



Department of the Air Force

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# **Military Construction and Family Housing Program**

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

**Justification Data Submitted to Congress  
February 2000**

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**Family Housing**

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**FAMILY HOUSING**

**PART 1**

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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 2010.” 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 look forward to the 21<sup>st</sup> 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.

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

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MILITARY FAMILY HOUSING  
FISCAL YEAR 2001 BUDGET REQUEST

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

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February 2000

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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&amp;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 2001 BUDGET REQUEST

FY 2001 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 beddown 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 \$201.938

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			<u>12,760</u>
GRAND TOTAL			\$223,483

1. COMPONENT										2. DATE	
FY 2001 MILITARY CONSTRUCTION PROGRAM											
(computer generated)											
3. INSTALLATION AND LOCATION						4. COMMAND			5. AREA CONST		
BOLLING AIR FORCE BASE, DISTRICT OF COLUMBIA						AIR FORCE DISTRICT OF WASHINGTON			COST INDEX 0.95		
6. PERSONNEL		PERMANENT			STUDENTS			SUPPORTED			
STRENGTH		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 99		495	1403	915				301	803	40	3,957
b. End FY 2005		492	1408	876				301	803	40	3,920
7. INVENTORY DATA (\$000)											
a. Total Acreage: ( 607)											
b. Inventory Total As Of: (30 SEP 99) 247,908											
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		PROJECT TITLE				SCOPE		COST (\$000)		DESIGN STATUS	
CODE										START 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 Legal 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		REPLACE FAMILY HOUSING (PH 6)	
WASHINGTON, DISTRICT OF COLUMBIA			
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

2. DATE

FY 2001 MILITARY CONSTRUCTION PROJECT DATA

AIR FORCE

(computer generated)

3. INSTALLATION AND LOCATION

BOLLING AIR FORCE BASE WASHINGTON, DISTRICT OF COLUMBIA

4. PROJECT TITLE

5. PROJECT NUMBER

REPLACE FAMILY HOUSING (PH 6)

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
REPLACE FAMILY HOUSING (PH 6)		BXUR014002
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-house		
(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 DC					
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		5,376	1,189	3,322	9,887	5,253	1,183	3,299	9,735
7. PERMANENT PARTY PERSONNEL		5,376	1,189	3,322	9,887	5,253	1,183	3,299	9,735
8. 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	3,897	884	2,058	6,839
12. HOUSING ASSETS (a + b)		3,791	845	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				
b 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										2. DATE		
FY 2001 MILITARY CONSTRUCTION PROGRAM												
AIR FORCE (computer generated)												
3. INSTALLATION AND LOCATION						4. COMMAND			5. AREA CONST			
CAVALIER AIR FORCE STATION, NORTH						AIR FORCE			COST INDEX			
DAKOTA						SPACE COMMAND			1.08			
6. PERSONNEL		PERMANENT			STUDENTS			SUPPORTED				
STRENGTH		OFF	ENL	CIV	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: 0												
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												
CODE	PROJECT TITLE					SCOPE	COST (\$000)	DESIGN START	STATUS CMPL			
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	4. PROJECT TITLE			
CAVALIER AIR STATION, NORTH DAKOTA	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	QUANTITY	UNIT COST	COST (\$000)
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		5. PROJECT NUMBER
CONSTRUCT FAMILY HOUSING		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	FY 2001 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	

3. INSTALLATION AND LOCATION  
CAVALIER AIR STAION, 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	

(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	40
(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 AIR FORCE		4. REPORTING INSTALLATION		2001		DD-A&L(AR)1716			
5. DATA AS OF Jun-99		a. NAME Cavalier AS		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		13	0	13	26	11	0	15	26
7. PERMANENT PARTY PERSONNEL		13	0	13	26	11	0	15	26
8. GROSS FAMILY HOUSING REQUIREMENTS		9	0	10	19	9	0	11	20
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		3	0	0	3				
a INVOLUNTARILY SEPARATED		0	0	0	0				
b IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	0	0				
c UNACCEPTABLE HOUSED IN COMMUNITY		3	0	0	3				
10. VOLUNTARY SEPARATIONS		0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS		9	0	10	19	9	0	11	20
12. HOUSING ASSETS (a + b)		6	0	11	17	6	0	11	17
a UNDER MILITARY CONTROL		5	0	7	12	5	0	7	12
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		5	0	7	12	5	0	7	12
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b PRIVATE HOUSING		1	0	4	5	1	0	4	5
(1) ACCEPTABLY HOUSED		1	0	3	4				
(2) ACCEPTABLE VACANT RENTAL		0	0	1	1				
13. EFFECTIVE HOUSING DEFICIT		3	0	(1)	2	3	0	0	3
14. PROPOSED PROJECT						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	
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 TITLE		SCOPE		COST (\$000)	DESIGN START	STATUS CMPL
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  
 AIR FORCE  
 3. INSTALLATION AND LOCATION  
 MINOT AIR FORCE BASE, NORTH DAKOTA  
 5. PROGRAM ELEMENT 8.87.41  
 2. DATE  
 FY 2001 MILITARY CONSTRUCTION PROJECT DATA  
 (computer generated)  
 4. PROJECT TITLE  
 REPLACE MILITARY FAMILY HOUSING (PH 7)  
 6. CATEGORY CODE 7. PROJECT NUMBER 8. PROJECT COST (\$000)  
 711-142 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.

UNIT TYPE	NET AREA	PROJECT FACTOR	\$/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 (computer generated)	2. DATE
AIR FORCE		
3. INSTALLATION AND LOCATION		
MINOT AIR FORCE BASE, NORTH DAKOTA		
4. PROJECT TITLE	5. PROJECT NUMBER	
REPLACE MILITARY FAMILY HOUSING (PH 7)	QJVF019001	
12. SUPPLEMENTAL DATA:		
a. Estimated Design Data:	Design, Bid, Build	
(1) Status:		
(a) Date Design Started	99 OCT 01	
(b) Parametric Cost Estimates used to develop costs	N	
(c) Percent Complete as of Jan 2000	35%	
(d) Date 35% Designed.	99 DEC 15	
(e) Date Design Complete	00 APR 01	
(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):		
(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	01 JAN	
(5) Construction Start	01 MAR	
(6) Construction Completion	02 AUG	
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		REPORT CNTRL SYMBOL			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION		2001		DD-A&L(AR)1716			
5. DATA AS OF		a. NAME		b. LOCATION					
		Minot AFB		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	318	3,602	4,556
7. PERMANENT PARTY PERSONNEL		639	326	3 743	4,708	636	318	3,602	4,556
8. GROSS FAMILY HOUSING REQUIREMENTS		436	268	2,181	2,885	432	262	2,091	2,785
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		8	10	174	192				
a INVOLUNTARILY SEPARATED					0				
b IN MILITARY HOUSING TO BE DISPOSED/REPLACED		8		134	142				
c UNACCEPTABLE HOUSED IN COMMUNITY			10	40	50				
10. VOLUNTARY SEPARATIONS		2	14	23	39	2	14	22	38
11. EFFECTIVE HOUSING REQUIREMENTS		434	254	2 158	2,846	430	248	2,069	2,747
12. HOUSING ASSETS (a + b)		464	244	1,984	2,692	484	244	1,902	2,630
a UNDER MILITARY CONTROL		464	244	1,584	2,292	464	244	1,584	2,292
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		464	244	1,584	2,292	464	244	1,584	2,292
(2) UNDER CONTRACT/APPROVED									
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b PRIVATE HOUSING		0	0	400	400	20	0	318	338
(1) ACCEPTABLY HOUSED		0	0	400	400				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(30)	10	174	154	(54)	4	167	117
14. PROPOSED PROJECT						0	0	134	134
15. REMARKS		<p>On-base requirements reflect the methodology as documented in the Air Force Family Housing Master Plan approved at CORONA TOP by CSAF and SECAF.</p>							

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