 780 | 0 |
| Narrative: Repairs bathrooms and kitchens including electrical, mechanical and plumbing repairs. Replaces cabinets, sinks, appliances, fixtures, and finishes. Remediates asbestos and lead-based paint. | | | | | | | |
| <u>WASHINGTON</u> | | | | | | | |
| <u>McChord</u> | 26 | 1958 | 77 | 116 | 3,016 | 2,002 | 0 |
| Narrative: Replaces and/or repairs plumbing, heating, insulation, electrical wiring, lighting, windows, doors, siding, roofs, and respective driveways, sidewalks, and attached/detached carports. Remodels existing bathrooms and interior to modern contemporary standard. | | | | | | | |

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

FAMILY HOUSING REPAIRS • NON GOQ UNITS
(EXCEEDING \$20,000 THRESHOLD)

| <u>Location</u> | <u>No Units</u> | <u>Year Built</u> | <u>High Unit cost (\$000)</u> | <u>Unit (NSM)</u> | <u>Proj (NSM)</u> | <u>Total cost (\$000)</u> | <u>Improvements Non-Routine FY 1996-2000 (\$000)</u> |
|--|---------------------|-----------------------|---|-----------------------|-----------------------|-----------------------------------|--|
| <u>WYOMING</u> | | | | | | | |
| <u>F.E. Warren</u> | 2 | 1910 | 39 | 253 | 506 | 78 | 0 |
| Narrative: Replaces the roof over a duplex containing two housing units. The roof has failed and leaks excessively. | | | | | | | |
| <u>F.E. Warren</u> | 7 | 1900 | 35 | 253 | 1,771 | 245 | 0 |
| Narrative: Repairs the wooden porches which have deteriorated and must be repaired per the National Historic Preservation Act (NHPA). | | | | | | | |
| <u>F.E. Warren</u> | 37 | 1900-1910 | 75 | 253 | 9,361 | 2,068.3 | 0 |
| Narrative: This project is the first of five phases to accomplish comprehensive repairs to 156 historic MFH units. Each phase will address requirements specific to units contained in that phase, but may address requirements for roofing, windows, paint, brick tuckpoint, porches, exterior woodwork, plumbing, heating, electrical and structural work. | | | | | | | |
| <u>OVERSEAS</u> | | | | | | | |
| <u>ALASKA</u> | | | | | | | |
| <u>Eielson</u> | 48 | 1948 | 30 | 120 | 5,760 | 1,296 | 313 |
| Narrative: Replaces deteriorated domestic heating system to include piping, valves, pumps, heat exchangers, fin-tube units, and hot water generators. | | | | | | | |
| <u>GUAM</u> | | | | | | | |
| <u>Andersen</u> | 96 | 1949 | 34 | 139 | 13,344 | 2,700 | 0 |
| Narrative: Replaces air conditioning units with energy efficient models. Provides screen around exterior of unit to protect occupants from noise. | | | | | | | |

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

FAMILY HOUSING REPAIRS - NON GOQ UNITS
(EXCEEDING \$20,000 THRESHOLD)

| <u>Location</u> | <u>No Units</u> | <u>Year Built</u> | <u>High Unit cost (\$000)</u> | <u>Unit (NSM)</u> | <u>Proj (NSM)</u> | <u>Total cost (\$000)</u> | <u>Improvements Non-Routine FY 1996-2000 (\$000)</u> |
|---|---------------------|-----------------------|---|-----------------------|-----------------------|-----------------------------------|--|
| <u>HAWAII</u> | | | | | | | |
| <u>Hickam</u> | 29 | 1916 | 79 | 240 | 6,960 | 1,831 | 944 |
| Narrative: Repairs historical units to include cabinets, counter tops, range hoods and flooring; repairs bathrooms to include tub/shower, lavatories, vanities, cabinets and flooring; repairs plumbing and electrical fixtures and systems; repairs roofs; and removes/abates environmental hazards. | | | | | | | |
| <u>Hickam</u> | 4 | 1921 | 88 | 369 | 1,476 | 278 | 130 |
| Narrative: Repairs historical units to include cabinets, counter tops, range hoods and flooring; repairs bathrooms to include tub/shower, lavatories, vanities, cabinets and flooring; repairs plumbing and electrical fixtures and systems; repairs roofs; and removes/abates environmental hazards. | | | | | | | |
| <u>JAPAN</u> | | | | | | | |
| <u>Kadena</u> | 152 | 1979 | 25 | 107 | 16,264 | 3,192 | 0 |
| Narrative: Phase 4 of kitchen repair project, to include replacement of cabinets, countertops, fixtures, electrical systems, appliances, and flooring. | | | | | | | |
| <u>Kadena</u> | 3 | 1953 | 113 | 123 | 369 | 270 | 0 |
| Narrative: Replaces roof to include demolition of existing tile roof, wooden trusses, ceiling and electrical lighting system, mechanical HVAC/domestic hot water systems; constructs concrete roof replacement. | | | | | | | |
| <u>Kadena</u> | 136 | 1985 | 21 | 122 | 16,592 | 2,100 | 0 |
| Narrative: Replaces waterlines, boilers and chillers to include piping, affected ceiling/floor/walls and electrical/mechanical system. | | | | | | | |

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G&FOQ OVER \$25K

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

GENERAL OFFICER QUARTERS
(EXCEEDING \$25,000 THRESHOLD)

This information complies with the 1984 House Appropriations Committee language requiring the Services to report any expenditures from the maintenance account for General or Flag Officer housing projected to exceed \$25,000 per unit. The number of maintenance projects over this threshold has increased over previous years, which reflects a growing deterioration of the inventory and growing inflationary pressure on the threshold. This is primarily due to the growing number of units that are waiting for improvement and renovation with investment funding. Since over 60 percent of the average investment project includes major maintenance and repair actions, we can mitigate some of these problems through the O&M program. While these projects are shown as line items, the maintenance budget estimate includes these problems among overall requirements for the entire inventory.

As with the non-GQQ units exceeding the \$20,000 threshold, inflation plays a role in driving repair costs beyond the \$25,000 threshold. Eventually relatively routine repairs will exceed the specified thresholds if no upward adjustment to the threshold is made to account for inflation.

Each project described below includes maintenance and repair, alterations, asbestos and lead based paint abatement and operations costs anticipated for FY 2001 to present a complete picture of the spending projected for the quarters.

CONUS

| <u>Location</u> | <u>Qtrs</u> <u>ID</u> | <u>Size</u> <u>NSM</u> | <u>Year</u> <u>B u i l t</u> | <u>Oper</u> | <u>Util</u> | <u>Maint</u> | <u>Total</u> | <u>Unit</u> | <u>Improvements</u> |
|-----------------|--------------------------|---------------------------|---------------------------------|----------------|----------------|----------------|----------------|----------------|--|
| | | | | <u>Total</u> | <u>Total</u> | <u>Total</u> | <u>O&M</u> | <u>Maint</u> | <u>Non-Routine</u> |
| | | | | <u>(\$000)</u> | <u>(\$000)</u> | <u>(\$000)</u> | <u>(\$000)</u> | <u>(\$000)</u> | <u>1 9 9 6 - 2 0 0 0</u> <u>(\$000)</u> |

CALIFORNIA

| | | | | | | | | | |
|--------------|------|-----|------|---|-----|----|------|----|---|
| <u>Beale</u> | 2306 | 219 | 1960 | 3 | 2.5 | 75 | 80.5 | 75 | 0 |
|--------------|------|-----|------|---|-----|----|------|----|---|

Narrative: Installs new windows and doors. Replaces deteriorated siding, installs insulation and performs all necessary asbestos and lead-based paint abatement. Upgrades kitchen and bathroom cabinets.

| | | | | | | | | | |
|--------------------|---|-----|------|---|---|----|-----|----|----|
| <u>Los Angeles</u> | 1 | 238 | 1918 | 6 | 3 | 96 | 105 | 96 | 29 |
|--------------------|---|-----|------|---|---|----|-----|----|----|

Narrative: Replaces the west wing family room due to the foundation settling and the room pulling away from the main house structure. The room needs to be demolished, the soil excavated, reinstalled, and compacted and then the room rebuilt.

COLORADO

| | | | | | | | | | |
|---------------------|------|------|------|----|-----|------|------|------|---|
| <u>USAF Academy</u> | 6950 | 1073 | 1895 | 10 | 8.1 | 46.5 | 64.6 | 46.5 | 0 |
|---------------------|------|------|------|----|-----|------|------|------|---|

Provides routine maintenance and repair for the "Otis House", an 11,553 square foot home. The amount is based on historical records. No single item is planned to exceed the \$25K limit.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS
(EXCEEDING \$25,000 THRESHOLD)

| <u>Location</u> | <u>Qtrs</u> <u>ID</u> | <u>Size</u> <u>NSM</u> | <u>Year</u> <u>Built</u> | <u>Oper</u> <u>Total</u> <u>(\$000)</u> | <u>Util</u> <u>Total</u> <u>(\$000)</u> | <u>Maint</u> <u>Total</u> <u>(\$000)</u> | <u>Total</u> <u>O&M</u> <u>(\$000)</u> | <u>Unit</u> <u>Maint</u> <u>Limit</u> <u>(\$000)</u> | <u>Improvements</u> <u>Non-Routine</u> <u>FY 1996-2000</u> <u>(\$000)</u> |
|-------------------------------|--------------------------|---------------------------|-----------------------------|---|---|--|--|---|--|
| <u>USAF</u> <u>Academy</u> | 6776 | 1008 | 1935 | 20 | 3 | 55 | 78 | 55 | 2 |

Narrative: Provides routine maintenance and repair (M&R) for the "Carlton House", a 10,846 square foot residence which is home of the Air Force Academy Superintendent. The M&R amount is based on historical records. No single item is planned to exceed the \$25K limit.

| | | | | | | | | | |
|-----------------|------|-----|------|---|-----|------|------|------|-----|
| <u>Peterson</u> | 7108 | 194 | 1965 | 1 | 2.0 | 37.4 | 40.4 | 37.4 | 3.2 |
|-----------------|------|-----|------|---|-----|------|------|------|-----|

Narrative: Replaces existing window with energy conservative windows to reduce long-term utility costs.

| | | | | | | | | | |
|-----------------|------|-----|------|---|-----|------|------|------|---|
| <u>Peterson</u> | 7111 | 194 | 1965 | 1 | 2.8 | 34.3 | 38.1 | 34.3 | 0 |
|-----------------|------|-----|------|---|-----|------|------|------|---|

Narrative: Replaces existing window with energy conservative windows to reduce long-term utility costs.

| | | | | | | | | | |
|-----------------|------|-----|------|---|-----|------|------|------|---|
| <u>Peterson</u> | 7112 | 194 | 1965 | 1 | 2.8 | 34.3 | 38.1 | 34.3 | 0 |
|-----------------|------|-----|------|---|-----|------|------|------|---|

Narrative: Replaces existing window with energy conservative windows to reduce long-term utility costs.

| | | | | | | | | | |
|-----------------|------|-----|------|---|-----|------|------|------|---|
| <u>Peterson</u> | 7485 | 194 | 1969 | 5 | 2.7 | 33.1 | 40.8 | 33.1 | 0 |
|-----------------|------|-----|------|---|-----|------|------|------|---|

Narrative: Replaces existing window with energy conservative windows to reduce long-term utility costs.

DISTRICT OF
COLUMBIA

| | | | | | | | | | |
|--------------------|----|-----|------|---|-----|----|------|----|---|
| <u>Bolling AFB</u> | 22 | 225 | 1933 | 7 | 1.5 | 75 | 83.5 | 75 | 0 |
|--------------------|----|-----|------|---|-----|----|------|----|---|

Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.

| | | | | | | | | | |
|--------------------|----|-----|------|---|-----|----|------|----|---|
| <u>Bolling AFB</u> | 23 | 225 | 1933 | 7 | 1.5 | 75 | 83.5 | 75 | 0 |
|--------------------|----|-----|------|---|-----|----|------|----|---|

Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS
(EXCEEDING \$25,000 THRESHOLD)

| <u>Location</u> | <u>Qtrs</u> <u>ID</u> | <u>Size</u> <u>NSM</u> | <u>Year</u> <u>Built</u> | <u>Oper</u> <u>Total</u> <u>(\$000)</u> | <u>Util</u> <u>Total</u> <u>(\$000)</u> | <u>Maint</u> <u>Total</u> <u>(\$000)</u> | <u>Total</u> <u>O&M</u> <u>(\$000)</u> | <u>Unit</u> <u>Maint</u> <u>Limit</u> <u>(\$000)</u> | <u>Improvements</u> <u>Non-Routine</u> <u>FY 1996-2000</u> <u>(\$000)</u> |
|--|--------------------------|---------------------------|-----------------------------|---|---|--|--|---|--|
| <u>Bolling_AFB</u> | 24 | 225 | 1933 | 7 | 1.5 | 75 | 83.5 | 75 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling_AFB</u> | 25 | 225 | 1933 | 7 | 1.5 | 75 | 83.5 | 75 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling_AFB</u> | 26 | 225 | 1933 | 7 | 1.5 | 75 | 83.5 | 75 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling_AFB</u> | 27 | 225 | 1933 | 7 | 1.5 | 75 | 83.5 | 75 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling_AFB</u> | 28 | 225 | 1933 | 7 | 1.5 | 75 | 83.5 | 75 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling_AFB</u> | 29 | 225 | 1933 | 7 | 1.5 | 75 | 83.5 | 75 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling_AFB</u> | 30 | 225 | 1933 | 7 | 1.5 | 75 | 83.5 | 75 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling_AFB</u> | 31 | 225 | 1933 | 7 | 1.5 | 75 | 83.5 | 75 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling_AFB</u> | 32 | 225 | 1933 | 7 | 1.5 | 75 | 83.5 | 75 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS
(EXCEEDING \$25,000 THRESHOLD)

| <u>Location</u> | <u>Qtrs ID</u> | <u>Size NSM</u> | <u>Year Built</u> | <u>Oper Total (\$000)</u> | <u>Util Total (\$000)</u> | <u>Maint Total (\$000)</u> | <u>Total O&M (\$000)</u> | <u>Unit Maint Limit (\$000)</u> | <u>Improvements Non-Routine FY 1996-2000 (\$000)</u> |
|--|----------------|-----------------|-------------------|---------------------------|---------------------------|----------------------------|------------------------------|---------------------------------|--|
| <u>Bollina AFB</u> | 62 | 284 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling AFB</u> | 63 | 284 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling AFB</u> | 64 | 226 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bollina AFB</u> | 65 | 226 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling AFB</u> | 66 | 226 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bollina AFB</u> | 67 | 226 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bollina AFB</u> | 68 | 226 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling AFB</u> | 69 | 226 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling AFB</u> | 70 | 226 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS
(EXCEEDING \$25,000 THRESHOLD)

| <u>Location</u> | <u>Qtrs ID</u> | <u>Size NSM</u> | <u>Year Built</u> | <u>Oper Total (\$000)</u> | <u>Util Total (\$000)</u> | <u>Maint Total (\$000)</u> | <u>Total O&M (\$000)</u> | <u>Unit Maint Limit (\$000)</u> | <u>Improvements Non-Routine FY1996-2000 (\$000)</u> |
|---|----------------|-----------------|-------------------|---------------------------|---------------------------|----------------------------|------------------------------|---------------------------------|---|
| <u>Bolling AFB</u> | 71 | 226 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling AFB</u> | 72 | 226 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling AFB</u> | 73 | 226 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling AFB</u> | 74 | 226 | 1933 | 7 | 2 | 79 | 88 | 79 | 0 |
| Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements. | | | | | | | | | |
| <u>Bolling AFB</u> | 75 | 141 | 1975 | 7 | 2 | 64 | 73 | 64 | 0 |
| Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace facade siding. | | | | | | | | | |
| <u>Bolling AFB</u> | 77 | 141 | 1975 | 7 | 2 | 64 | 73 | 64 | 0 |
| Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace facade siding. | | | | | | | | | |
| <u>Bolling AFB</u> | 80 | 141 | 1975 | 7 | 2 | 64 | 73 | 64 | 0 |
| Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace facade siding. | | | | | | | | | |
| <u>Bolling AFB</u> | 81 | 141 | 1975 | 7 | 2 | 64 | 73 | 64 | 0 |
| Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace facade siding. | | | | | | | | | |
| <u>Bolling AFB</u> | 84 | 141 | 1975 | 7 | 2 | 64 | 73 | 64 | 0 |
| Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace facade siding. | | | | | | | | | |

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS
(EXCEEDING \$25,000 THRESHOLD)

| <u>Location</u> | <u>Qtrs</u> <u>ID</u> | <u>Size</u> <u>NSM</u> | <u>Year</u> <u>Built</u> | <u>Oper</u> <u>Total</u> (\$000) | <u>Util</u> <u>Total</u> (\$000) | <u>Maint</u> <u>Total</u> (\$000) | <u>Total</u> <u>O&M</u> (\$000) | <u>Unit</u> <u>Maint</u> <u>Limit</u> FY | <u>Improvements</u> <u>Non-Routine</u> <u>1996-2000</u> (\$000) |
|---|--------------------------|---------------------------|-----------------------------|--|--|---|---|---|--|
| <u>Bolling AFB</u> | 85 | 141 | 1975 | 7 | 2 | 64 | 73 | 64 | 0 |
| Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace facade siding. | | | | | | | | | |
| <u>Bolling AFB</u> | 86 | 141 | 1975 | 7 | 2 | 64 | 73 | 64 | 0 |
| Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace facade siding. | | | | | | | | | |
| <u>Bolling AFB</u> | 89 | 141 | 1975 | 7 | 2 | 64 | 73 | 64 | 0 |
| Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace facade siding. | | | | | | | | | |

ILLINOIS

| | | | | | | | | | |
|--------------|-----|-----|------|---|---|-----|-----|-----|---|
| <u>Scott</u> | 227 | 261 | 1940 | 1 | 5 | 235 | 241 | 235 | 0 |
|--------------|-----|-----|------|---|---|-----|-----|-----|---|

Narrative: Upgrades and modifies these historic units to contemporary standards by repairing the kitchen areas, living rooms, baths, and outdated mechanical, electrical, and plumbing systems. Repairs interior finishes to include carpet, wall covering, paint, and flooring.

| | | | | | | | | | |
|--------------|-----|-----|------|---|---|-----|-----|-----|---|
| <u>Scott</u> | 231 | 261 | 1940 | 1 | 5 | 235 | 241 | 235 | 0 |
|--------------|-----|-----|------|---|---|-----|-----|-----|---|

Narrative: Upgrades and modifies these historic units to contemporary standards by repairing the kitchen areas, living rooms, baths, and outdated mechanical, electrical, and plumbing systems. Repairs interior finishes to include carpet, wall covering, paint, and flooring.

NORTH
CAROLINA

| | | | | | | | | | |
|-------------|-----|-----|------|---|---|-----|-----|-----|----|
| <u>Pope</u> | 218 | 273 | 1933 | 2 | 4 | 250 | 256 | 250 | 25 |
|-------------|-----|-----|------|---|---|-----|-----|-----|----|

Narrative: Replaces the original utilities (1933) of this historic unit, updating them to current building codes. Replaces interior fixtures and finishes which are deteriorated and have multiple layers of peeling lead-based paint. Repairs kitchens, bathrooms, wall and floor coverings, windows, and exterior walls.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS
(EXCEEDING \$25,000 THRESHOLD)

| <u>Location</u> | <u>Qtrs ID</u> | <u>Size NSM</u> | <u>Year Built</u> | <u>Oper Total (\$000)</u> | <u>Util Total (\$000)</u> | <u>Maint Total (\$000)</u> | <u>Total O&M (\$000)</u> | <u>Unit Maint Limit (\$000)</u> | <u>Improvements Non-Routine FY1996-2000 (\$000)</u> |
|---|----------------|-----------------|-------------------|---------------------------|---------------------------|----------------------------|------------------------------|---------------------------------|---|
| <u>OHIO</u> | | | | | | | | | |
| <u>Wrinht-Patterson</u> | 10518 | 184 | 1935 | 2 | 2 | 50 | 54 | 50 | 0 |
| Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings. | | | | | | | | | |
| <u>Wright-Patterson</u> | 10520A | 221 | 1935 | 1 | 3 | 63 | 67 | 63 | 0 |
| Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings. | | | | | | | | | |
| <u>Wrinht-Patterson</u> | 10520B | 221 | 1935 | 1 | 3 | 63 | 67 | 63 | 0 |
| Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings. | | | | | | | | | |
| <u>Wrinht-Patterson</u> | 10522A | 221 | 1935 | 2 | 3 | 72 | 77 | 72 | 0 |
| Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings. | | | | | | | | | |
| <u>Wrinht-Patterson</u> | 10522B | 221 | 1935 | 1 | 4 | 68 | 73 | 68 | 0 |
| Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings. | | | | | | | | | |
| <u>Wrinht-Patterson</u> | 10524 | 184 | 1935 | 1 | 2 | 54 | 57 | 54 | 0 |
| Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings | | | | | | | | | |
| <u>Wrinht-Patterson</u> | 10702A | 221 | 1935 | 6 | 8 | 73 | 87 | 73 | 0 |
| Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings. | | | | | | | | | |

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS
(EXCEEDING \$25,000 THRESHOLD)

| <u>Location</u> | <u>Qtrs ID</u> | <u>Size NSM</u> | <u>Year Built</u> | <u>Oper Total (\$000)</u> | <u>Util Total (\$000)</u> | <u>Maint Total (\$000)</u> | <u>Total O&M (\$000)</u> | <u>Unit Maint Limit (\$000)</u> | <u>Improvements Non-Routine FY 1996-2000 (\$000)</u> |
|-------------------------|----------------|-----------------|-------------------|---------------------------|---------------------------|----------------------------|------------------------------|---------------------------------|--|
| <u>Wright-Patterson</u> | 10702B | 221 | 1935 | 6 | 2 | 69 | 77 | 69 | 0 |

Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.

| | | | | | | | | | |
|-------------------------|-------|-----|------|---|---|----|----|----|--|
| <u>Wright-Patterson</u> | 10704 | 184 | 1935 | 2 | 2 | 47 | 51 | 47 | |
|-------------------------|-------|-----|------|---|---|----|----|----|--|

Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.

| | | | | | | | | | |
|-------------------------|-------|-----|------|---|---|----|----|----|---|
| <u>Wright-Patterson</u> | 10716 | 184 | 1935 | 6 | 2 | 45 | 53 | 45 | 0 |
|-------------------------|-------|-----|------|---|---|----|----|----|---|

Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.

WYOMING

| | | | | | | | | | |
|--------------------|----|-----|------|-----|-----|-------|-----|-------|---|
| <u>F.E. Warren</u> | 92 | 494 | 1910 | 3.6 | 3.2 | 183.2 | 190 | 183.2 | 0 |
|--------------------|----|-----|------|-----|-----|-------|-----|-------|---|

Narrative: Repairs deteriorated and broken exterior woodwork, replaces an antiquated heating system with new plumbing and boiler, repairs the leaking roof, and accomplishes normal repair and maintenance. Provides adequate heating, repairs external woodworking per NHPA, safeguards historic facilities against water damage due to leaking, and accomplishes routine maintenance and repair required due to normal wear and tear.

OVERSEAS

HAWAII

| | | | | | | | | | |
|---------------|-----|-----|------|---|---|----|-----|----|-----|
| <u>Hickam</u> | 549 | 196 | 1939 | 9 | 6 | 95 | 110 | 95 | 286 |
|---------------|-----|-----|------|---|---|----|-----|----|-----|

Narrative: Replaces roof and installs hose bib vacuum breaker. Painting and change of occupancy maintenance is also included.

| | | | | | | | | | |
|---------------|-----|-----|------|----|---|-----|-----|-----|-----|
| <u>Hickam</u> | 551 | 196 | 1939 | 10 | 5 | 106 | 121 | 106 | 286 |
|---------------|-----|-----|------|----|---|-----|-----|-----|-----|

Narrative: Replaces roof on quarters and on termite-damaged gazebo. Installs hose bib vacuum breaker. Painting and change of occupancy maintenance is also included.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS
(EXCEEDING \$25,000 THRESHOLD)

| <u>Location</u> | <u>Qtrs</u> <u>ID</u> | <u>Size</u> <u>NSM</u> | <u>Year</u> <u>Built</u> | <u>Oper</u> <u>Total</u> <u>(\$000)</u> | <u>Util</u> <u>Total</u> <u>(\$000)</u> | <u>Maint</u> <u>Total</u> <u>(\$000)</u> | <u>Total</u> <u>O&M</u> <u>(\$000)</u> | <u>Unit</u> <u>Maint</u> <u>Limit</u> <u>(\$000)</u> | <u>Improvements</u> <u>Non-Routine</u> <u>FY</u> <u>1996-2000</u> <u>(\$000)</u> |
|---|--------------------------|---------------------------|-----------------------------|---|---|--|--|---|--|
| <u>JAPAN</u> | | | | | | | | | |
| <u>Kadena</u> | 4200 | 213 | 1957 | 17 | 2 | 89 | 108 | 89 | 0 |
| Narrative: Repairs electrical system and HVAC, replaces water heater, repairs roof, bath #3 and utility rooms. Adds smoke detectors and change of occupancy maintenance. | | | | | | | | | |
| Kadena | 4210 | 187 | 1956 | 12 | 2 | 81 | 95 | 81 | 0 |
| Narrative: Repairs electrical system and HVAC, replaces water heater, repairs roof, bath #3 and utility rooms. Adds smoke detectors and change of occupancy maintenance. | | | | | | | | | |
| Yokota | 691 | 305 | 1975 | 5 | 12 | 288 | 305 | 288 | 0 |
| Narrative: Repair HVAC system including replacement of compressor, air handler, heat exchangers, domestic hot water coil and circulation pump and ductwork cleaning. Replaces existing windows with double-paned glass windows. Paints entire exterior of facility. | | | | | | | | | |

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REIMBURSABLE PROGRAM

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

RECONCILIATION OF INCREASES AND DECREASES
Exhibit OP-5

Reimbursement. Includes collections received from rental of Air Force family housing to foreign nationals, civilians and others. Included in the estimate are the anticipated reimbursements due to members who voluntarily separate that are authorized to live in government quarters for up to 6 months after separation.

| | | (\$ in Thousands) |
|-----|---|-------------------|
| 1. | FY 2000 President's Budget: | \$10,648 |
| 2. | Congressional Adjustments: | None |
| 3. | FY 2000 Appropriated Amount: | \$10,648 |
| 4. | Proposed Supplementals: | None |
| 5. | Price Growth: | None |
| 6. | Functional Program Transfers: | None |
| 7. | Program Increases: | \$0 |
| 8. | FY 2000 Current Estimate: | \$10,648 |
| 9. | Price Growth: Inflation | \$160 |
| 10. | Functional Program Transfers: | None |
| 11. | Program Increases: Financial documents and small jobs increase. | \$32 |
| 12. | Program Decreases: | None |
| 13. | FY 2001 Budget Request: | \$10,840 |

Analysis of Changes in Reimbursements

The FY 2001 request includes a modest program adjustment and inflationary increase from FY 2000 program.

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LEASING

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

LEASING

Program (\$ in Thousands)
FY 2001 Program \$114,628
FY 2000 Program \$118,509

Purpose and Scope

Provides leasing of privately owned housing for assignment as government quarters at both domestic and foreign locations when the local economy and on-base housing cannot satisfy requirements. The leasing program is authorized by 10 U.S.C. 2828 and provides for payment of rent, operations, and maintenance costs of privately-owned quarters for assignment as government quarters to military families. This program also includes funds needed to pay for services such as utilities and refuse collection when these services are not part of the contract agreement.

The Air Force continues to rely on the private sector to meet the majority of housing needs. Where the private sector rental markets and on-base housing cannot meet requirements and cost-effective alternatives do not exist, short and long-term leases are used. The Air Force must use the leasing program in high cost areas and overseas to obtain adequate housing to meet critical needs.

Program Summary - Highlights

Authorization is requested for appropriation of \$114,628 to fund leases and related expenses in FY 2001. FY 2001 request for family housing leasing points is summarized as follows:

- (1) 9,201 Foreign lease points
- (2) 5,800 Section 801 lease points
- (3) 3,333 Domestic lease points

Foreign Leasing

Congress controls leasing in foreign countries: first by the number of lease points authorized, then by the review and approval of contract proposals, and finally by the funds appropriated. As overseas bases close, foreign leases are terminated as soon as economically possible. Air Force strategy during the remaining drawdown in overseas areas is to continue to maximize the use of government-controlled assets, thereby providing more affordable housing for our personnel and avoiding expensive off-base housing entitlements. The Air Force has been able to retain some housing areas from closing bases for use by families at remaining nearby bases. In fact, the percentage of Air Force members assigned to foreign locations who are able to reside in government-controlled quarters has increased. As the Air Force has drawn down in Europe, the order of the release of housing assets has been, where possible, (1) private rentals (which are usually

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

the most expensive), (2) Government Rental Housing Program (GRHP) and build-to-lease units, and (3) government owned. The exact mix of types of housing has depended upon available assets in each locality. Where possible the Air Force has made renewals of leases on a year-to-year basis to reduce costs by limiting termination liability. Full authorization is required to allow for sufficient flexibility during mission realignments to maximize cost effective solutions.

Section 801 Leasing

This program is helping to reduce our CONUS family housing deficit at bases where Air Force families are seriously affected by housing shortages and high housing costs.

In FY 1984, Congress authorized the testing of a new leasing program for U.S. installations in P.L. 98-1 15, Section 801. Subsequently, nine housing communities were constructed:

- Eielson AFB, AK, 300 units and 366 units
- Hanscom AFB, MA, 163 units
- Goodfellow AFB, TX, 200 units
- March AFB, CA, 200 units (base closed in FY96)
- Summerfield Housing, MD 1242 units (828 Air Force funded, 414 Navy funded)
- Travis AFB, CA 300 units
- Ellsworth AFB, SD, 200 units and 828 units
- Hurlburt AFB, FL, 300 units
- Cannon AFB, NM, 350 units

The Air Force contracted to have Centennial Estates Housing (828 units) constructed by Hunt Building Corporation (HBC) in 1990 and 1991 at Ellsworth AFB. Poor construction caused many units to become uninhabitable. A settlement agreement was signed by HBC on 1 Mar 99 and by the Air Force and Department of Justice on 2 Mar 99. HBC will pay the United States \$8M over a 5 year period. The settlement includes an allocation of funds to Ellsworth AFB for real property and facility maintenance which will be funded through the regular O&M appropriation verses the Military Family Housing O&M appropriation. The Air Force estimates Ellsworth AFB will receive \$485K in FY2001.

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

Domestic Leasing

Domestic leasing provides temporary housing for Air Force families pending availability of permanent housing. For example, the Air Force is supporting OSD's requests for domestic lease units for personnel assigned to the Armed Forces Radio and Television Service in Los Angeles, CA, and for units supporting the Defense Finance and Accounting System reorganization. This has been an excellent transition procedure to support families in high cost areas while preparing for long-term solutions. Also, affordable housing in high cost locations for recruiters is giving vital support to recruiting.

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

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

| <u>Leasing</u> | (\$ in Thousands) |
|---|-------------------|
| 1. FY 2000 President's Budget | \$118,509 |
| 2. Congressional Adjustments: | None |
| 3. FY 2000 Appropriated Amount: | \$118,509 |
| 4. Supplementals: | None |
| 5. Price Growth: | None |
| 6. Functional Program Transfers: | None |
| 7. Program Increases: | None |
| 8. Program Decreases: | None |
| 9. FY00 Current Estimate | \$118,509 |
| 10. Price Growth: | |
| a. Inflation | \$1,896 |
| b. Foreign Currency Fluctuation Rate Adjustment | \$0 |
| 11. Functional Program Transfer: | None |
| 12. Program Increases: | None |
| 13. Program Decreases: | |
| a. Termination of Ramstien AB, Germany Lease | -\$698 |

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

| | | |
|-----|--|-----------|
| | b. Termination of San Vito AB, Italy lease and delay in schedules for build-lease at Aviano and Lakenheath | -\$5,079 |
| 14. | FY 2001 Budget Request: | \$114,628 |

Analysis of Changes in Leasing

The attached leasing charts reflect changes to the program by locations and type of lease. These requirements are a direct result of changes to mission beddowns and other housing needs.

**ANALYSIS OF LEASED UNITS (Other than Section 801)
FY 2001**

| LOCATION | FY 99 | | | FY 00 | | | FY 01 | | |
|------------------------------|---------------|---------------|-----------------|---------------|---------------|-----------------|---------------|---------------|-----------------|
| | # UNITS | LEASE MONTHS | COST (\$000) | # UNITS | LEASE MONTHS | COST (\$000) | # UNITS | LEASE MONTHS | COST (\$000) |
| DOMESTIC LEASES | | | | | | | | | |
| Los Angeles, CA | 35 | 420 | \$438 | 35 | 420 | \$443 | 35 | 420 | \$449 |
| Ontario, CA (Det 4) | 4 | 48 | \$50 | 4 | 48 | \$50 | 4 | 48 | \$50 |
| Los Angeles, CA (AFRTS) | 20 | 240 | \$250 | 20 | 240 | \$252 | 20 | 240 | \$255 |
| Los Angeles, CA (DFAS) | 40 | 480 | \$501 | 40 | 480 | \$506 | 40 | 480 | \$510 |
| Recruiter/R.O.T.C. | 160 | 1,920 | \$2,186 | 180 | 2,160 | \$2,461 | 185 | 2,220 | \$2,527 |
| Unassigned | 3,074 | 0 | \$0 | 3,054 | 0 | \$0 | 3,049 | 0 | \$0 |
| TOTAL DOMESTIC LEASES | 3,333 | 3,108 | \$3,425 | 3,333 | 3,348 | \$3,712 | 3,333 | 3,408 | \$3,791 |
| FOREIGN LEASES | | | | | | | | | |
| Aman, Jordan | 4 | 48 | \$95 | 4 | 48 | \$96 | 4 | 48 | \$97 |
| Cairo, Egypt | 3 | 36 | \$75 | 3 | 36 | \$75 | 3 | 36 | \$75 |
| Manama, Bahrain | 2 | 24 | \$48 | 2 | 24 | \$49 | 2 | 24 | \$50 |
| Nairobi, Kenya | 1 | 12 | \$32 | 1 | 12 | \$33 | 1 | 12 | \$33 |
| Asmara, Eritea | 1 | 12 | \$24 | 1 | 12 | \$24 | 1 | 12 | \$25 |
| Islamabad, Pakistan | 1 | 12 | \$21 | 1 | 12 | \$21 | 1 | 12 | \$21 |
| Doha, Qatar | 1 | 12 | \$35 | 1 | 12 | \$35 | 1 | 12 | \$35 |
| Abu Dhabi, UAE | 1 | 12 | \$60 | 1 | 12 | \$60 | 1 | 12 | \$60 |
| Bangkok, Thailand | 5 | 60 | \$150 | 7 | 84 | \$151 | 7 | 84 | \$153 |
| Classified Location | 5 | 60 | \$180 | 5 | 60 | \$182 | 5 | 60 | \$184 |
| Osan, Korea | 276 | 3,312 | \$4,137 | 276 | 3,312 | \$4,199 | 276 | 3,312 | \$4,265 |
| Sembawang, Singapore | 117 | 1,404 | \$3,435 | 117 | 1,404 | \$3,455 | 117 | 1,404 | \$3,503 |
| Ankara, Turkey | 18 | 216 | \$315 | 18 | 216 | \$352 | 18 | 216 | \$357 |
| Aviano, Italy | 315 | 3,780 | \$6,401 | 700 | 8,400 | \$13,883 | 700 | 8,400 | \$13,885 |
| Brussels, Belgium | 0 | 0 | \$0 | 1 | 12 | \$25 | 1 | 12 | \$25 |
| Bentwaters, UK | 294 | 3,528 | \$925 | 0 | 0 | \$0 | 0 | 0 | \$0 |
| Geilenkirchen, Germany | 1 | 12 | \$17 | 1 | 12 | \$17 | 1 | 12 | \$17 |
| Izmir, Turkey | 6 | 72 | \$232 | 6 | 72 | \$235 | 6 | 72 | \$236 |
| Kalkar, Germany | 23 | 276 | \$343 | 23 | 276 | \$388 | 23 | 276 | \$393 |
| Lakenheath, UK | 735 | 8,820 | \$9,543 | 1,295 | 15,540 | \$20,426 | 1,343 | 16,116 | \$20,578 |
| Stavanger, Norway | 1 | 12 | \$44 | 1 | 12 | \$44 | 1 | 12 | \$44 |
| Paris, France | 7 | 84 | \$341 | 7 | 84 | \$345 | 7 | 84 | \$349 |
| Ramstein, Germany | 34 | 408 | \$672 | 34 | 408 | \$698 | 0 | 0 | \$0 |
| San Vito, Italy | 150 | 1,800 | \$3,305 | 150 | 1,800 | \$4,408 | 0 | 0 | \$0 |
| Spangdahlem, Germany | 501 | 6,012 | \$6,305 | 501 | 6,012 | \$6,392 | 501 | 6,012 | \$6,410 |
| Vienna, Austria | 1 | 12 | \$65 | 1 | 12 | \$70 | 1 | 12 | \$71 |
| Upper Heyford, UK | 50 | 600 | \$193 | 0 | 0 | \$0 | 0 | 0 | \$0 |
| Ascension Island | 1 | 12 | \$20 | 1 | 12 | \$21 | 1 | 12 | \$21 |
| Copenhagen, Denmark | 5 | 60 | \$126 | 5 | 60 | \$128 | 5 | 60 | \$129 |
| Unassigned | 6,642 | N/A | | 6,038 | N/A | | 6,174 | N/A | |
| TOTAL FOREIGN LEASES | 9,201 | 30,708 | \$37,139 | 9,201 | 37,956 | \$55,813 | 9,201 | 36,324 | \$51,016 |
| GRAND TOTAL FH-4 | 12,534 | 33,818 | \$40,564 | 12,534 | 41,304 | \$59,525 | 12,534 | 39,732 | \$54,807 |

JD Form 2458-2. JUN 86

Exhibit FH-4

ANALYSIS OF HIGH COST LEASED UNITS
(Other than Section 801)
FY 2001

| LOCATION | FY 01 TOTAL LEASES Per Country | FY99 | | | FY00 | | | FY01 | | |
|---------------------------|--|-----------------------|-------------------------|--------------------|-----------------------|-------------------------|--------------------|-----------------------|-------------------------|--------------------|
| | | HIGH COST UNITS | HIGH COST Defined | EST COST | HIGH COST UNITS | HIGH COST Defined | EST COST | HIGH COST UNITS | HIGH COST Defined | EST COST |
| DOMESTIC LEASES | | | | | | | | | | |
| Los Angeles, Ca | 35 | 3 | \$12,000 | \$42,378 | 1 | \$12,000 | \$14,290 | 1 | \$12,000 | \$14,318 |
| Los Angeles, CPJDFAS | 40 | 8 | to | \$111,215 | 8 | to | \$111,275 | 8 | to | \$111,410 |
| Pinedale, WY | 7 | 4 | \$14,000 | \$50,620 | 4 | \$14,000 | \$51,120 | 4 | \$14,000 | \$51,608 |
| Recruiter/ROTC | 178 | 25 | | \$375,185 | 35 | | \$540,375 | 38 | | \$570,445 |
| Sub-Total Domestic | 280 | 40 | | \$579,398 | 48 | | \$717,060 | 51 | | \$747,781 |
| FOREIGN LEASES | | | | | | | | | | |
| *Izmir, Turkey | 24 | 6 | \$295 | \$232,000 | 6 | \$295 | \$235,000 | 6 | \$14,000 | \$236,000 |
| *Stavanger, Norway | 1 | 1 | \$19,880 | \$44,000 | 1 | \$19,880 | \$44,000 | 1 | \$14,000 | \$44,000 |
| *Aviano, Italy | 700 | 1 | \$16,791 | \$24,320 | 1 | \$16,791 | \$28,122 | 1 | \$14,000 | \$28,435 |
| *Sembawang, Singapore | 117 | 117 | \$2,970,055 | \$3,435,000 | 117 | \$2,970,055 | \$3,455,000 | 117 | \$14,000 | \$3,503,000 |
| *Paris, France | 7 | N/A | N/A | \$341,000 | N/A | N/A | \$345,000 | N/A | N/A | \$349,000 |
| *Copenhagen, Denmark | 5 | N/A | N/A | \$126,000 | N/A | N/A | \$128,000 | N/A | N/A | \$129,000 |
| **Aman, Jordan | 4 | N/A | N/A | \$95,000 | N/A | N/A | \$96,000 | N/A | N/A | \$97,000 |
| *Asmara, Eritrea | 1 | N/A | N/A | \$24,000 | N/A | N/A | \$24,000 | N/A | N/A | \$25,000 |
| *Brussels, Belgium | 1 | N/A | N/A | \$0 | N/A | N/A | \$25,000 | N/A | N/A | \$25,000 |
| *Manama, Bahrain | 2 | N/A | N/A | \$48,000 | N/A | N/A | \$49,000 | N/A | N/A | \$50,000 |
| **Islamabad, Pakistan | 1 | N/A | N/A | \$21,000 | N/A | N/A | \$21,000 | N/A | N/A | \$21,000 |
| **Doha, Qatar | 1 | N/A | N/A | \$35,000 | N/A | N/A | \$35,000 | N/A | N/A | \$35,000 |
| **Abu Dhabi, UAE | 1 | N/A | N/A | \$60,000 | N/A | N/A | \$60,000 | N/A | N/A | \$60,000 |
| *Cairo, Egypt | 3 | N/A | N/A | \$75,000 | N/A | N/A | \$75,000 | N/A | N/A | \$75,000 |
| *Nairobi, Kenya | 1 | N/A | N/A | \$32,000 | N/A | N/A | \$33,000 | N/A | N/A | \$33,000 |
| *Bangkok, Thailand | 5 | N/A | N/A | \$150,000 | N/A | N/A | \$151,000 | N/A | N/A | \$153,000 |
| **Vienna, Austria | 1 | N/A | N/A | \$66,000 | N/A | N/A | \$70,000 | N/A | N/A | \$71,000 |
| *Classified Location | 5 | N/A | N/A | \$180,000 | N/A | N/A | \$182,000 | N/A | N/A | \$184,000 |
| Sub-Total Foreign | 856 | 125 | | \$4,988,320 | 125 | | \$5,056,122 | 125 | | \$5,118,435 |
| GRAND TOTAL FH-4A | 1,116 | 165 | N/A | \$5,567,718 | 173 | N/A | \$5,773,182 | 176 | N/A | \$5,866,216 |

Exhibit FH-4A

HIGH COST DOMESTIC LEASE approvals range between \$12k and \$14k per year with OSD approved inflation added per year. Thirty eight of the Recruiter and ROTC leases exceed \$12K per year and details of each new or renewed lease is approved by Congress.

• HIGH COST FOREIGN LEASE criteria differs from domestic. Adjusted cost cap for overseas leases is determined by multiplying \$20k times the FY 88 exchange rate divided by the FY 01 exchange rate. Leases exceeding this cap are defined as HIGH COST and are part of the number of high cost leases allowed.

• * STATE DEPARTMENT pool leases do not count against the total number of high cost leases allowed.

FAMILY HOUSING, DEPARTMENT OF THE AIR FORCE
SECTION 801 FAMILY HOUSING SUMMARY
(Dollars In Thousands)

FY 200 1

| LOCATION | NO. OF UNITS | DATE OF AWARD | DATE OF FULL OCCUP | FY99 COSTS | FY00 UNITS | FY00 COSTS | FY0 1 UNITS | FY01 COSTS |
|---------------------|-----------------|---------------------|--------------------------|---------------|---------------|---------------|----------------|---------------|
| Hanscom AFB, MA | 163 | SEP 85 | OCT 87 | \$2,969 | 163 | \$2,999 | 163 | \$3,020 |
| Goodfellow AFB, TX | 200 | SEP 86 | JAN 88 | \$1,913 | 200 | \$1,919 | 200 | \$1,919 |
| Andrews AFB, MD | 828 | AUG 91 | OCT 95 | \$12,448 | 828 | \$12,575 | 828 | \$12,755 |
| Hurlburt AFB, FL | 300 | JAN 91 | SEP 92 | \$3,552 | 300 | \$3,605 | 300 | \$3,655 |
| Travis AFB, CA | 300 | SEP 89 | AUG 91 | \$3,968 | 300 | \$4,010 | 300 | \$4,055 |
| Eielson AFB, AK | 300 | JAN 85 | JULY 86 | \$5,735 | 300 | \$5,795 | 300 | \$5,855 |
| Eielson AFB, AK | 366 | SEP 91 | JAN 96 | \$9,952 | 366 | \$9,998 | 366 | \$10,110 |
| Ellsworth AFB, SD | 828 | AUG 89 | JUN91 | \$11,272 | 828 | \$11,428 | 828 | \$11,512 |
| Ellsworth AFB, SD | 200 | JUN 89 | JULY 90 | \$2,664 | 200 | \$2,706 | 200 | \$2,745 |
| Cannon AFB, NM | 350 | JUN 91 | AUG 93 | \$3,956 | 350 | \$3,949 | 350 | \$4,195 |
| ANNUAL REQUIREMENT | 3,835 | N/A | N/A | \$58,429 | 3,835 | \$58,984 | 3,835 | \$59,821 |
| Unused Lease Points | 1,965 | | | \$0 | 1,965 | \$0 | 1,965 | \$0 |
| GRAND TOTAL FH-4B | 5,800 | N/A | N/A | \$58,429 | 5,800 | \$58,984 | 5,800 | \$59,821 |

DEBT PAYMENTS

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

FY 2001 DEBT PAYMENT

Program (in Thousands)
FY 2001 Program \$34
FY 2000 Program \$33

Purpose and Scope

The Debt Payment program continues in name only, as the last of the Capehart and Wherry mortgages were liquidated in FY 1989. This program includes payment of Servicemen's Mortgage Insurance Premiums to FHA for mortgages assumed by active military personnel prior to FY 1980.

Program Summary - Highlights

Request authorization for the appropriation of \$34,000 for FY 2001. No additional budget authority is required for mortgages as noted above.

Servicemen's Mortgage Insurance Premiums

Servicemen's Mortgage Insurance Premiums, Section 124, Public Law 560, 83rd Congress, The Housing Act of 1954, aids in providing homes for members of the Armed Forces of the United States and their families through a system of FHA mortgage insurance, specially designed to assist such members in financing the construction or purchase of homes.

This program was discontinued through Public Law 93-130 (Military Construction Appropriation Act, 1980) which allowed coverage only on existing mortgages covered prior to FY 1980. The amount needed to continue funding premiums on mortgages existing prior to FY 1980 continues to slowly decrease, adjusted for inflation. The program for FY 2001 is as follows:

| <u>Fiscal Year</u> | <u>Number</u> | <u>Average Payment/Yr</u> | <u>Amount (\$000)</u> |
|--------------------|---------------|---------------------------|-----------------------|
| 2001 | 181 | \$189 | \$34 |

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FOREIGN CURRENCY EXCHANGE DATA

FOREIGN CURRENCY EXCHANGE DATA
FY 2001 Budget Estimate Submission
(\$ in Thousands)

| Country | Local Currency | FY 1999 | | FY 2000 | | FY 2001 | |
|----------------|----------------|-------------------------|------------------------------|-------------------------|------------------------------|-------------------------|------------------------------|
| | | Approved Exchange Rates | \$ U.S. Requiring Conversion | Approved Exchange Rates | \$ U.S. Requiring Conversion | Approved Exchange Rates | \$ U.S. Requiring Conversion |
| Denmark | Krone | 6.512 | \$126 | 7.110 | \$127 | 7.393 | \$114 |
| France | Franc | 5.743 | \$120 | 6.221 | \$102 | 6.547 | \$89 |
| Germany | D Mark | 1.713 | \$53,519 | 1.855 | \$56,092 | 1.952 | \$54,060 |
| Italy | Lira | 1,695.000 | \$11,744 | 1.836.370 | \$14,000 | 1,932.190 | \$12,599 |
| Japan | Yen | 123.050 | \$42,743 | 111.670 | \$52,000 | 102.670 | \$46,215 |
| Norway | Krone | 7.565 | \$91 | 7.888 | \$80 | 8.072 | \$92 |
| Portugal | Escudo | 175.610 | \$1,036 | 190.680 | \$88 | 198.830 | \$1,019 |
| Singapore | Dollar | 1.649 | \$3,435 | 1.664 | \$3,024 | 1.685 | \$3,428 |
| South Korea | Won | 1,242.500 | \$4,423 | 1.199.100 | \$4,005 | 1,149.800 | \$4,768 |
| Spain | Peseta | 145.650 | \$179 | 158.250 | \$84 | 165.300 | \$247 |
| United Kingdom | Pound | 0.605 | \$31,329 | 0.608 | \$32,000 | 0.625 | \$34,897 |
| Total | | | \$148,745 | | \$165,721 | | \$157,528 |

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