



Department of the Air Force

Military Construction and Family Housing Program

**Fiscal Year (FY) 2002
Amended Budget Submission**

Justification Data Submitted to Congress

June 2001

FAMILY HOUSING

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2002 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 (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 21st 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.

Although this budget request does not fully fund the AF FHMP, it does reflect its priorities. The Air Force 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 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 program that emphasizes construction to upgrade homes to whole-house standards, and applies operations and maintenance of our housing inventory for daily operations to “keep the doors open” and only where needed to keep “good houses good.” In this way we avoid costly “bandaid” fixes to deteriorating houses. We are accelerating revitalization of inadequate homes in the worst condition by improving or replacing to contemporary “whole-house” standards, where economically justifiable. Accordingly our investment account has increased from \$25 1 M last FY to \$518M in FY02.

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 for operating the units and “keeping the doors open” on a daily basis to keep “good units good” and contract funding to correct life safety, health, and facility preservation issues that cannot await MILCON funding. 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. At the beginning of FY2002 approximately 59,000 housing units needed revitalization. Under existing agreements, it is expected host nations will revitalize about 3,000 units leaving 56,000 units for the Air Force to address.

The Air Force is also committed to continuing a measured approach to privatization to revitalize 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. In 2002, we propose to privatize more than 10,000 housing units at 12 bases. At ten bases (Beale, CA; Nellis, NV; McGuire, NJ; Andrews, MD; Lackland, TX; Altus, OK; Hickam, HI; Eglin/Hurlburt, FL; Langley, VA; Elmendorf, AK) alternative projects are proposed for the post acquisition improvement program. At the remaining two bases (Buckley, CO and Barksdale, LA) there are alternative new construction projects. These alternative projects will only be executed if privatization is unsuccessful. These twelve improvement and construction projects have a total budget cost of \$135 million.

Although this budget request underfunds the AF FHMP requirement, we believe this funding profile represents a well-balanced, fiscally constrained program that is based on a fact-based and senior leadership approved Housing Master Plan. By allocating more funds to construction investment, we are more aggressively attacking our inadequate units, and ensuring M&R dollars are working to fund “must pay” bills and essential housing repairs. We respectfully request full support for the Air Force family housing needs presented herein.

NOTE:

This administration has not addressed FY 2003-2007 requirements. All FY 2003-2007 budget estimates included in this book are notional only and subject to change.

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SUMMARY

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FY 2002 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2002:

	<u>(\$000)</u>
<u>FUNDING PROGRAM FY 2002</u>	
Construction	140,800
Post-Acquisition Construction	352,879
Advance Planning and Design	24,558
<u>Appropriation Request: Construction</u>	518,237
Operations, Utilities and Maintenance	730,761
Operating Expenses	125,583
Utilities	168,652
Maintenance	436,526
Housing Privatization	35,406
Leasing - Worldwide	102,919
Debt Payment	
Premiums for Servicemen's Mortgage Insurance Coverage	35
<u>Appropriation Request: O&M, Leasing, Housing Privatization and Debt Payment</u>	869,121
<u>Appropriation Request</u>	1,387,358
Reimbursement Program	11,013
FY 2002 FAMILY HOUSING PROGRAM	1,398,371

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LEGISLATIVE LANGUAGE

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2002 BUDGET REQUEST

FY 2002 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>
Arizona	Luke AFB	120 Units	\$15,712,000
California	Travis AFB	118 Units	\$18,150,000
Colorado	Buckley AFB	55 Units	\$11,400,000
Delaware	Dover AFB	120 Units	\$18,145,000
District of Columbia	Bolling AFB	136 Units	\$ 16,926,000
Hawaii	Hickam AFB	102 Units	\$25,037,000
Louisiana	Barksdale AFB	56 Units	\$7,300,000
South Dakota	Ellsworth AFB	78 Units	\$13,700,000
Virginia	Langley AFB	4 Units	\$1,200,000
Azores	Lajes AFB	64 Units	\$13,230,000
		Total	\$140,800,000

(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 \$24,558,000.

DEPARTMENT OF THE AIR FORCE
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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 \$352,879,000.

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, \$5 18,237,000.

(B) For support of military family housing (including functions described in section 2833 of Title 10, United States Code), \$869,121,000.

FY 2002 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 [FY01] FY02 Construction [\$251,428,000] \$5 18,237,000, for Operation and Maintenance, and Debt Payment [\$819,073,000] \$869,121,000; in all [\$1,070,501,000] \$1,387,358,000; Provided: That the amount for construction shall remain available until September 30, [2006] 2007.

NEW CONSTRUCTION

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DEPARTMENT OF THE AIR FORCE
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FY 2002 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>CONSTRUCTION HOUSING</u>			
Buckley AFB CO*	New	55	\$11,400
<u>REPLACEMENT HOUSING</u>			
Luke AFB AZ	Current	120	\$ 15,712
Travis AFB CA	Current	118	18,150
Dover AFB DE	Current	120	18,145
Bolling AFB DC	Current	136	16,926
Hickam AFB HI	Current	102	25,037
Barksdale AFB LA*	Current	56	\$7,300
Ellsworth AFB SD	Current	78	\$13,700
Langley AFB VA	Current	4	1,200
Lajes AFB AZORES	Current	64	13,230
NEW MISSION TOTAL			\$11,400
CURRENT MISSION TOTAL			129,400
IMPROVEMENTS			352,879
PLANNING AND DESIGN			<u>24,558</u>
GRAND TOTAL			\$5 18,237

*Buckley and Barksdale are privatization candidates (with leverage of private developer resources they will privatize 201 and 432 units respectively). Construction projects will be completed if privatization is unsuccessful.

DEPARTMENT OF THE AIR FORCE
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NOTE:

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DEPARTMENT OF THE AIR FORCE
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FY 2002 NEW CONSTRUCTION

Program (In Thousands)
FY 2002 Program \$140,800
FY 2001 Program \$ 71,909

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: replacement of 798 units and construction of 55 units.

A summary of the funding program for FY 2002 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>
CONSTRUCTION HOUSING			
Buckley AFB CO*	New	55	\$ 11,400
REPLACEMENT HOUSING			
Luke AFB AZ	Current	120	\$ 15,712
Travis AFB CA	Current	118	18,150
Dover AFB DE	Current	120	18,145
Bolling AFB DC	Current	136	16,926
Hickam AFB HI	Current	102	25,037
Barksdale AFB LA*	Current	56	7,300
Ellsworth AFB SD	Current	78	13,700
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Lajes AFB AZORES	Current	64	13,230
NEW MISSION TOTAL			11,400
CURRENT MISSION TOTAL			129,400
IMPROVEMENTS			352,879

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PLANNING AND DESIGN	<u>24,558</u>
GRAND TOTAL	\$518,237

* Buckley and Barksdate are privatization candidates (with leverage of private developer resources they will privatize 201 and 432 units respectively). Construction projects will only be completed if privatization is unsuccessful.

NOTE :

This administration has not addressed FY 2003-2007 requirements. All FY 2003-2007 budget estimates included in this book are notional only and subject to change.

1. COMPONENT AIR FORCE			FY 2002 MILITARY CONSTRUCTION PROGRAM				2. DATE			
INSTALLATION AND LOCATION BUCKLEY AIR FORCE BASE, COLORADO				COMMAND: AIR FORCE SPACE COMMAND			5. AREA CONST COST INDEX 1.03			
6. Personnel Strength AS OF 30 SEP 00 END FY 2005	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	139	793	626				386	1439		
	127	794	740				384	1539	3,584	
7. INVENTORY DATA (\$000)										
Total Acreage		3,250								
Inventory Total as of : (30 Sep 99)									531,296	
Authorization Not Yet in Inventory:									11,400	
Authorization Requested in this Program:									0	
Authorization Included in the Following Program: (FY 2003)									0	
Planned in Next Three Years Program:									0	
Remaining Deficiency:									0	
Grand Total:									542,696	
8. PROJECTS REQUESTED IN THIS PROGRAM:				FY 2002						
CATEGORY							COST DESIGN STATUS			
<u>CODE</u>	<u>PROJECT TITLE</u>			<u>SCOPE</u>			<u>\$,000 START C M P L</u>			
711-142	Construct Family Housing (Privatization Candidate Project)			55 Units			11,400			
9a. Future Projects: Included in the Following Program				(FY 2003)						
9b. Future Projects: Typical Planned Next Three Years:										
9c. Real Property Maintenance Backlog This Installation										
10. Mission or Major Functions: A space group; a space warning squadron; an operations support squadrons; Aerospace Data Facility; an Air Force Reserve Command space warning squadron; and an Air National Guard wing with F-1 6 aircraft.										

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA				2. DATE			
3. INSTALLATION AND LOCATION BUCKLEYAIR FORCE BASE, COLORADO			4. PROJECT TITLE CONSTRUCT FAMILY HOUSING (PRIVATIZE FAMILY HOUSING)					
5. PROGRAM ELEMENT 8.87.41	6. CATEGORY CODE 711-142	7. PROJECT NUMBER CRWU033011	8. PROJECT COST (\$000) 11,400					
9. COSTE		IMATE						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)			
MILITARY FAMILY HOUSING		UN	55	97,236	5,348			
SUPPORTING FACILITIES		LS			4,943			
SITE PREPARATION		LS			(943)			
ROADS AND PAVING		LS			(950)			
UTILITIES		LS			(1,100)			
RECREATION FACILITIES		LS			(50)			
LAND		LS			(1,900)			
SUBTOTAL					10,291			
CONTINGENCY (5%)					515			
TOTAL CONTRACT COST					10,806			
SUPERVISION INSPECTION AND OVERHEAD (5.5%)					594			
TOTAL REQUEST					11,400			
AREA COST FACTOR		1.03						
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Provide new construction of 55 military family housing units, me acquisition of approximately 40 acres of land, and all necessary amenities and supporting facilities to include site preparation, support infrastructure, (roads, utilities, storm water, parks and playgrounds), attached garages, heating and cooling, parking, exterior patios, fencing and landscaping.								
<u>Paygrade</u>	<u>Bedroom</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Project Factor</u>	<u>Cost Per GSM</u>	<u>No Units</u>	<u>(\$000) Total</u>
E1-E6	2	950	1,178	109	1.07	700	29	2,370
E1-E6	3	1,200	1,488	138	1.07	700	11	1,138
E1-E6	4	1,350	1,674	155	1.07	700	5	582
E7-E9/W1-03	3	1,350	1,674	155	1.07	700	1	117
04-05	3	1,400	1,736	161	1.07	700	5	604
04-05	4	1,550	1,922	179	1.07	700	4	537
							55	5,348
11. Requirement: 222 UN ADEQUATE: 0 UN SUBSTANDARD: 0 UN								
<u>PROJECT</u> : Construct Military Family Housing. (New Mission)								
<u>REQUIREMENT</u> : A project to provide modern and efficient housing for military members and their dependents stationed at Buckley AFB. Buckley AFB became an active duty Air Force installation on 1 Oct 00 per direction from the SECAF and CSAF. The housing will provide a safe, comfortable, affordable and appealing community environment. The homes will have a modern kitchen, living room, family room, bedrooms, and bath. The units will be constructed in accordance with the May 2000 Family Housing Master Plan. Site preparation of semi-improved land, road development, utility runs and storm water improvements are included.								
<u>CURRENT SITUATION</u> : There are approximately 4,000 active duty military personnel assigned at Buckley AFB. There are no Family Housing units. The May 2000 Family Housing Master Plan document the housing deficiency at 222 units. The absence of housing forces military members to occupy inadequate housing units in this high-cost area on the outskirts of Denver. Military members are forced to: a) occupy housing at rents in excess of their allowance causing financial hardships, orb) live in sub-standard housing in unacceptable neighborhoods in order to stay within their allowance.								

1. COMPONENT AIR FORCE	FY 20XX MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION BUCKLEY AIR FORCE BASE COLORADO		
4. PROJECT TITLE CONSTRUCT FAMILY HOUSING (PRIVATIZE FAMILY HOUSING)	5. PROJECT NUMBER CRWU033011	
<p>IMPACT IF NOT PROVIDED: Since base housing is non-existent, and off-base housing is inadequate or expensive, the desirability of being stationed at Buckley AFB is severely reduced. Financially acceptable housing alternatives are outside a reasonable commute, or are substandard structures, or substandard neighborhoods. The housing situation remains a major morale issue with our troops and adds significantly to the force sustainability problem.</p> <p>ADDITIONAL: This is a privatization candidate project for 201 housing units. Base Civil Engineer: Lt Col Scharff, DSN 877-55 19.</p>		

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 2002	REPORT CNTRL SYMBOL
---------------------------------------	-------------------	------------------------	---------------------

DOD COMPONENT AIR FORCE DATA AS OF May-99	4. REPORTING INSTALLATION	
	a. NAME Buckley AFB	b. LOCATION CO

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)
TOTAL PERSONNEL STRENGTH	451	371	2,219	3,041	481	395	2,365	3,241
PERMANENT PARTY PERSONNEL	451	371	2,219	3,041	481	395	2,365	3,241
GROSS FAMILY HOUSING REQUIREMENTS	309	316	1,300	1,925	332	336	1,386	2,054
TOTAL UNACCEPTABLY HOUSED (a + b + c)	0	0	0	0				
a. INVOLUNTARILY SEPARATED				0				
b. IN MILITARY HOUSING TO SE DISPOSED/REPLACED	0	0	0	0				
c. UNACCEPTABLE HOUSED IN COMMUNITY	0	0	0	0				
VOLUNTARY SEPARATIONS	2	12	59	73	2	12	62	76
EFFECTIVE HOUSING REQUIREMENTS	307	304	1,241	1,852	330	324	1,324	1,978
HOUSING ASSETS (a + b)	281	275	1,095	1,651	295	292	1,169	1,756
a. UNDER MILITARY CONTROL	0	0	0	0	0	0	0	0
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	0	0	0	0	0	0	0	0
(2) UNDER CONTRACT/APPROVED								
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	281	275	1,095	1,651	295	292	1,169	1,756
(1) ACCEPTABLY HOUSED	281	275	1,095	1,651				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
EFFECTIVE HOUSING DEFICIT	26	29	146	201	35	32	155	222
PROPOSED PROJECT					9	1	45	55

REMARKS

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION LUKE AIR FORCE BASE, ARIZONA			COMMAND: AIR EDUCATION AND TRAINING COMMAND			5. AREA CONST COST INDEX 0.98				
6. Personnel Strength AS OF 30 SEP 00 END FY 2005	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	647	5039	1147				1	40	140	
	583	4439	1070				1	40	140	6,442
7. INVENTORY DATA (\$000)										
Total Acreage		7,249								
Inventory Total as of:		(30 Sep 99)			264,806					
Authorization Not Yet in Inventory:		0								
Authorization Requested in this Program:		15,712								
Authorization Included in the Following Program:		(FY 2003)			15,947					
Planned in Next Three Years Program:		35,745								
Remaining Deficiency:		0								
Grand Total:		332,210								
8. PROJECTS REQUESTED IN THIS PROGRAM: FY 2002										
CATEGORY							COST DESIGN STATUS			
<u>CODE</u>	<u>PROJECT TITLE</u>	<u>SCOPE</u>			<u>\$,000</u>	<u>START</u>	<u>CMPL</u>			
711-142	Replace Family Housing	120 UN			15,712	Sep-00	Aug-01			
9a. Future Projects: Included in the Following Program (FY 2003)										
711-142	Replace Family Housing	116 UN			15,947					
9b. Future Projects: Typical Planned Next Three Years:										
711-142	Replace Family Housing	125 UN			12,447					
711-142	Replace Family Housing	161 UN			15,718					
711-142	Replace Family Housing	69 UN			7,580					
9c. Real Property Maintenance Backlog This Installation										87,370
10. Mission or Major Functions: A fighter wing with six F-16 squadrons responsible for training all F-16 aircrews; an F-16 fighter training squadron that conducts training for Singapore Air Force aircrews; an Air Combat Command air control squadron; and an Air Force Reserve fighter group with one F-16 squadron.										

1. COMPONENT1 AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION LUKE AIR FORCE BASE, ARIZONA			4. PROJECT TITLE REPLACE FAMILY HOUSING PH I					
5. PROGRAM ELEMENT 8.87.41		6. CATEGORY CODE 711-142	7. PROJECT NUMBER NUEX004006		8. PROJECT COST(\$000) 15,712			
9. COST ESTIMATES								
ITEM		U/M	QUANTITY	UNIT COST		COST (\$000)		
Family Housing:		FA	120	96,617		11,594		
Buildings		GSM	16,900	686		(11,594)		
Supporting Costs:						2,590		
Lot costs						(0)		
Site Improvements						(130)		
Utility Mains						(181)		
Streets						(206)		
Landscaping						(156)		
Recreation						(492)		
Environmental						(518)		
Demolition						(466)		
Other Site Work						(441)		
Subtotal						14,184		
Contingency (5.0%)						709		
Total Contract Cost						14,893		
MOH (5.5%)						819		
Project Cost						15,712		
AREA COST FACTOR		.98						
10. Description of Proposed Construction: Replace 120 housing units. Includes demolition, site clearing, replacement upgrade of utility systems and roads, and design construction of new single/duplex housing units. Provides normal amenities, to include appliances, parking, air conditioning, patios, privacy fencing, playgrounds and recreation areas. Includes asbestos and lead-based paint removal.								
<u>Pavarede</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Project Factor</u>	<u>Cost per GSM</u>	<u>No. Units</u>	<u>(\$000) Total</u>
EI-E6	3	1,200	1,488	138	0.980	\$700	100	9,467
EI-E6	4	1,350	1,674	155	0.980	\$700	20	2,127
Total Project Size: 147.000		182,280	16,900				120	11,594
11. REQUIREMENT: 3,092 UN ADEQUATE: 2,126 UN SUBSTANDARD: 966 UN PROJECT: Replace Military 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 Luke 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 community. All units will meet "Whole House" standards and are programmed in accordance with the Housing Community Plan. Replacement housing will provide 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. Neighborhood enhancements will include landscaping, playgrounds, and recreation areas [needed to create a modern living environment.								
CURRENT SITUATION: This project replaces housing units which were								

1. COMPONENT1	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
[LUKE AIR FORCE BASE, ARIZONA		
4. PROJECT TITLE	5. PROJECT NUMBER	
REPLACEFAMJLYHOUSINGPH 1	NUEX004006	
<p>constructed in 1971. These 31-year old houses require major renovation and repair to correct deterioration resulting from age and heavy use. [They have had no major upgrade since construction and they do not meet the needs of todays families, nor do they provide a modern home environment. The bedrooms are small and lack adequate closet space. The bathrooms are small and the fixtures are outdated and energy ineffecient. The kitchens do not provide adequate dining arrangements nor sufficient counter space. Roofs, walls, foundations and exterior pavements require major repair or replacement. The electrical system has deteriorated and does not provide for three wire grounded service. The plumbing system is rusting through at subsurface traps, along with line failures in the water system. The [ventilation system is inefficent and needs to be upgraded. All units require a patio with roof due to the harsh and lenghty hot climate in Arizona. Patio doors and windows are not energy efficent and need to be replaced. Environmental desert landscaping needs to be done around the units to reduce water consumption.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resultling in increasing operations, maintenance, and repair cost to the Government, and inconvienece to residence. 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>ADDITIONAL:</u> This project meets the criteria specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". Luke current Housing Market Analysis (HMA) was prepared and final report dated April 1999 submitted. 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 benefit alternatives, new construction was found to be the most cost effective over the life of the project. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. BASE CIVIL ENGINEER: Lt Col David C. Brewer, (623) 856-6135.</p>		

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION LUKE AIR FORCE BASE, ARIZONA		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 1	5. PROJECT NUMBER NUEX004006	
12. SUPPLEMENTAL DATA:		
a. Estimated Design Data:	Design, Bid, Build	
(1) Status:		
(a) Date Design Started	00 Sep 12	
(b) Parametric Cost Estimate used to develop costs	N	
(c) Percent Complete as of Jan 2001	35	
(d) Date 35% Designed	00 Dec 12	
(e) Date Design Complete	01 Dec 12	
(f) Energy Study/Life-Cycle analysis was 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	707	
(b) All other Design Costs	0	
(c) Total	707	
(d) Contract	707	
(e) In-house		
(4) Contract Award	02 Jan	
(5) Construction Start	02 Apr	
(6) Construction Completion	03 Jul	
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 CONTROL			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION		2002		SYMBOL			
5. DATA AS OF Apr.99		a. NAME LUKE AFB		b. LOCATION ARIZONA					
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		550	419	4,459	5,427	510	391	4,135	5,044
7. PERMANENT PARTY PERSONNEL		550	418	4,459	5,427	518	391	4,135	5,044
8. GROSS FAMILY HOUSING REQUIREMENTS		398	343	2,606	3,345	371	314	2,407	3,092
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	0	152	152				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	120	120				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	32	32				
10. VOLUNTARY SEPARATIONS		0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS		396	343	2,606	3,345	371	314	2,407	3,092
12. HOUSING ASSETS (a + b)		396	343	2,606	3,345	371	314	2,407	3,092
a. UNDER MILITARY CONTROL		396	343	2,454	3,193	371	314	2,260	2,945
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		95	93	566	754	95	93	566	754
(2) UNDER CONTRACT/APPROVED		95	93	566	754	95	93	566	754
(3) VACANT		0	0	0	0	0	0	0	0
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		301	250	1,008	2,439	276	221	1,694	2,191
(1) ACCEPTABLY HOUSED		301	250	1,888	2,439				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		0	0	0	0	0	0	147	147
14. PROPOSED PROJECT		0	0	152	152	0	0	120	120
15. REMARKS		Item 12.a.(1): 819 on-base units are inadequate.							

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION TRAVIS AIR FORCE BASE, CALIFORNIA			COMMAND: AIR MOBILITY COMMAND			5. AREA CONST COST INDEX 1.18				
6. Personnel Strength AS OF 30 SEP 00 END FY 2005	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	1233	56651	1482				13	3281	169	
	1235	5505	1484				13	328	169	8,73
7. INVENTORY DATA (\$000)										
Total Acreage: 453,594										
Inventory Total as of : (30 Sep 99) 3,800,35										
Authorization Not Yet in Inventory:										
Authorization Requested in this Program: 18,15										
Authorization Included in the Following Program: (FY 2003) - 9,40										
Planned in Next Three Years Program:										
Remaining Deficiency:										
Brand Total: 3,827,90										
3. PROJECTS REQUESTED IN THIS PROGRAM: FY 2002										
<u>CATEGORY</u>		<u>PROJECT TITLE</u>		<u>SCOPE</u>		<u>COST \$,000</u>		<u>DESIGN START</u>		<u>STATUS C M P L</u>
711-142		Replace Family Housing		118 UN		18,150		Sep-00		Jul-0
a. Future Projects: Included in the Following Program (FY 2003)										
711-142		Replace Family Housing		64 UN		9,400				
b. Future Projects: Typical Planned Next Three Years: NONE										
c. Real Property Maintenance Backlog This Installation 99,900										
10. Mission or Major Functions: HQ 15th Air Force; an air mobility wing with two C-5 squadrons and two KC-10 air refueling squadrons; an Air Force Reserve Command associate air mobility wing; and a major Air Force medical center.										

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
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3. INSTALLATION AND LOCATION TRAVIS AIR FORCE BASE, MONTANA	4. PROJECT TITLE REPLACE FAMILY HOUSING PH 1
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5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER XDAT994033	8. PROJECT COST (\$000) 18,150
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9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
FamilyHousing:	FA	111	119,69	14,124
Buildings	GSM	17,101	821	(14,124)
Supporting Costs:				2.184
Lot costs				(0)
Site Improvements				(265)
Utility Mains				(720)
Streets				(327)
Landscaping				(109)
Recreation				(87)
Environmental				(196)
Demolition				(480)
Other Site Work				(0)
Subtotal				16,308
Contingency (5.0%)				815
Total Contract Cost				17,123
SIOH (6.0%)				1,027
Project Cost				18,150

AREA COST FACTOR 1.18

10. Description of Proposed Construction: Replace 118 JNCO (E1-E6) housing units, site preparation, utilities, curbs, gutters and driveways, and landscaping. Amenities include heating/ventilating, air conditioning, garages, carpeting, patios, and privacy fences.

Paygrade	Bedrooms	NSF	GSF	GSM	Project Factor	Cost per GSM	No. Units	(\$000) Total
E1-E6	3	1,200	1,488	138	1.180	\$700	70	7,979
E1-E6	4	1,350	1,674	155	1.180	\$700	48	6,145
Total Project Size: 148,800		184,512	17,100				118	14,124,

11. REQUIREMENT: 4,247 UN ADEQUATE: 2,575 UN SUBSTANDARD: 1,672 UN

PROJECT: Replace Military Family Housing, Phase 1 (Current Mission).

REQUIREMENT: Modern and efficient housing for military members and their families. Housing units meeting "whole house/whole neighborhood" standards that provide comfortable, safe, and appealing living environment comparable to the off-base civilian community.

CURRENT SITUATION: This project replaces houses constructed in 1951. These 49 year old single family homes are undersized and in deteriorating structural condition. The garages are so small they are not usable as garage, there is no family room for the 3 bedroom units, and the overall home is undersized. The concrete slab-on-grade floors are failing, cracking, and shifting. Many units flood because the floor slab is too low. The buildings are located so close to the street that it has not been possible to install sidewalks. A car parked in the asphalt driveway would project over half the sidewalk. These units have had no major upgrades since construction and they do not meet the needs of today's families. Plumbing and electrical systems are antiquated. Interior finishes consist of vinyl/asbestos tiles that have been repeatedly patched due to slab movement. Most units have at least 3 colors of floor tile. The kitchen and cabinets are old and unsightly as well as undersized. The sinks and countertops are worn and were done in an early 70's color scheme. Lighting

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION TRAVIS AIR FORCE BASE, CALIFORNIA			4. PROJECT TITLE REPLACE FAMILY HOUSING PH 1	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER XDAT994033	8. PROJECT COST (\$000) 18,150	

throughout the house is inadequate and the fixtures are old. There are no ground fault interrupter circuits. Cooling is by means of a "swamp cooler" which is a constant maintenance problem and also a respiratory health problem. Many furnaces are over 22 years old and beginning to fail. Patios are cracked and privacy fencing (where it still stands) is inadequate, landscaping is very sparse.

IMPACT IF NOT PROVIDED: Air Force members and their families would be housed in unsatisfactory facilities, which would contribute to a lower morale. Housing stock would continue to deteriorate without capital improvements. Without this project the repair and improvement of these units would occur in a more costly, piecemeal fashion with little overall improvement to the quality of living.

ADDITIONAL: This project meets the criteria/scope specified in Part II of Mil Handbook 1190, Facility Planning and Design Guide. An Economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing, and the status quo option. New construction was found to be the most economical over the life of the units. Replacement costs are based on a current construction contract replacing similar units at Travis AFB. The cost to improve these units is 80% of the replacement cost. The construction agent for this project will be the Naval Facilities Engineering Command, resulting in SIOH costs of 6 percent. Base Civil Engineer: Lt Col Willie P. Dean, (707)424-2492.

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE																																						
3. INSTALLATION AND LOCATION TRAVIS AIR FORCE BASE, CALIFORNIA																																								
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 1	5. PROJECT NUMBER XDAT994033																																							
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design, Bid, Build <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">(1) Status:</td> <td></td> </tr> <tr> <td style="padding-left: 40px;">(a) Date Design Started</td> <td style="text-align: right;">00 Sep 10</td> </tr> <tr> <td style="padding-left: 40px;">(b) Parametric Cost Estimate used to develop costs</td> <td style="text-align: right;">N</td> </tr> <tr> <td style="padding-left: 40px;">(c) Percent Complete as of Jan 2001</td> <td style="text-align: right;">35</td> </tr> <tr> <td style="padding-left: 40px;">(d) Date 35% Designed</td> <td style="text-align: right;">00 Dec 10</td> </tr> <tr> <td style="padding-left: 40px;">(e) Date Design Complete</td> <td style="text-align: right;">01 Dec 10</td> </tr> <tr> <td style="padding-left: 40px;">(f) Energy Study/Life-Cycle analysis was performed;</td> <td></td> </tr> <tr> <td>(2) Basis:</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(a) Standard or Definitive Design -</td> <td style="text-align: right;">NO</td> </tr> <tr> <td style="padding-left: 20px;">(b) Where design was most recently used -</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>(3) Total Cost (c) = (a) + (b) or (d) + (e):</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td style="padding-left: 20px;">(a) Production of Plans and Specifications</td> <td style="text-align: right;">817</td> </tr> <tr> <td style="padding-left: 20px;">(b) All other Design Costs</td> <td style="text-align: right;">0</td> </tr> <tr> <td style="padding-left: 20px;">(c) Total</td> <td style="text-align: right;">817</td> </tr> <tr> <td style="padding-left: 20px;">(d) Contract</td> <td style="text-align: right;">817</td> </tr> <tr> <td style="padding-left: 20px;">(e) In-house</td> <td></td> </tr> <tr> <td>(4) Contract Award</td> <td style="text-align: right;">02 Jan</td> </tr> <tr> <td>(5) Construction Start</td> <td style="text-align: right;">02 Mar</td> </tr> <tr> <td>(6) Construction Completion</td> <td style="text-align: right;">03 Mar</td> </tr> </table> <p>b. Equipment associated with this project will be provided from other appropriations: N/A</p>			(1) Status:		(a) Date Design Started	00 Sep 10	(b) Parametric Cost Estimate used to develop costs	N	(c) Percent Complete as of Jan 2001	35	(d) Date 35% Designed	00 Dec 10	(e) Date Design Complete	01 Dec 10	(f) Energy Study/Life-Cycle analysis was 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	817	(b) All other Design Costs	0	(c) Total	817	(d) Contract	817	(e) In-house		(4) Contract Award	02 Jan	(5) Construction Start	02 Mar	(6) Construction Completion	03 Mar
(1) Status:																																								
(a) Date Design Started	00 Sep 10																																							
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(a) Production of Plans and Specifications	817																																							
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(4) Contract Award	02 Jan																																							
(5) Construction Start	02 Mar																																							
(6) Construction Completion	03 Mar																																							

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT		2. FISCAL YEAR		REPORT CONTROL SYSTEM			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION				2002			
5. DATA AS OF Sep-98		a. NAME TRAVIS AFB			b. LOCATION CALIFORNIA				
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		1,292	777	5,382	7,451	1,291	760	5,263	7,314
7. PERMANENT PARTY PERSONNEL		1,292	777	5,382	7,451	1,291	760	5,263	7,314
8. GROSS FAMILY HOUSING REQUIREMENTS		865	676	3,252	4,793	823	634	3,052	4,509
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		11	31	246	288				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	118	118				
c. UNACCEPTABLE HOUSED IN COMMUNITY		11	31	128	170				
10. VOLUNTARY SEPARATIONS		22	20	220	262	22	20	220	262
11. EFFECTIVE HOUSING REQUIREMENTS		843	656	3,032	4,531	801	614	2,832	4,247
12. HOUSING ASSETS (a + b)		832	625	2,786	4,243	806	619	2,698	4,123
a. UNDER MILITARY CONTROL		267	197	1,886	2,350	241	181	1,892	2,314
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		267	197	1,886	2,350	241	181	1,586	2,008
(2) UNDER CONTRACT/APPROVED						0	0	306	306
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		565	428	900	1,893	565	438	806	1,809
(1) ACCEPTABLY HOUSED		565	428	900	1,893				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		11	31	246	288	(5)	(5)	134	124
14. PROPOSED PROJECT						0	0	118	118
15. REMARKS		<p>Item 12.a.(1): 42 Officer/SNCO units excess to requirements have been deleted from the projected year. They will be programmed for disposal in a subsequent program. In the interim they will be used as transition for construction of the proposed project.</p> <p>1548 on-base units are inadequate.</p>							

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROGRAM						2. DATE				
INSTALLATION AND LOCATION DOVER AIR FORCE BASE, DELAWARE				COMMAND: AIR MOBILITY COMMAND			5. AREA CONST COST INDEX 1.01					
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL	
Strength		O	F	ENL	CIV	OFF	ENL	CIV	OFF	ENL		CIV
AS OF 30 SEP 00		375	3525	1101					66	227	15	5,309
END FY 2005		364	3294	1071					66	227	15	5,037
7. INVENTORY DATA (\$000)												
Total Acreage		3,857										
Inventory Total as of:		(30 Sep 99)									2 13,937	
Authorization Not Yet in Inventory:											0	
Authorization Requested in this Program:											18,145	
Authorization Included in the Following Program:		(FY 2003)									18,417	
Planned in Next Three Years Program:											37,946	
Remaining Deficiency:											0	
Grand Total:											288,445	
8. PROJECTS REQUESTED IN THIS PROGRAM: FY 2002												
CATEGORY				SCOPE				COST DESIGN STATUS				
<u>CODE</u>		<u>PROJECT TITLE</u>			<u>SCOPE</u>			<u>\$,000</u>		<u>START</u>	<u>C M P L</u>	
711-142		Replace Family Housing			120 UN			18,145		Sep-00	Jul-01	
9a. Future Projects: Included in the Following Program (FY 2003)												
711-142		Replace Family Housing			120 UN			18,417				
9b. Future Projects: Typical Planned Next Three Years:												
711-142		Replace Family Housing			120 UN			18,785				
711-142		Replace Family Housing			120 UN			19,161				
9c. Real Property Maintenance Backlog This Installation											85,500	
10. Mission or Major Functions: An airlift wing with two C-5 squadrons; and an Air Force Reserve C-5 associate airlift wing.												

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE																																																																																										
3. INSTALLATION AND LOCATION DOVER AIR FORCE BASE, DELAWARE		4. PROJECT TITLE REPLACE FAMILY HOUSING PH 1																																																																																												
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER FJXT024002	8. PROJECT COST (\$000) 18,145																																																																																											
9. COST ESTIMATES																																																																																														
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<p>10. Description of Proposed Construction: Replace 120 multiplex units (six 20 unit rowhouses) with all necessary amenities and supporting facilities. Project includes site preparation, attached single car garages, air conditioning, parking, exterior patios and privacy fencing, support infrastructure of streets and utilities, neighborhood playgrounds, and all landscaping. Includes demolition and asbestos removal.</p> <table border="1"> <thead> <tr> <th>Pavorade</th> <th>Bedrooms</th> <th>NSF</th> <th>GSF</th> <th>GSM</th> <th>Project Factor</th> <th>Cost per GSM</th> <th>No. Units</th> <th>(\$000) Total</th> </tr> </thead> <tbody> <tr> <td>E1-E9/W1-O3</td> <td>2</td> <td>950</td> <td>1,178</td> <td>109</td> <td>1.010</td> <td>\$700</td> <td>40</td> <td>3,083</td> </tr> <tr> <td>E1-E6</td> <td>4</td> <td>1,350</td> <td>1,674</td> <td>155</td> <td>1.010</td> <td>\$700</td> <td>60</td> <td>6,575</td> </tr> <tr> <td>E7-E9/W1-O3</td> <td>3</td> <td>1,350</td> <td>1,674</td> <td>155</td> <td>1.010</td> <td>\$700</td> <td>20</td> <td>2,192</td> </tr> <tr> <td colspan="2">Total Project Size: 146,000</td> <td>181,040</td> <td>16,760</td> <td></td> <td></td> <td></td> <td>120</td> <td>11,850</td> </tr> </tbody> </table>					Pavorade	Bedrooms	NSF	GSF	GSM	Project Factor	Cost per GSM	No. Units	(\$000) Total	E1-E9/W1-O3	2	950	1,178	109	1.010	\$700	40	3,083	E1-E6	4	1,350	1,674	155	1.010	\$700	60	6,575	E7-E9/W1-O3	3	1,350	1,674	155	1.010	\$700	20	2,192	Total Project Size: 146,000		181,040	16,760				120	11,850																																													
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<p>11. REQUIREMENT: 2,528 UN ADEQUATE: 1,229 UN SUBSTANDARD: 1,299 UN</p> <p>PROJECT: Replace Military Family Housing Phase 1 (Current Mission)</p> <p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Dover AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Plan. 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. The number of bedrooms will range from two to four, 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 an adequate support infrastructure of streets and utilities. This is the first phase of a multiphase initiative to replace inadequate row-unit complexes.</p> <p>CURRENT SITUATION: These exist housing units were constructed in the late 1950s; they show the effects of age and heavy use. They have had no major upgrades since construction, and they do not meet the needs of today's families, nor do they provide a modern home environment. Walls, foundations and exterior pavements require major</p>																																																																																														

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION DOVER AIR FORCE BASE, DELAWARE			4. PROJECT TITLE REPLACE FAMILY HOUSING PH 1	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER FJXT024002	8. PROJECT COST (\$000) 18,145	

repair or replacement due to age. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bathrooms are small and lack adequate closet space. Kitchens have insufficient cabinets, storage and counter space. Lighting, heating and air conditioning systems require upgrade or replacement.

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.

ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning Design Guide". The construction agent for this project is the U. S. Army Corps of Engineers. An economic analysis has been prepared comparing the alternatives of new construction, acquisition, and the status quo operation. Based on the net present values and benefit of the respective alternatives, replacement was found to be the most cost effective over the life of the project. The cost to improve these units is 80% of the replacement cost. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. Base Civil Engineer: Lt Col William Corson, (302) 677-6766.

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE																																						
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12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design, Bid, Build <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">(1) Status:</td> <td></td> </tr> <tr> <td style="padding-left: 40px;">(a) Date Design Started</td> <td style="text-align: right;">00 Sep 15</td> </tr> <tr> <td style="padding-left: 40px;">(b) Parametric Cost Estimate used to develop costs</td> <td style="text-align: right;">Y</td> </tr> <tr> <td style="padding-left: 40px;">(c) Percent Complete as of Jan 2001</td> <td style="text-align: right;">35</td> </tr> <tr> <td style="padding-left: 40px;">(d) Date 35% Designed</td> <td style="text-align: right;">00 Dec 15</td> </tr> <tr> <td style="padding-left: 40px;">(e) Date Design Complete</td> <td style="text-align: right;">01 Dec 15</td> </tr> <tr> <td style="padding-left: 40px;">(f) Energy Study/Life-Cycle analysis was performed;</td> <td></td> </tr> <tr> <td>(2) Basis:</td> <td></td> </tr> <tr> <td style="padding-left: 40px;">(a) Standard or Definitive Design -</td> <td style="text-align: right;">NO</td> </tr> <tr> <td style="padding-left: 40px;">(b) Where design was most recently used -</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>(3) Total Cost (c)=(a)+(b) or (d)+(e):</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td style="padding-left: 40px;">(a) Production of Plans and Specifications</td> <td style="text-align: right;">816</td> </tr> <tr> <td style="padding-left: 40px;">(b) All other Design Costs</td> <td style="text-align: right;">0</td> </tr> <tr> <td style="padding-left: 40px;">(c) Total</td> <td style="text-align: right;">816</td> </tr> <tr> <td style="padding-left: 40px;">(d) Contract</td> <td style="text-align: right;">816</td> </tr> <tr> <td style="padding-left: 40px;">(e) In-house</td> <td></td> </tr> <tr> <td>(4) Contract Award</td> <td style="text-align: right;">02 Jan</td> </tr> <tr> <td>(5) Construction Start</td> <td style="text-align: right;">02 Mar</td> </tr> <tr> <td>(6) Construction Completion</td> <td style="text-align: right;">03 Mar</td> </tr> </table> b. Equipment associated with this project will be provided from other appropriations: N/A			(1) Status:		(a) Date Design Started	00 Sep 15	(b) Parametric Cost Estimate used to develop costs	Y	(c) Percent Complete as of Jan 2001	35	(d) Date 35% Designed	00 Dec 15	(e) Date Design Complete	01 Dec 15	(f) Energy Study/Life-Cycle analysis was 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	816	(b) All other Design Costs	0	(c) Total	816	(d) Contract	816	(e) In-house		(4) Contract Award	02 Jan	(5) Construction Start	02 Mar	(6) Construction Completion	03 Mar
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MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT		2. FISCAL YEAR		REPORT CONTROL SYSTEM			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Mar-98		a. NAME DOVER AFB		b. LOCATION DELEWARE					
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		383	378	2,951	3,712	404	407	3,169	3,980
7. PERMANENT PARTY PERSONNEL		383	378	2,951	3,712	404	407	3,169	3,980
8. GROSS FAMILY HOUSING REQUIREMENTS		282	336	1,803	2,421	298	361	1,937	2,596
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		30	12	140	182				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		20	11	100	131				
c. UNACCEPTABLE HOUSED IN COMMUNITY		10	1	40	51				
10. VOLUNTARY SEPARATIONS		6	9	50	65	7	9	52	68
11. EFFECTIVE HOUSING REQUIREMENTS		276	327	1,753	2,356	291	352	1,885	2,528
12. HOUSING ASSETS (a + b)		246	326	1,613	2,185	260	339	1,718	2,317
a. UNDER MILITARY CONTROL		88	211	1,130	1,429	88	200	1,130	1,418
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		88	200	1,130	1,418	88	200	1,130	1,418
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	11	0	11				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		158	115	483	756	172	139	588	699
(1) ACCEPTABLY HOUSED		158	115	483	756				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		30	1	140	171	31	13	167	211
14. PROPOSED PROJECT						20	0	100	120
15. REMARKS		tem 12.a.(1): 1088 on-base units are inadequate.							

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROGRAM				2. DATE	
INSTALLATION AND LOCATION BOLLING AIR FORCE BASE, DISTRICT OF COLUMBIA			COMMAND: AIR FORCE DISTRICT OF WASHINGTON			5. AREA CONST COST INDEX 0.95	
6. Personnel Strength		PERMANENT		STUDENTS		SUPPORTED	
		OFF	ENL	CIV	OFF	FNI	CIV
AS OF 30 SEP 00		3821	1251	722	3011	784	CIV 40
END FY 2005		381	12341	706	301	7841	40
						TOTAL 3480	
						3144	
7. INVENTORY DATA (\$000)							
Total Acreage		607					
Inventory Total as of : (30 Sep 99)		2,520,90					
Authorization Not Yet in Inventory:							
Authorization Requested in this Program:		16,92					
Authorization Included in the Following Program: (FY 2003)		17,27					
Planned in Next Three Years Program:		77,31					
Remaining Deficiency:							
Grand Total:		2,632,42					
3. PROJECTS REQUESTED IN THIS PROGRAM:				FY 2002			
CATEGORY		PROJECT TITLE		SCOPE		COST DESIGN STATUS	
CODE						\$,000 START C M P L	
III-142		Replace Family Housing		136 UN		16,926 Sep-00 Aug-0	
a. Future Projects: Included in the Following Program				(FY 2003)			
'11-142		Replace Family Housing		128 UN		17,277	
b. Future Projects: Typical Planned Next Three Years:							
'11-142		Replace Family Housing		137 UN		18,237	
'11-142		Replace Family Housing		140 UN		18,601	
'11-142		Replace Family Housing		128 UN		18,973	
'11-142		Replace Family Housing		123 UN		21,503	
c. Real Property Maintenance Backlog This Installation				87,600			
IO. 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.							

DD Form 1390, 24 Jul 00

1. COMPONENT/ FY 2002 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
AIR FORCE			(computer generated)	
3. INSTALLATION AND LOCATION BOLLING AFB WASHINGTON DC			4. PROJECT TITLE REPLACE FAMILY HOUSING (PH 7)	
5. PROGRAM ELEMENT 8.87.41	6. CATEGORY CODE 711-142	7. PROJECT NUMBER BXUR024003	8. PROJECT COST (\$000) 16,926	

9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
Family Housing:	FA	136	99,140	13,483
Buildings	GSM	20,274	665	(13,483)
Supporting Costs:				1,797
Lot costs				(0)
Site Improvements				(521)
Utility Mains				(485)
Streets				(701)
Landscaping				(54)
Recreation				(36)
Environmental				(0)
Demolition				(0)
Other Site Work				(0)
Subtotal				15,280
Contingency (5.0%)				764
Total Contract Cost				16,044
SIOH (5.5%)				882
Project Cost				16,926

AREA COST FACTOR .95

10. Description of Proposed Construction: Demolish/replace 136 multiplex family housing units with all necessary amenities and supporting /facilities. Project includes site preparation, attached single car /garages, air conditioning, energy conserving features, parking, exterior [patios and privacy fencing, support infrastructure of roads, utilities, recreation areas, landscaping, asbestos removal, and demolition.

Pavardae	Bedrooms	NSF	GSF	GSM	Project Factor	Cost per GSM	No. Units	(\$000) Total
E1-E6	3	1,200	1,488	138	0.950	\$700	58	5,323
E7-E9/W1-O3	4	1,350	1,674	155	0.950	\$700	47	4,845
E7-E9/W1-O3	3	1,350	1,674	155	0.950	\$700	18	1,855
	4			167	0.950		11	
E1-E9/W1-O3	5	1,450	1,788	179	0.950	\$700	2	1,222
--- Total Project	Size: 176.400	218,736	20,274				136	13,483

11. REQUIREMENT: 6,839 UN ADEQUATE: 5,111 UN SUBSTANDARD: 1,728 UN /PROJECT: REPLACE FAMILY HOUSING (phase 7) /REQUIREMENT: Project is required to provide modern and efficient housing for military members and their dependents at Bolling AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Plan. The design will provide a modern kitchen, living room, family room, bedroom, and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from two to four, as identified is most recent housing market analysis. Units will be provided with a single car garage and exterior parking for a second vehicle. Adequate infrastructure support for roads and utilities shall also be

1. COMPONENT1	(2. DATE
AIR FORCE	
FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	

3. INSTALLATION AND LOCATION
BOLLING AFB WASHINGTON DC

4. PROJECT TITLE	(5. PROJECT NUMBER
REPLACE FAMILY HOUSING (PH 7)	BXUR024003

provided. This is the seventh phase of a multiphase initiative to replace an additional 136 housing units for **Bolling** AFB. Housing Community Plan and Housing Market Analysis are elements of the General Plan for Bolling AFB, and are the basis for this project.

CURRENT SITUATION: These existing housing units were constructed in the 1970s. They showed the effects of age and heavy use. They have had no major upgrades since construction, and they do not meet the needs of today's families, nor do they provide a modern home environment. Roof, wall, foundations and exterior pavements require major repair or replacement due to age. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bathrooms are small and lack adequate closet space. Kitchens have insufficient cabinets, storage and counter space. Lighting, heating and air conditioning systems require upgrade and replacement. Current Housing Market Analysis and the Housing Community Plan renovation costs exceed the current replacement cost. The cost to correct eminent problems existing with the inventory, space deficiencies, and modernization requirements has proven to be more costly than the original voucher cost and the capitalization combined.

IMPACT IF NOT PROVIDED: There are no alternatives in 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.

ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". An economic analysis has been prepared comparing the alternatives of new construction, acquisition, and status quo operation. The new construction was found to be the most cost effective alternative. The improvement cost is 77% of the replacement cost. The local school authority indicates a capability exists to accept the increase in the student population generated by this project. No additional school construction will be required. Base Civil Engineer: Col Thady, (202) 767-5565.

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE																																																															
3. INSTALLATION AND LOCATION BOLLING AIR FORCE BASE, WASHINGTON DC																																																																	
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 7	5. PROJECT NUMBER BXUR024003																																																																
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design, Bid, Build <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="3">(1) Status:</td> </tr> <tr> <td style="padding-left: 20px;">(a) Date Design Started</td> <td style="text-align: right;">00 Sep 20</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(b) Parametric Cost Estimate used to develop costs</td> <td style="text-align: right;">N</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(c) Percent Complete as of Jan 2001</td> <td style="text-align: right;">35</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(d) Date 35% Designed</td> <td style="text-align: right;">00 Dec 20</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(e) Date Design Complete</td> <td style="text-align: right;">01 Dec20</td> <td></td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td colspan="3">(2) Basis:</td> </tr> <tr> <td style="padding-left: 20px;">(a) Standard or Definitive Design -</td> <td style="text-align: right;">NO</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(b) Where design was most recently used -</td> <td style="text-align: right;">N/A</td> <td></td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td colspan="3">(3) Total Cost (c) = (a) + (b) or (d) + (e):</td> </tr> <tr> <td style="padding-left: 20px;">(a) Production of Plans and Specifications</td> <td style="text-align: right;">762</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td style="padding-left: 20px;">(b) All other Design Costs</td> <td style="text-align: right;">0</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(c) Total</td> <td style="text-align: right;">762</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(d) Contract</td> <td style="text-align: right;">762</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(e) In-house</td> <td></td> <td></td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>(4) Contract Award</td> <td></td> <td style="text-align: right;">02 Feb</td> </tr> <tr> <td>(5) Construction Start</td> <td></td> <td style="text-align: right;">02 Apr</td> </tr> <tr> <td>(6) Construction Completion</td> <td></td> <td style="text-align: right;">03 Apr</td> </tr> </table> <p>b. Equipment associated with this project will be provided from other appropriations: N/A</p>			(1) Status:			(a) Date Design Started	00 Sep 20		(b) Parametric Cost Estimate used to develop costs	N		(c) Percent Complete as of Jan 2001	35		(d) Date 35% Designed	00 Dec 20		(e) Date Design Complete	01 Dec20					(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	762	(\$000)	(b) All other Design Costs	0		(c) Total	762		(d) Contract	762		(e) In-house						(4) Contract Award		02 Feb	(5) Construction Start		02 Apr	(6) Construction Completion		03 Apr
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MILITARY FAMILY HOUSING JUSTIFICATION | 1. DATE OF REPORT | 2. FISCAL YEAR 2002 | REPORT CONTROL SYMBOL

3. DOD COMPONENT AIR FORCE | 4. REPORTING INSTALLATION
 a. NAME BOLLING AFB | b. LOCATION DISTRICT OF COLUMBIA

5. DATA AS OF Jun-98

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	930	2,128	7,162	4,009	926	2,115	7,050
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	197	72	305	574				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	29	107	136				
c. UNACCEPTABLE HOUSED IN COMMUNITY	197	43	198	438				
10. VOLUNTARY SEPARATIONS	116	42	57	215	112	42	57	211
11. EFFECTIVE HOUSING REQUIREMENTS	3,986	888	2,071	6,947	3,897	884	2,058	6,839
12. HOUSING ASSETS (a + b)	3,791	816	1,766	6,373	3,708	812	1,763	6,283
a. UNDER MILITARY CONTROL								
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	317	323	1,023	1,663	317	323	1,023	1,663
(2) UNDER CONTRACT/APPROVED								
(3) VACANT	0	0	0	0	0	0	0	0
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	3,474	493	743	4,710	3,391	489	740	4,620
(1) ACCEPTABLY HOUSED	3,474	493	743	4,710				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	197	72	305	574	189	72	295	556
14. PROPOSED PROJECT					0	29	107	136

15. REMARKS
 Item 12.a.(1): 1033 on-base units are inadequate.

1. COMPONENT AIR FORCE			FY 2002 MILITARY CONSTRUCTION PROGRAM				2. DATE			
INSTALLATION AND LOCATION HICKAM AIR FORCE BASE, HAWAII			COMMAND: PACIFIC AIR FORCES			5. AREA CONST COST INDEX 1.45				
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 00	684	2545	1926				166	260	
END FY 2005	684	2583	1912				166	260	17	5,622
7. INVENTORY DATA (\$000)										
Total Acreage		2,851								
Inventory Total as of:		(30 Sep 99)		7,772,958						
Authorization Not Yet in Inventory:		0								
Authorization Requested in this Program:		25,037								
Authorization Included in the Following Program:		(FY 2003)		25,412						
Planned in Next Three Years Program:		96,581								
Remaining Deficiency:		0								
Grand Total:		7,919,988								
3. PROJECTS REQUESTED IN THIS PROGRAM:				FY 2002						
CATEGORY							COST DESIGN STATUS			
<u>CODE</u>	<u>PROJECT TITLE</u>			<u>SCOPE</u>		<u>\$,000</u>	<u>START</u>	<u>C M P L</u>		
'11-142	Replace Family Housing			102 UN		25,037	Sep-00	Jun-01		
a. Future Projects: Included in the Following Program				(FY 2003)						
'11-142	Replace Family Housing			96 UN		25,412				
b. Future Projects: Typical Planned Next Three Years:										
'11-142	Replace Family Housing			96 UN		25,920				
'11-142	Replace Family Housing			102 UN		26,438				
'11-142	Replace Family Housing			102 UN		26,966				
'11-142	Replace Family Housing			64 UN		17,257				
c. Real Property Maintenance Backlog This Installation									27,145	
IO. Mission or Major Functions: The host air base wing supports CI 35B/C aircraft and hosts headquarters, Pacific Air Forces. The installation also hosts an Air National Guard wing consisting of an F-15A/B squadron, an air refueling squadron (KC-135), and an airlift squadron (C-130H). Other major activities include an Air Intelligence Agency intelligence group and an Air Mobility Support Group.										

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJCT DATA (computer generated)	2. DATE
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3. INSTALLATION AND LOCATION HICKAM AIR FORCE BASE, HAWAII	4. PROJECT TITLE REPLACE FAMILY HOUSING PBASB 1
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5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER KNMD024440R2	8. PROJECT COST (\$000) 25,037
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9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
Family Housing:	FA	10	157,088	16,023
Buildings	GSM	15.78	1,015	(16,023)
Supporting Costs:				6,579
Lot costs				(0)
Site Improvements				(1,250)
Utility Mains				(2,435)
Streets				(855)
Landscaping				(329)
Recreation				(921)
Environmental				(0)
Demolition				(789)
Other Site Work				(0)
Subtotal				22,602
Contingency (5.0%)				1,130
Total Contract Cost				23,732
SIOH (5.5%)				1,305
Project Cost				25,037

RBA COST FACTOR 1.45

0. Description of Proposed Construction: Replace 102 family housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new single and multiplex units. Provides amenities to include parking, air conditioning, patio, privacy fencing, neighborhood playgrounds, and recreation areas. Includes demolition, asbestos and lead-based paint removal.

<u>Pavade</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Project Factor</u>	<u>Cost per GSM</u>	<u>No. Units</u>	<u>(\$000) Total</u>
E1-E9/W1-O3	2	950	1,178	109	1.450	\$700	5	554
E7-E9/W1-O3	3	1,350	1,674	155	1.450	\$700	82	12,901
E7-E9/W1-O3	4	1,450	1,798	167	1.450	\$700	1	170
O4-O5	3	1,400	1,736	161	1.450	\$700	8	1,308
O4-O5	4	1,550	1,922	179	1.450	\$700	6	1,090
Total Project Size:		137,400	170,376	15,784			102	16,023

1. REQUIREMENT: 3,329 UN ADEQUATE: 1,095 UN SUBSTANDARD: 2,235 UN

PROJECT: Replace Family Housing, Phase 1. (Current Mission)

REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and their dependents stationed at Hickam AFB and allows. All units will meet whole house standards and are in accordance with phase of the Rousing Community Plan. Replacement housing will provide safe, comfortable and appealing living environment comparable to the off-base civilian community. The replacement housing will provide a modern kitchen, living and family rooms, bedroom and bath configuration, with ample interior and exterior storage and single-car or multi-car garage. Exterior parking will be provided for a second occupant vehicle and guests. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs.

CURRENT SITUATION: This project replaces a total of 96 housing units at Hickam AFB, which were constructed in 1959, and 6 substandard units at Bellows AFS constructed in '41. These old houses are showing the effects of age and continuous heavy usage. They have had no major upgrades since construction, and do not meet today's families,

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION HICKAM AIR FORCE BASE, HAWAII			4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 1		
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER KNMD024440R2	8. PROJECT COST (\$000) 25,037		

nor do they provide a modern home environment. Roof, walls, foundation, and exterior pavements require major repair or replacement owing to the effects of age and the environment. Roof structures show signs of rot. Foundation and pavements are showing signs of failure due to settlement and tree roots. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Bedrooms are small and lack adequate closet space. Bathrooms are small and fixtures are outdated and energy-inefficient. Kitchens have inadequate storage and counterspace; cabinets and countertops are badly worn. Flooring throughout the house is worn and contains evidence of asbestos. Plumbing and electrical systems do not meet modern building codes. Lighting systems throughout the houses are inefficient and require replacement.

IMPACT IF NOT PROVIDED: Military members and their families will continue to live in outdated, unsuitable and unsatisfactory housing. The housing will continue to deteriorate, resulting in increasing and unacceptable maintenance costs and inconvenience to the residents. Without this and subsequent phases of this initiative, repairs to these units will continue in 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 Military Handbook 1190, "Facility Planning and Design Guide". An economic analysis has been prepared comparing the alternatives of new construction, revitalization, 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 effective over the life of project. 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 Linden J. Torchia, 808-449-1660.

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION HICKAM AIR FORCE BASE, HAWAII		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 2	5. PROJECT NUMBER KNMD024440R2	
12. SUPPLEMENTAL DATA:		
a. Estimated Design Data:	Design, Bid, Build	
(1) Status:		
(a) Date Design Started	00 Sep 05	
(b) Parametric Cost Estimate used to develop costs	N	
(c) Percent Complete as of Jan 2001	35	
(d) Date 35% Designed	00 Dec 05	
(e) Date Design Complete	01 Dec 05	
(f) Energy Study/Life-Cycle analysis was 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	1127	
(b) All other Design Costs	0	
(c) Total	1127	
(d) Contract	1127	
(e) In-house		
(4) Contract Award	02 Jan	
(5) Construction Start	02 Mar	
(6) Construction Completion	03 Mar	
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 CONTROL SYMBOL			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION				2002			
5. DATA AS OF Jun-98		a. NAME HICKAM AFB		b. LOCATION HAWAII					
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		926	717	3,059	4,702	912	703	3,017	4,632
7. PERMANENT PARTY PERSONNEL		926	717	3,059	4,702	912	703	3,017	4,632
8. GROSS FAMILY HOUSING REQUIREMENTS		742	673	2,024	3,439	732	660	1,988	3,380
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		97	33	4	134				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		97	1	4	102				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	32	0	32				
10. VOLUNTARY SEPARATIONS		10	13	29	52	10	12	29	51
11. EFFECTIVE HOUSING REQUIREMENTS		732	660	1,995	3,387	722	648	1,959	3,329
12. HOUSING ASSETS (a + b)		640	627	2,015	3,282	612	611	1,939	3,162
a. UNDER MILITARY CONTROL		446	466	1,616	2,528	446	466	1,616	2,528
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		446	466	1,616	2,528	446	466	1,616	2,528
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		194	161	399	754	166	145	323	634
(1) ACCEPTABLY HOUSED		189	161	375	725				
(2) ACCEPTABLE VACANT RENTAL		5	0	24	29				
13. EFFECTIVE HOUSING DEFICIT		92	33	(20)	105	110	37	20	167
14. PROPOSED PROJECT						97	1	4	102
15. REMARKS		Item 12.a.(1): 2068 on-base units are inadequate.							

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION BARKSDALE AIR FORCE BASE, LOUISIANA			COMMAND: AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.86					
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 00		815	4769	1296				51	73	159	7,163
END FY 2005		820	4938	1265				51	73	159	7,306
7. INVENTORY DATA (\$000)											
Total Acreage		22,370									
Inventory Total as of : (30 Sep 99)										353,606	
Authorization Not Yet in Inventory:										0	
Authorization Requested in this Program:										7,300	
Authorization Included in the Following Program: (FY 2003)										0	
Planned in Next Three Years Program:										0	
Remaining Deficiency:										0	
Grand Total:										360,906	
8. PROJECTS REQUESTED IN THIS PROGRAM: FY 2002											
CATEGORY		PROJECT TITLE			SCOPE		COST DESIGN STATUS				
CODE							<u>\$,000</u> <u>START</u> <u>C</u> <u>M</u> <u>P</u> <u>L</u>				
71 I-142		Replace Family Housing (Privatization Candidate Project)			56 UN		7,300				
9a. Future Projects: Included in the Following Program (FY 2003)											
9b. Future Projects: Typical Planned Next Three Years:											
9c. Real Property Maintenance Backlog This Installation										19,615	
10. Mission or Major Functions: Headquarters Eight Air Force; a bomb wing with three B-52 squadrons, one of which is responsible for training for all B-52 combat crews; an Air Force Reserve wing with A-1 O, AO-10, and B-52 aircraft.											

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA				2. DATE			
3. INSTALLATION AND LOCATION BARKSDALE AIR FORCE BASE, LOUISIANA			4. PROJECT TITLE REPLACE CAPEHART HOUSING, PH 1 (PRIVATIZE FAMILY HOUSING)					
5. PROGRAM ELEMENT 8.87.41	6. CATEGORY CODE 711-142	7. PROJECT NUMBER AWUB 025101	8. PROJECT COST (\$000) 7,300					
9. COST ESTIMATE								
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)				
REPLACE CAPEHART HOUSING	UN	56	77,000	4312				
SUPPORTING FACILITIES	LS			2278				
SITE PREPARATION	LS			(135)				
ROADS AND PAVING	LS			(440)				
UTILITIES	LS			(510)				
LANDSCAPING	LS			(230)				
GARAGES AND STORAGE	LS			(448)				
DEMOLITION & ENVIRONMENTAL (ASB&LBP)	LS			(440)				
RECREATION FACILITIES	LS			(75)				
SUBTOTAL				6590				
CONTINGENCY (5%)				329				
TOTAL CONTRACT COST				6919				
SUPERVISION INSPECTION AND OVERHEAD (5.5%)				381				
TOTAL REQUEST				7300				
AREA COST FACTOR	.86							
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 56 duplex family housing units with all necessary supporting facilities. Includes: site preparation, utilities, roads and parking, sidewalks and street lighting, garages with storage, patios, privacy fencing, air conditioning, appliances, exterior storage, recreation and play area, tot lot, neighborhood improvements, landscaping, and all other necessary support.								
				Project	Cost Per	No	(\$000)	
<u>Paygrade</u>	<u>Bedroom</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
EI-E6	2	950	1,178	109	0.89	700	33	2,251
EI-E6	3	1,200	1,488	138	0.89	700	16	1,382
EI-E6	4	1,350	1,674	155	0.89	700	7	679
							56	4,312
11. Requirement: 833 UN ADEQUATE: 300 UN SUBSTANDARD: 429 UN								
PROJECT: Replace Capehart Housing, Phase 1 (Current Mission)								
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and their dependents stationed at Barksdale AFB. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. The replacement housing will provide a modern kitchen, living room, family room, and bath configuration, with ample interior and exterior storage. Parking will be provided for two vehicles. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood improvements include landscaping, playgrounds, and recreation areas								
CURRENT SITUATION: This project replaces Capehart housing units that were constructed in 1959 and are showing the effects of age and continuous heavy use. They do not meet the needs of today's families, nor do they provide a modern home environment. Housing interiors are generally inadequate by any modern criteria. Bedrooms are small and lack adequate closet space. Bathrooms are small, and fixtures are outdated and energy inefficient. Kitchens have inadequate storage and counter space. Cabinets are old and unsightly, countertops and sinks are badly worn. Flooring throughout the house is outdated. Interior electrical does not meet National Electrical Code requirements. Lighting								

COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION BARKSDALE AIR FORCE BASE, LOUISIANA		
4. PROJECT TITLE REPLACE CAPEHART HOUSING, PH 1	5. PROJECT NUMBER AWUB 025101	
<p>systems throughout the houses are inefficient and do not meet modern needs. Heating and air conditioning systems require upgrade or replacement. Exteriors lack neighborhood landscaping and covered patios. Off street parking is limited. Windows, doors, and insulations systems are inefficient and waste energy.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force families will continue to live in unsatisfactory housing conditions. Continuing deterioration of the facility will incur increased maintenance and repair costs. Requiring increased occupant disruption, and efforts to keep the houses in habitable condition</p> <p><u>ADDITIONAL:</u> This project will meet the criteria/scope identified in Part II of Military Handbook 1190, "Facility Planning Design Guide." The cost to improve these units is 95% of the replacement cost. Since this is a replacement project, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. This project is a privatization candidate for 432 units. Base Civil Engineer: Lt Col Irvin Lee, DSN 781-4856.</p>		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE (57			2. FISCAL YEAR 2002		REPORT CNTRL SYMBOL		
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF May-97		a. NAME Barksdale			b. LOCATION LA				
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		1,031	592	5,009	6,632	1,021	587	5,012	6,620
7. PERMANENT PARTY PERSONNEL		1,031	4,158	1,443	6,632	1,021	4,156	1,443	6,620
8. GROSS FAMILY HOUSING REQUIREMENTS		774	490	2,811	4,075	768	486	2,811	4,065
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	0	56	56				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	56	56				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0				
0. VOLUNTARY SEPARATIONS		0	0	0	0	0	0	0	0
1. EFFECTIVE HOUSING REQUIREMENTS		774	490	2,811	4,075	768	486	2,811	4,065
2. HOUSING ASSETS (a + b)		735	480	2,633	3,848	713	466	2,435	3,614
a. UNDER MILITARY CONTROL		105	66	202	373	131	106	436	673
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		105	66	202	373	131	106	436	673
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		630	414	2,431	3,475	582	360	1,999	2,941
(1) ACCEPTABLY HOUSED		630	414	2,431	3,475				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT		39	10	178	227	55	20	376	451
4. PROPOSED PROJECT						0	0	56	56
5. REMARKS									

1. COMPONENT AIR FORCE			FY 2002 MILITARY CONSTRUCTION PROGRAM						2. DATE	
INSTALLATION AND LOCATION WILLSWORTH AIR FORCE BASE, SOUTH DAKOTA			COMMAND: AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.95				
6. Personnel Strength AS OF 30 SEP 00 END FY 2005	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	345	2899	735				10	27	50	
	341	2975	729				10	27	50	4.13
7. INVENTORY DATA (\$000)										
Total Acreage		26,083								
Inventory Total as of : (30 Sep 99)										472,97
Authorization Not Yet in Inventory:										
Authorization Requested in this Program:										13,70
Authorization Included in the Following Program: (FY 2003)										37,63
Planned in Next Three Years Program:										58,74
Remaining Deficiency:										
Grand Total:										583,04
8. PROJECTS REQUESTED IN THIS PROGRAM: FY 2002										
CATEGORY				SCOPE				COST DESIGN STATUS		
CODE	PROJECT TITLE			SCOPE			\$,000	START	C	M P L
111-142	Replace Family Housing			78 UN			13,700	Aug-00		Dee-0
8a. Future Projects: Included in the Following Program (FY 2003)										
111-142	Replace Family Housing			116 UN			18,818			
711-142	Replace Family Housing			119 UN			18,818			
8b. Future Projects: Typical Planned Next Three Years:										
711-142	Replace Family Housing			200 UN			19,194			
711-142	Replace Family Housing			200 UN			19,578			
711-142	Replace Family Housing			208 UN			19,969			
8c. Real Property Maintenance Backlog This Installation										2,831
10. Mission or Major Functions: Headquarters Air Combat Command; a wing with two B-1 squadrons.										

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA			2. DATE																																				
3. INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE, SOUTH DAKOTA			4. PROJECT TITLE REPLACE FAMILY HOUSING (PHASE 1)																																						
5. PROGRAM ELEMENT 8.87.41		6. CATEGORY CODE 711-142	7. PROJECT NUMBER FXBM994502	8. PROJECT COST (\$000) 13,700																																					
9. COST ESTIMATE																																									
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)																																				
MILITARY FAMILY HOUSING		UN	78	101,474	7,915																																				
SUPPORTING FACILITIES					4,453																																				
SITE PREPARATION		LS			(922)																																				
GARAGES AND STORAGE		LS			(957)																																				
ROADS AND PAVING		LS			(824)																																				
UTILITY SERVICE LATERALS		LS			(718)																																				
LANDSCAPING		LS			(377)																																				
DEMOLITION & ENVIRONMENTAL REMEDIATION		LS			(655)																																				
SUBTOTAL					12,368																																				
CONTINGENCY (5%)					<u>6 1 8</u>																																				
TOTAL CONTRACT COST					12,986																																				
SUPERVISION, INSPECTION, AND OVERHEAD (5.5%)					<u>7 1 4</u>																																				
TOTAL REQUEST					13,700																																				
AREA COST FACTOR		0.95																																							
<p>IO. Description of Proposed Construction: Replace 78 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, design and construct single and duplex family units with basements. Provides normal amenities to include appliances, garages, parking, air conditioning, and patios with privacy fencing, neighborhood playgrounds, and recreation areas. Provides fire detection.</p> <table border="1"> <thead> <tr> <th>Paygrade</th> <th>Bedroom</th> <th>NSF</th> <th>GSF</th> <th>GSM</th> <th>Project Factor</th> <th>Cost Per GSM</th> <th>No Units</th> <th>(\$000) Total</th> </tr> </thead> <tbody> <tr> <td>EI-E6</td> <td>3</td> <td>1,200</td> <td>1,488</td> <td>136</td> <td>0.99</td> <td>700</td> <td>38</td> <td>3,627</td> </tr> <tr> <td>EI-E6</td> <td>4</td> <td>1,350</td> <td>1,674</td> <td>155</td> <td>0.99</td> <td>700</td> <td><u>40</u></td> <td><u>4,288</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>78</td> <td>7,915</td> </tr> </tbody> </table>						Paygrade	Bedroom	NSF	GSF	GSM	Project Factor	Cost Per GSM	No Units	(\$000) Total	EI-E6	3	1,200	1,488	136	0.99	700	38	3,627	EI-E6	4	1,350	1,674	155	0.99	700	<u>40</u>	<u>4,288</u>								78	7,915
Paygrade	Bedroom	NSF	GSF	GSM	Project Factor	Cost Per GSM	No Units	(\$000) Total																																	
EI-E6	3	1,200	1,488	136	0.99	700	38	3,627																																	
EI-E6	4	1,350	1,674	155	0.99	700	<u>40</u>	<u>4,288</u>																																	
							78	7,915																																	
<p>11. REQUIREMENT: 2,108 UN ADEQUATE: 1,100 UN SUBSTANDARD: 1,008 UN PROJECT: Replace Military 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 Ellsworth AFB. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off base civilian community. This is the second phase of an initiative to provide adequate housing for base personnel. The replacement housing will provide a modern kitchen, living room, family room and bath configuration, with ample interior and exterior storage. A double car garage will be provided. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood enhancements will include landscaping, playgrounds, and recreation areas. Proper disposal of asbestos and lead-based paint is included. The expansive clay soils require special foundation considerations. AT/FP measures are included. CURRENT SITUATION: This project replaces housing that was constructed in 1949. They have had no major upgrades or renovation since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens are undersized and do not provide adequate cabinet and countertop space. The bathrooms are small and in poor condition. Bathroom fixtures and lighting throughout the houses are outdated and energy inefficient. The exterior of these units lack landscaping and recreation space. There are no garages, and vehicles are subjected to extremely cold winters with no protection from the elements. There is inadequate exterior storage. There is no air conditioning.</p>																																									

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE, SOUTH DAKOTA		
4. PROJECT TITLE REPLACE FAMILY HOUSING (PHASE 1	5. PROJECT NUMBER FXBM99450	
<p>The current Housing Market Analysis recommends no reduction in military family houses. Ellsworth has a commitment to the Air Force (AF) mission and an improved sense of community or social cohesion among AF personnel and their families.</p> <p>IMPACT IF NOT PROVIDED: AF members and their families will continue to live in extremely outdated, unsuitable and unsatisfactory housing. This 52-year old housing will continue to deteriorate with age, resulting in increasing and unacceptable maintenance and repair costs, and extreme inconvenience to the occupants. Without this and subsequent phases of this initiative, repairs will continue in a costly, piecemeal fashion with little or no improvement in occupant quality of life. These deficiencies will continue to adversely affect the morale of all personnel assigned to Ellsworth AFB.</p> <p>ADDITIONAL: This project meets the criteria/scope specified in Military Handbook 1190. 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, the new construction was found to be the most cost efficient over the life of the project. The cost to improve these units is 96% of the replacement cost. Since this is replacement housing there will be no increase in the student population or impact on the ability of the local school to support base dependents. Base Civil Engineer: Lt Col Benefield (605) 385-2658</p>		

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE, SOUTH DAKOTA		
4. PROJECT TITLE REPLACE FAMILY HOUSING (PHASE 1	5. PROJECT NUMBER FXBM99450	
12. SUPPLEMENTAL DATA:		
a. Estimated Design Data:	Design, Bid, Build	
(1) Status:		
(a) Date Design Started	00 Aug 20	
(b) Parametric Cost Estimate used to develop costs	N	
(c) Percent Complete as of Jan 2001	35	
(d) Date 35% Designed	00 Dec 15	
(e) Date Design Complete	01 Dec 10	
(f) Energy Study/Life-Cycle analysis was 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) 610	
(b) All other Design Costs	0	
(c) Total	610	
(d) Contract		
(e) In-house		
(4) Contract Award	02 Feb	
(5) Construction Start	02 May	
(6) Construction Completion	03 Jul	
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 2002		REPORT CNTRL SYMBOL			
3. DOD COMPONENT AJR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Sep-00		a. NAME Ellsworth AFB		b. LOCATION SD					
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		395	283	2,591	3,269	376	285	2,631	3,292
7. PERMANENT PARTY PERSONNEL		395	283	2,591	3,269	376	285	2,631	3,292
6. GROSS FAMILY HOUSING REQUIREMENTS		295	263	1,595	2,153	273	265	1,610	2,148
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		3	2	182	187				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	78	78				
c. UNACCEPTABLE HOUSED IN COMMUNITY		3	2	104	109				
0. VOLUNTARY SEPARATIONS		4	7	29	40	4	7	29	40
1. EFFECTIVE HOUSING REQUIREMENTS		291	256	1,566	2,113	269	258	1,581	2,108
2. HOUSING ASSETS (a + b)		288	254	1,384	1,926	351	299	1,787	2,437
a. UNDER MILITARY CONTROL		207	195	909	1,311	222	232	1,506	1,960
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		202	192	906	1,300	222	232	1,506	1,960
(2) UNDER CONTRACT/APPROVED									
(3) VACANT		5	3	3	11				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		81	59	475	615	129	67	281	477
(1) ACCEPTABLY HOUSED		81	59	475	615				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT		3	2	182	187	(82)	(41)	(206)	(329)
4. PROPOSED PROJECT						0	0	78	78
5. REMARKS		<p>Item 12 a: The increase in units between columns d and h reflect the repair of Section 801 housing. Of the total on-base housing units (Section 601 excluded) 1008 are substandard.</p> <p>Item 13: Columns e.f.g.h reflect surplus units which will be demolished with other funding in subsequent years.</p>							

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION LANGLEY AIR FORCE BASE, VIRGINIA			COMMAND: AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.95				
6. Personnel Strength AS OF 30 SEP 00 END FY 2005	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	2031	6567	1687				58	107	254	
	2030	6560	1687				58	107	254	10,696
7. INVENTORY DATA (\$000)										
Total Acreage		3,152								
Inventory Total as of : (30 Sep 99)		2,820,299								
Authorization Not Yet in Inventory:		0								
Authorization Requested in this Program:		1,200								
Authorization Included in the Following Program: (FY 2003)		-								
Planned in Next Three Years Program:		0								
Remaining Deficiency:		0								
Grand Total:		2,821,499								
8. PROJECTS REQUESTED IN THIS PROGRAM: FY 2002										
CATEGORY					COST DESIGN STATU!					
<u>CODE</u>	<u>PROJECT TITLE</u>	<u>SCOPE</u>		<u>\$,000</u>	<u>START</u>	<u>C M P L</u>				
711-142	Replace Family Housing	4 UN		1,200	Aug-00	May-0				
9a. Future Projects: Included in the Following Program (FY 2003)										
NONE										
3b. Future Projects: Typical Planned Next Three Years: NONE										
9c. Real Property Maintenance Backlog This Installation										7,50
10. Mission or Major Functions: Headquarters Air Combat Command; a fighter wing with three F-15 fighter squadrons; an Air National Guard air defense detachment of F-16s; a C-21 unit; an air intelligence group; Aerospace Command and Control Intelligence, Surveillance and Reconnaissance Center (AC2ISRC), USAF Doctrine Center; and the Air Force Rescue Coordination Center.										

DD Form 1390, 24 Jul 00

1. COMPONENT 1 (AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION LANGLEY AIR FORCE BASE, VIRGINIA				4. PROJECT TITLE REPLACE FAMILY HOUSING				
5. PROGRAM ELEMENT 8.87.41		6. CATEGORY CODE 711-142		7. PROJECT NUMBER MUHJ020208		8. PROJECT COST (\$000) 1,200		
9. COST ESTIMATES								
ITEM		U/M	QUANTITY	UNIT COST		COST (\$000)		
Family Housing:		FA	4	137,500		550		
Buildings		GSM	66	832		(550)		
Supporting Costs:						531		
Lot costs						(0)		
Site Improvements						(85)		
Utility Mains						(0)		
Streets						(96)		
Landscaping						(53)		
Recreation						(0)		
Environmental						(0)		
Demolition						(74)		
Other Site Work						(223)		
Subtotal						1,081		
Contingency (5.0%)						54		
Total Contract Cost						1,135		
SIOH (5.7%)						65		
Project Cost						1,200		
AREA COST FACTOR				.95				
10. Description of Proposed Construction: Construct four houses. Includes site preparation, installation of utility systems, roads and paving, landscaping, and construction of new single and duplex housing units. Provides normal amenities, to include off-street parking, appliances, air conditioning and garages.								
<u>Pav</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Project Factor</u>	<u>Cost per GSM</u>	<u>No. Units</u>	<u>(\$000) Total</u>
EI-E6	4	1,350	1,674	155	1.188	\$700	2	258
E7-E9/W1-O3	4	1,450	1,798	167	1.188	\$700	1	139
E7-E9 (Installation SNCO)	4	1,595	1,978	184	1.188	\$700	1	153
Total Project Size:		5,745	7,124	661			4	550
11. REQUIREMENT: 5,605 UN ADEQUATE: 4,119 UN SUBSTANDARD: 1,486 UN PROJECT: Construct four houses, one for the ACC Chief Master Sergeant, one for the 1st Fighter Wing Senior Enlisted Advisor, and a two family duplex with ADA adaptable handicap units. (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Langley AFB. All units will meet "Whole House" standards and will provide a safe and comfortable, and appealing living environment. These houses will provide a modern kitchen, living room, family room, and a bath configuration as well as ample interior and exterior storage and a garage. In addition to this, the duplex will be equipped with ADA compliant handicap units. The ACC Chief Master Sergeant unit will contain 10% additional net square footage area per AFI 32-6002.								
CURRENT SITUATION: Currently, there is no designated housing for the ACC								

1. COMPONENT1	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
JLANGLEY AIR FORCE BASE, VIRGINIA		
4. PROJECT TITLE	5. PROJECT NUMBER	
REPLACE FAMILY HOUSING	MUHJ020208	
<p>Chief Master Sergeant, and 1st Fighter Wing Senior Enlisted Advisor. There is presently no handicap facilities, military members with disabled dependents are denied the opportunity to live on main base. There is also a consistent two-person waiting list for any handicap facility, which indicates an overall shortage of ADA compliant facilities. Members on the (waiting list are forced to live in standard housing or find ADA adaptable housing in the local community.</p> <p><u>IMPACT IF NOT PROVIDED:</u> The ACC command Chief Master Sergeant, and the 1st Fighter Wing Senior advisor will continue to go without designated housing. In addition, the ACC Chief Master Sergeant will not be provided the full housing square footage he/she is entitled. The Air Force members (with handicap dependents will be forced to live off main base and there will continue to be a shortage of handicap facilities in the Langley AFB housing inventory.</p> <p><u>ADDITIONAL:</u> The project will meet the criteria/scope identified in Part II of Military Handbook 1190, "Facility Planning Design Guide". There will be no increase in the student population or impact on the ability of the local school district to support base dependents. The Army Corp of Engineers will be the construction agent. Base Civil Engineer: LTC Edmond Keith, DSN 574-2025.</p>		

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE																																								
3. INSTALLATION AND LOCATION LANGLEY AIR FORCE BASE, VIRGINIA																																										
4. PROJECT TITLE REPLACE FAMILY HOUSING	5. PROJECT NUMBER MUHJ020208																																									
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design, Bid, Build <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">(1) Status:</td> <td></td> </tr> <tr> <td> (a) Date Design Started</td> <td style="text-align: right;">00 Sep 05</td> </tr> <tr> <td> (b) Parametric Cost Estimate used to develop costs</td> <td style="text-align: right;">N</td> </tr> <tr> <td> (c) Percent Complete as of Jan 2001</td> <td style="text-align: right;">35</td> </tr> <tr> <td> (d) Date 35% Designed</td> <td style="text-align: right;">00 Dec 05</td> </tr> <tr> <td> (e) Date Design Complete</td> <td style="text-align: right;">01 JUL 20</td> </tr> <tr> <td>05</td> <td></td> </tr> <tr> <td> (f) Energy Study/Life-Cycle analysis was performed;</td> <td></td> </tr> <tr> <td>(2) Basis:</td> <td></td> </tr> <tr> <td> (a) Standard or Definitive Design -</td> <td style="text-align: right;">NO</td> </tr> <tr> <td> (b) Where design was most recently used -</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>(3) Total Cost (c) = (a) + (b) or (d) + (e):</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td> (a) Production of Plans and Specifications</td> <td style="text-align: right;">72</td> </tr> <tr> <td> (b) All other Design Costs</td> <td style="text-align: right;">0</td> </tr> <tr> <td> (c) Total</td> <td style="text-align: right;">72</td> </tr> <tr> <td> (d) Contract</td> <td style="text-align: right;">72</td> </tr> <tr> <td> (e) In-house</td> <td></td> </tr> <tr> <td>(4) Contract Award</td> <td style="text-align: right;">02 Feb</td> </tr> <tr> <td>(5) Construction Start</td> <td style="text-align: right;">02 Apr</td> </tr> <tr> <td>(6) Construction Completion</td> <td style="text-align: right;">03 Apr</td> </tr> </table> b. Equipment associated with this project will be provided from other appropriations: N/A			(1) Status:		(a) Date Design Started	00 Sep 05	(b) Parametric Cost Estimate used to develop costs	N	(c) Percent Complete as of Jan 2001	35	(d) Date 35% Designed	00 Dec 05	(e) Date Design Complete	01 JUL 20	05		(f) Energy Study/Life-Cycle analysis was 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	72	(b) All other Design Costs	0	(c) Total	72	(d) Contract	72	(e) In-house		(4) Contract Award	02 Feb	(5) Construction Start	02 Apr	(6) Construction Completion	03 Apr
(1) Status:																																										
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(6) Construction Completion	03 Apr																																									

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT		2. FISCAL YEAR 2002		REPORT CONTROL SYSTEM		
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME LANGLEY AFB		b. LOCATION VIRGINIA				
5. DATA AS OF Sep-98								
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	1,941	1,270	4,795	8,006	1,925	1,271	4,832	8,028
7. PERMANENT PARTY PERSONNEL	1,941	1,270	4,796	8,006	1,925	1,271	4,832	8,028
8. GROSS FAMILY HOUSING REQUIREMENTS								
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	1,595	1,121	2,880	5,596	1,587	1,123	2,895	5,605
a INVOLUNTARILY SEPARATED	25	13	121	159				
b IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	0	0	0				
c UNACCEPTABLE HOUSED IN COMMUNITY	0	2	2	4				
10. VOLUNTARY SEPARATIONS	25	11	119	155				
11. EFFECTIVE HOUSING REQUIREMENTS	0	0	0	0	0	0	0	0
12. HOUSING ASSETS (a + b)	1,595	1,121	2,880	5,596	1,587	1,123	2,886	5,605
a UNDER MILITARY CONTROL	1,570	1,108	2,759	5,437	1,571	1,112	2,776	5,459
1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	384	476	738	1,598	384	478	740	1,602
2) UNDER CONTRACT/APPROVED	384	476	738	1,598	384	478	740	1,602
3) VACANT					0	0	0	0
4) INACTIVE	0	0	0	0				
5) PRIVATE HOUSING	0	0	0	0				
1) ACCEPTABLY HOUSED	1,186	632	2,021	3,839	1,187	634	2,036	3,857
2) ACCEPTABLE VACANT RENTAL	1,186	632	2,021	3,839				
13. EFFECTIVE HOUSING DEFICIT	0	0	0	0				
14. PROPOSED PROJECT	25	13	121	159	16	11	119	146
15. REMARKS					0	2	2	4

Item 12.a.(1): 1340 on-base units are inadequate.

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION LAJES FIELD, AZORES, PORTUGAL			COMMAND: AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.20				
6. Personnel Strength AS OF 30 SEP 00 END FY 2005	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	97	883	692				31	76	136	
	97	886	692				31	76	136	1,918
7. INVENTORY DATA (\$000)										
Total Acreage		944								
Inventory Total as of:		(30 Sep 99)						1,294,474		
Authorization Not Yet in Inventory:								0		
Authorization Requested in this Program:								13,230		
Authorization Included in the Following Program:		(FY 2003)						8,659		
Planned in Next Three Years Program:								0		
Remaining Deficiency:								0		
Grand Total:								1,316,363		
8. PROJECTS REQUESTED IN THIS PROGRAM: FY 2002										
CATEGORY							COST DESIGN STATUS			
<u>CODE</u>	<u>PROJECT TITLE</u>			<u>SCOPE</u>			<u>\$,000</u>	<u>START</u>	<u>C M P L</u>	
7'11-142	Replace Family Housing			64 UN			13,230	Nov-00	Jun-01	
9a. Future Projects: Included in the Following Program (FY 2003)										
7'11-142	Replace Family Housing			53 UN			8,659			
9b. Future Projects: Typical Planned Next Three Years: NONE										
9c. Real Property Maintenance Backlog This Installation										1,674
10. Mission or Major Functions: The host air base wing has no permanently assigned force structure but provides en route support to transiting aircraft and host Headquarters US Forces Azores. Lajes Field serves as a logistical bridge to Europe, Africa, and Southwest Asia by providing a ground refueling and stop-over capability, functioning as a tanker staging location for in-flight refueling and serving as a primary divert base for deploying aircraft.										

1. COMPONENT/ AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION LAJES FIELD, AZORES, PORTUGAL			4. PROJECT TITLE MILITARY FAMILY HOUSING (PHASE 2)		
5. PROGRAM ELEMENT 8.87.41		6. CATEGORY CODE 711-142		7. PROJECT NUMBER MQNA023002	
8. PROJECT COST (\$000) 13,230					

ITEM		COS	U/M	ESTIMATES QUANTITY	UNIT COST	COST (\$000)
Family Housing: Buildings			FA GSM	6 8,832	122.28 88	7,826 (7,826)
Supporting Costs:						4,061
Lot costs						(0)
Site Improvements						(930)
Utility Mains						(815)
Streets						(1,027)
Landscaping						(208)
Recreation						(168)
Environmental						(403)
Demolition						(510)
Other Site Work						(0)
Subtotal						11,887
Contingency (5.0%)						594
Total Contract Cost						12,481
SIOH (6.0%)						749
Project Cost						13,230

AREA COST FACTOR 1.20

10. Description of Proposed Construction: Replace 64 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and design and construction of multiplex family housing units. Provides normal amenities to include appliances, storage, off-street parking, patios, privacy fencing, landscaping, and neighborhood playgrounds. Includes asbestos and lead paint disposal.

Pavorage	Bedrooms	NSF	GSF	GSM	Project Factor	Cost per GSM	No. Units	(\$000) Total
EI-E6	3	1,200	1,488	138	1.248	\$710	64	7,826
Total Project Size:		76,600	95,232	8,832			64	7,826

11. REQUIREMENT: 561 UN ADEQUATE: 342 UN SUBSTANDARD: 219 UN /PROJECT: Replace Military Family Housing (Phase 2) (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Lajes Field. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile and the Housing Master Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to typical off-base civilian communities found in the continental United States. The replacement housing will provide a modern kitchen, living room, dining room, and bathroom configuration, with ample interior and exterior storage. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood enhancements will include landscaping and playgrounds. CURRENT SITUATION: This project replaces housing units constructed in 1961. The units are showing the effects of age, continuous heavy use, and

1. COMPONENT1	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
JAIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
LAJES FIELD, AZORES, PORTUGAL		
4. PROJECT TITLE	5. PROJECT NUMBER	
MILITARY FAMILY HOUSING (PHASE 2)	MONA023002	
<p>harsh climatic conditions. The units also have significant structural deficiencies due to poor drainage, leaking windows and doors, and (infiltration by heavy rains that are routinely driven by hurricane-force winds. Wooden wall studs are rotting and continue to deteriorate despite repairs and preventative measures. Roofs, floors, and pavements require extensive repairs and replacement. Plumbing, electrical, and mechanical systems are antiquated, require abnormal maintenance, and do not meet current standards for efficiency and safety. Sinks, tubs, and sanitary lines drain exceptionally slowly, resulting in health hazards. Scaling in sewer pipes has significantly reduced system capacity, causing frequent backups. Electrical systems lack ground fault circuits in bathrooms, kitchens, and on exterior outlets, causing breakers to trip often. Interiors are generally inadequate by modern standards. Bathrooms are small with outdated fixtures; kitchens have inadequate storage and counter space; and cabinets are old and unsightly.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and their families will continue to live in outdated and unsatisfactory housing. The remaining /housing will continue to deteriorate with age, driving up maintenance and repair costs, and extreme inconvenience to the occupants. Piecemeal repairs will continue with little or no substantive improvement in occupant quality of life.</p> <p><u>ADDITIONAL:</u> This project meets the criteria specified in Part II of [Military Handbook 1190, "Facility Planning and Design Guide." Since there will not be an increase in base population, there will be no impact on the student population of the local school. The project is not eligible for NATO funding. The Naval Facilities Command will be the construction agent. Base Civil -Engineer: David B McCormick, DSN 535-6113.</p>		

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION LAJES FIELD, AZORES, PORTUGAL		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 2	5. PROJECT NUMBER MQNA023002	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design, Bid, Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 00 Nov 13 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2001 35 (d) Date 35% Designed 00 Dec 30 (e) Date Design Complete 01 Jun 01 (f) Energy Study/Life-Cycle analysis was performed; (2) Basis: <ul style="list-style-type: none"> (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) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 370 (b) All other Design Costs 320 (c) Total 690 (d) Contract 690 (e) In-house (4) Contract Award 02 May (5) Construction Start 02 Jul (6) Construction Completion 03 Jul 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 CONTROL SYSTEM			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Aug-97		a. NAME LAJES AB		b. LOCATION AZORES					
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		101	105	765	971	101	105	765	971
7. PERMANENT PARTY PERSONNEL		101	105	765	971	101	105	765	971
8. GROSS FAMILY HOUSING REQUIREMENTS		81	66	414	561	81	66	414	561
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		14	0	89	103				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	64	64				
c. UNACCEPTABLE HOUSED IN COMMUNITY		14	0	25	39				
10. VOLUNTARY SEPARATIONS		0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS		81	66	414	561	81	66	414	561
12. HOUSING ASSETS (a + b)		67	66	325	458	66	66	328	460
a. UNDER MILITARY CONTROL		58	64	262	384	58	64	262	384
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		58	64	262	384	58	64	262	384
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		9	2	63	74	8	2	66	76
(1) ACCEPTABLY HOUSED		9	2	63	74				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		14	0	89	103	15	0	86	101
14. PROPOSED PROJECT						0	0	64	64
15. REMARKS									
tem 12.a.(1): 219 on-base units are inadequate.									

POST ACQUISITION CONSTRUCTION

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2002 BUDGET REQUEST

FY 2002 POST ACQUISITION CONSTRUCTION

Program (In Thousands)
FY 2002 Program \$ 352,879
FY 200 1 Program \$ 166,787

Purpose and Scope

The Air Force operates approximately 104,000 family housing units for FY 2002. The average age of housing units in the Air Force inventory is over 37 years. Based on recent analysis incorporated into the Air Force Family Housing Master Plan (AF FHMP), in the beginning of FY2002 approximately 59,000 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 56,000 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 basic 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 refined and includes the development of supporting housing infrastructure requirements, neighborhood vehicular and pedestrian circulation concepts to consider siting, density, landscaping, parking, playgrounds, recreation areas and utilities, in addition to the housing unit itself.

Since Congress has extended the authorities for privatizing military family housing, ten projects are identified as privatization candidates in this submission (Beale AFB, CA; Nellis AFB, NV; McGuire AFB, NJ; Andrews AFB, MD; Lackland AFB, TX; Altus AFB, OK; Hickam AFB, HI; Eglin #9 Airfield, FL, Langley AFB, VA; and Elmendorf AFB, AK). If privatization proves not to be financially 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:

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2002 BUDGET REQUEST

Elmendorf AFB, AK	(\$12.300M/112 units)
Beale AFB, CA	(\$14.500M/101 units)
Nellis AFB, NV	(\$ 1.466M/ 11 units)
McGuire AFB, NJ	(\$27.127M/3 16 units)
Andrews AFB, MD	(\$ 7.779M/100 units)
Lackland AFB, TX	(\$20.733M/253 units)
Hickam AFB, HI	(\$15.421M/ 82 units)
Langley AFB, VA	(\$16.700M/113 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 \$352,879,000 to fund projects in FY 2002.

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.

NOTE:

This administration has not addressed FY 2003-2007 requirements. All FY 2003-2007 budget estimates included in this book are notional only and subject to change.

1. COMPONENT AIR FORCE		FY 2002 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) 352,879	
9. COST ESTIMATE						
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
POST ACQUISITION CONSTRUCTION						352,879
PROJECTS TO IMPROVE HOUSING UNITS			UN	2,188	103,827	(227,174)
PROJECTS TO PRIVATIZE HOUSING UNITS			UN	9,874	11,750	(116,025)
PROJECTS TO IMPROVE INFRASTRUCTURE			LS			(9,680)
SUBTOTAL						352,879
TOTAL CONTRACT COST						352,879
TOTAL REQUEST						352,879
<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>1. PROJECT: This request is for an authorization and appropriation of \$352.879 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 AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA		2. DATE
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES			
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION		5. PROJECT NUMBER	
10. Description of work to be accomplished			
Location and Project			Current Working Estimate (5000)
<u>UNITED STATES</u>			
<u>ALASKA</u>			
ELMENDQRF AFB PRIVATIZE FAMILY HOUSING FXSB054401 <ul style="list-style-type: none"> - Conveys 624 existing MFH units for privatization. Without privatization, the MILCON cost for this work is \$5 1 . 1M for an anticipated leverage of 4.23: 1. Privatized units will provide modern interior and exterior conveniences, meet current space/floor plan standards. Provides increased energy efficiency and includes all necessary amenities/support facilities. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None 			12.300
<u>ARIZONA</u>			
LUKE AFB IMPROVE ELECTRICAL SYSTEM NUEX004000 <ul style="list-style-type: none"> - Improve electrical distribution system by installing ducts, conduits, 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: FY01 <ul style="list-style-type: none"> - NUEX994000, Improve Primary Underground Distribution line - WORK PROGRAMMED FOR NEXT THREE YEARS: None 			1,084
<u>CALIFORNIA</u>			
BEALE AFB PRIVATIZE MILITARY FAMILY HOUSING BAEY02 1002R1 <ul style="list-style-type: none"> - Conveys 1,444 existing single and multiplex family housing units for privatization end state on approximately 1900 acres of leased land. Without privatization, the MILCON cost for this work is \$84.1 M for an anticipated leverage of 5.7: 1. Privatized units will provide modern interior and exterior conveniences and meet space standards. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Replacement of 60 units in FY00. - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None 			14.500

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES		
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER	
10. Description of work to be accomplished		
Location and Project	Current Working Estimate (\$000)	
<u>CALIFORNIA</u>		
TRAVIS AFB IMPROVE CAPEHART FAMILY HOUSING XDAT994004 <ul style="list-style-type: none"> - Improve 49 family housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization and utility repairs. Repair finishes, kitchen cabinets, flooring, walls, doors and hardware, electrical systems and install smoke detectors. Replace roofs, swamp coolers with air conditioning units, and cracked concrete. (Separate DD Form 139 1 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None 	3,276	
<u>COLORADO</u>		
USAF ACADEMY IMPROVE GAS VALVE FACILITY XQPZ020031 <ul style="list-style-type: none"> - Replace gas valve pits and gas mains - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None 	297	
<u>DELAWARE</u>		
DOVER AFB IMPROVE FAMILY HOUSING MANAGEMENT OFFICE FJXT024005 <ul style="list-style-type: none"> - Masonry addition on reinforced concrete foundation and floor slab, sloped standing seam metal roof, all necessary utilities and support, and site preparation including parking and landscaping. Interior areas include administrative counseling and meeting rooms and an interior child play area. Areas to be altered include main lobby, administrative counter, offices and reception area. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None 	400	

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE														
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES																
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER															
<p>10. Description of work to be accomplished</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 70%;">Location and Project</th> <th style="text-align: right; width: 30%;">Current Working Estimate (\$000)</th> </tr> </thead> <tbody> <tr> <td colspan="2"><u>DISTRICT OF COLUMBIA</u></td> </tr> <tr> <td>BOLLING AFB IMPROVE FAMILY HOUSING BXUR024006 - Improve 2 GOQs housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, utility upgrades, additions to meet current standards. Renovates kitchens, bathrooms, and floor coverings. Upgrade electrical, plumbing and lighting systems to increase efficiency and improve safety. Includes asbestos & lead-based paint removal. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Water proof basements, gutter repair, communications upgrades And routine maintenance. - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None</td> <td style="text-align: right; vertical-align: top;">690</td> </tr> <tr> <td colspan="2"><u>FLORIDA</u></td> </tr> <tr> <td>EGLIN AUX FIELD 9 PRIVATIZE FAMILY HOUSING FTEV994028 - Conveys 150 existing units and provides for construction of 180 deficit reducing units for privatization constructed on leased land (330 units total). Without privatization, the MILCON cost for this work is \$15.2M for an anticipated leverage of 7.6: 1. Privatization units will provide modern interior and exterior amenities and meet space requirements. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None</td> <td style="text-align: right; vertical-align: top;">0</td> </tr> <tr> <td colspan="2"><u>HAWAII</u></td> </tr> <tr> <td>HICKAM AFB PRIVATIZE FAMILY HOUSING KNMD024450R1 - Conveys 1,356 existing MFH units for privatization on approximately 37 acres of leased land. Without privatization, the MILCON cost for this work is \$193.7M for an anticipated leverage of 11: 1. Privatized units will provide modern interior and exterior conveniences, meet current space and floor plan standards. Includes all necessary amenities & supporting facilities. . - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: FY99, knmd964013, Repair roofs, \$688K. - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None</td> <td style="text-align: right; vertical-align: top;">15,420</td> </tr> </tbody> </table>			Location and Project	Current Working Estimate (\$000)	<u>DISTRICT OF COLUMBIA</u>		BOLLING AFB IMPROVE FAMILY HOUSING BXUR024006 - Improve 2 GOQs housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, utility upgrades, additions to meet current standards. Renovates kitchens, bathrooms, and floor coverings. Upgrade electrical, plumbing and lighting systems to increase efficiency and improve safety. Includes asbestos & lead-based paint removal. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Water proof basements, gutter repair, communications upgrades And routine maintenance. - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None	690	<u>FLORIDA</u>		EGLIN AUX FIELD 9 PRIVATIZE FAMILY HOUSING FTEV994028 - Conveys 150 existing units and provides for construction of 180 deficit reducing units for privatization constructed on leased land (330 units total). Without privatization, the MILCON cost for this work is \$15.2M for an anticipated leverage of 7.6: 1. Privatization units will provide modern interior and exterior amenities and meet space requirements. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None	0	<u>HAWAII</u>		HICKAM AFB PRIVATIZE FAMILY HOUSING KNMD024450R1 - Conveys 1,356 existing MFH units for privatization on approximately 37 acres of leased land. Without privatization, the MILCON cost for this work is \$193.7M for an anticipated leverage of 11: 1. Privatized units will provide modern interior and exterior conveniences, meet current space and floor plan standards. Includes all necessary amenities & supporting facilities. . - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: FY99, knmd964013, Repair roofs, \$688K. - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None	15,420
Location and Project	Current Working Estimate (\$000)															
<u>DISTRICT OF COLUMBIA</u>																
BOLLING AFB IMPROVE FAMILY HOUSING BXUR024006 - Improve 2 GOQs housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, utility upgrades, additions to meet current standards. Renovates kitchens, bathrooms, and floor coverings. Upgrade electrical, plumbing and lighting systems to increase efficiency and improve safety. Includes asbestos & lead-based paint removal. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Water proof basements, gutter repair, communications upgrades And routine maintenance. - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None	690															
<u>FLORIDA</u>																
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<u>HAWAII</u>																
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1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE																				
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Upgrades electrical, plumbing, heating and lighting systems. Provides one car garage and parking, patios and privacy fencing. Grade Mix: 145 E4-E5, 13 E6-E9 (Separate DD Form 139 1 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> </tr> <tr> <td data-bbox="269 1010 621 1094"> RAF LACKENHEATH IMPROVE FAMILY HOUSING MSET024023 </td> <td data-bbox="1273 1010 1344 1035" style="text-align: right; vertical-align: top;">15.208</td> </tr> <tr> <td colspan="2" data-bbox="298 1104 1146 1407"> <ul style="list-style-type: none"> - Provides general interior and exterior renovation of 156 housing units. Includes utility upgrade and additions to meet current standards. Upgrade kitchens, bathrooms and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds, and recreation areas. Included demolition and abets/Lead-Based paint removal. (Separate DD Form 139 1 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Roof replacement CYOO to 156 units, heating replacement CYOO to 36 units, Front door replacement CYOO to 88 units - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> </tr> <tr> <td data-bbox="269 1444 621 1528"> RAF MILDENHALL IMPROVE FAMILY HOUSING QFQE024002 </td> <td data-bbox="1261 1444 1321 1470" style="text-align: right; vertical-align: top;">5,808</td> </tr> <tr> <td colspan="2" data-bbox="298 1539 1141 1766"> <ul style="list-style-type: none"> - Improves 3 1 family housing units will all necessary amenities and supporting facilities. Renovates kitchens, bathrooms, floor coverings and improves floor plans. Provides one-car garage, privacy fencing, patios, access roads, recreation areas with playgrounds, and parking areas. Includes demolition, and asbestos and lead-based paint removal. 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3. INSTALLATION AND LOCATION ELMENDORF AIR FORCE BASE, ALASKA	4. PROJECT TITLE PRIVATIZE FAMILY HOUSING, PH 2
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5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER FXSB054401	8. PROJECT COST (\$000) 12,300
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		COST ESTIMATE			
	IT	U/A	QUANTITY	UNIT COST	COST (\$000)
PRIVATIZE FAMILY HOUSING		UN	624	19711	12,300
SUPPORTING FACILITIES					0
SUBTOTAL					12,300
TOTAL CONTRACT COST					12,300
TOTAL REQUEST					12,300
AREA COST FACTOR	1.52				
EFFECTIVE STATUTORY LIMIT	0				

10. Description of Proposed Work: Conveys 624 existing MFH units for privatization. Without privatization, the MILCON cost for this work is \$51.1M for an anticipated leverage of 4.23:1. Privatized units will provide modern interior and exterior conveniences, meet current space/floor plan standards. Provides increased energy efficiency and includes all necessary amenities/support facilities.

11. REQUIREMENT: 1,867 UN ADEQUATE: 1,114 UN SUBSTANDARD: 652 UN
PROJECT: Privatize Family Housing (Current mission)

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Elmendorf AFB. 300 units will be upgraded to provide a comfortable and appealing living environment comparable to the off-base civilian community. 112 units will be replaced. 212 units will be conveyed without requiring any upgrades. All units will meet whole house standards and are programmed in accordance with the Housing Community Plan (HCP). Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas.

CURRENT SITUATION: This project upgrades and modernizes housing units which were constructed between 1947 and 1965. These old houses require major modernization and repair to correct deterioration, resulting from age and heavy use. 212 units have had major upgrades since construction and 412 have had no major upgrades and do not meet the needs of today's families, nor do they provide a modern home environment. Garage condition ranges from non existent to deteriorated "gang" garages. Bulk storage is minimal. Rooms are undersized and poorly laid out. Utilities provide inadequate and inefficient service. Plumbing and lighting fixtures are deteriorated. Playgrounds, parking areas, and landscaping are inadequate to nonexistent. Pavement areas need renovation.

IMPACT IF NOT PROVIDED: Unrenovated, these housing units will continue to deteriorate rapidly. Maintenance, repair, and operation costs to the government and inconvenience to the residents will increase. Repair of the units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Quality of life, morale, and retention will be affected. The housing market analysis shows an on-base housing deficit of 101 units.

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 "Military Family Housing 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/MI Housing Privatization Interim Operating Instructions memo dated 2 Mar 99, and AF/IL memo regarding coordination with AAFES,

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
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3. INSTALLATION AND LOCATION ELMENDORF AIR FORCE BASE, ALASKA	4. PROJECT TITLE PRIVATIZE FAMILY HOUSING, PH 2
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5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER FXSB054401	8. PROJECT COST (\$000) 12,300
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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 the privatization is financially infeasible, 112 JNCO (3 BR) units will be improved. BCE: Lt Col Richard Fryer, (907) 552-3007.

1. COMPONENT1 FY 2002 MILITARY CONSTRUCTION PROJECT DATA JAIR FORCE (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION BEALE AIR FORCE BASE, CALIFORNIA		4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST(\$000)
8.87.42	711-111	BAEY021002R1	14,500
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST (\$000)
PRIVATIZE MILITARY FAMILY HOUSING	UN	1,444	10,042
SUBTOTAL			14,500
TOTAL CONTRACT COST			14,500
TOTAL REQUEST			14,500
JAREA COST FACTOR		1.25	
10. Description of Proposed Construction: Conveys 1,444 existing single and multiplex family housing units for privatization end state on (approximately 1900 acres of leased land. Without privatization, the MILCON cost for this work is \$84.1M for an anticipated leverage of 5.7:1. Privatized units will provide modern interior and exterior conveniences and meet space standards.			
11. REQUIREMENT: 1,444 UN ADEQUATE: 198 UN SUBSTANDARD: 1,246 UN /PROJECT: Housing Privatization, Beale AFB, CA (Current Mission) (REQUIREMENT: This project is required to provide modern and efficient (housing for military members and their dependents at Beale AFB. 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: FY 95 and 97 replacement projects have provided 130 units that are now three and four years old. The rest of the current MFH units were constructed between 1960 and 1975. These 26 to 41-year-old 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 separating at the seams. Plumbing and lighting fixtures are dated and /deteriorated. The electrical systems do not meet modern codes. Ground			

1. COMPONENT1	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	(2. DATE
(AIR FORCE	(computer generated)	
(3. INSTALLATION AND LOCATION		
BEALE AIR FORCE BASE, CALIFORNIA		
(4. PROJECT TITLE ,		5. PROJECT NUMBER
PRIVATIZE MILITARY FAMILY HOUSING		BAEY021002R1
<p>[Fault Circuit Interrupter protection is not provided for bathrooms, (kitchens and exterior circuits. Window, siding, and insulation require replacement. The waiting times for base housing average 2-4 months. (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 costly piecemeal fashion with little or no improvement in living quality.</p> <p>[WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Replacement of 60 units in (FY00.</p> <p>(WORK PROGRAMMED FOR NEXT THREE YEARS: None.</p> <p>[ADDITIONAL: Scope approved by WG/CC & units are severable IAW 1999 AF FHMP. No resale merchandise, services or commercial recreation operations or activities IAW SAF/MI memo dated 2 Mar 99 & AF/IL memo dated 9 Mar 99. Available proforma and preliminary EA will be developed & a certified EA (prior to completion of the solicitation process. Local school authority can accept any increase in student population if generated. No add'l [school construction will be req'd. If Congress doesn't extend the privatization legislation or privatization is financially infeasible, AF (will execute an improvement project for 101 units at the PA of this /project IAW HCP. Base Civil Engineer: Lt Col Laffey, DSN 368-2942.</p>		

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE		
3. INSTALLATION AND LOCATION TRAVIS AIR FORCE BASE, CALIFORNIA				4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 1			
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-111	7. PROJECT NUMBER XDAT994034	8. PROJECT COST (\$000) 3,276			
9. COST ESTIMATES							
ITEM				s/m	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING, PH 1				UN	49	60072	2,944
SUPPORTING FACILITIES							0
SUBTOTAL							2,944
CONTINGENCY (5%)							147
TOTAL CONTRACT COST							3,091
SUPERVISION, INSPECTION AND OVERHEAD (6%)							185
TOTAL REQUEST							3,276
AREA COST FACTOR		1.18					
EFFECTIVE STATUTORY LIMIT 0							
MOST EXPENSIVE UNIT		83,000					
10. Description of Proposed Work: Improve 49 family housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization and utility repairs. Repair finishes, kitchen cabinets, flooring, walls, doors and hardware, electrical systems and install smoke detectors. Replace roofs, swamp coolers with air conditioning units, and cracked concrete.							
11. REQUIREMENT: 2,164 UN ADEQUATE: 960 UN SUBSTANDARD: 1,204 UN PROJECT: Improve Military Family Housing, Phase 1 (Current Mission). REQUIREMENT: Project is required to provide adequate family housing units with efficient roofing, electrical, mechanical, and structural systems. The resulting unit will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. CURRENT SITUATION: These 49 three-bedroom, single-family units were built in 1958 and have received only minimal improvements since they were built. Kitchen and bathroom cabinets, countertops, and sinks are badly worn, outdated and unsightly. Electrical systems/lighting do not meet capacity or safety standards and are not energy efficient. Cooling is by means of a "swamp cooler" which is a constant maintenance problem and also can cause respiratory health problems. IMPACT IF NOT PROVIDED: Air Force members and their families will continue to be housed in unsatisfactory facilities affecting morale and contributing to decreasing retention of personnel. Housing stock will continue to deteriorate without capital improvements. Without this project to repair and improve these units as a whole house, the improvements will occur in a more costly, piecemeal fashion with little overall improvement to occupants' quality of life. 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 operations. 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 these units is 44% of the replacement cost. The construction agent for this project is the Naval Facilities Engineering Command resulting in SIOH costs of 6 percent. Base Civil Engineer: Lt Col Willie P Dean, (707)424-2492.							

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION BOLLING AIR FORCE BASE, DISTRICT OF COLUMBIA			4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-144	7. PROJECT NUMBER BXUR024006	8. PROJECT COST (\$000) 690		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING		UN	2	318999	638
SUPPORTING FACILITIES					0
SUBTOTAL					638
CONTINGENCY (5%)					32
TOTAL CONTRACT COST					670
SUPERVISION, INSPECTION AND OVERHEAD (3%)					20
TOTAL REQUEST					690
AREA COST FACTOR .95					
EFFECTIVE STATUTORY LIMIT 0					
MOST EXPENSIVE UNIT 345,000					
10. Description of Proposed Work: Improve 2 GOQs housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, utility upgrades, additions to meet current standards. Renovates kitchens, bathrooms, and floor coverings. Upgrade electrical, plumbing and lighting systems to increase efficiency and improve safety. Includes asbestos & lead-based paint removal.					
11. REQUIREMENT: 1,385 UN ADEQUATE: 213UN SUBSTANDARD: 1,172 UN PROJECT: Improve 2 GOQs. Improvement on 2 historic GOQ units. REQUIREMENT: 2 the Housing Market Analysis which are elements of the General Plan for Bolling AFB. CURRENT SITUATION: The 66 years old GOQ units do not meet current Air Force and contemporary living standards. The current layouts are obsolete and are not functional. All major systems are of the original construction. The plaster wall and ceiling are failing. Plaster ceilings are separating from the lath in many of the units. On several occasions, the ceilings have fallen. They are currently being jacked and secured as required. The electrical and mechanical systems are of the original construction. Both systems have been adapted to the needs of the occupants. The minor modifications to the system has left them in a make shift state of repair. Kitchens require alteration to provide ample space for kitchen work centers. Repair/restoration is needed on fireplaces, floors, door trims, and stair rails. IMPACT IF NOT PROVIDED: Failure to upgrade these housing units negatively impacts the quality of life, morale, government resources and will inadvertently impact the mission. WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Water proof basements, gutter repair, communications upgrades and routine maintenance. WORK PROGRAMMED FOR NEXT THREE YEARS: None ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, improvement, 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 improvement cost is 46% of the replacement cost. Base Civil Engineer: Col Thady, (202) 467-5565.					

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION HURLBURT FIELD, FLORIDA		4. PROJECT TITLE PRIVATE SECTOR HOUSING			
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-221	7. PROJECT NUMBER FTEV994028	8. PROJECT COST (\$000) 0		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIVATE SECTOR HOUSING		LS			0
SUPPORTING FACILITIES					0
SUBTOTAL					0
TOTAL CONTRACT COST					0
TOTAL REQUEST					0
AREA COST FACTOR .82					
MOST EXPENSIVE UNIT 0					
<p>10. Description of Proposed Work: Conveys 150 existing units and provides for construction of 180 deficit reducing units for privatization constructed on leased Land (330 units total). Without privatization, the MILCON cost for this work is \$15.2M for an anticipated leverage of 7.6:1. Privatization units will provide modern interior and exterior amenities and meet space requirements.</p> <p>Air Conditioning: 1200 KW.</p>					
<p>11. REQUIREMENT: 330LS ADEQUATE: 98 LS SUBSTANDARD: 232 LS</p> <p><u>PROJECT:</u> PRIVATE SECTOR HOUSING, HURLBURT FIELD, FL (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to provide access to modern and efficient housing for military members and their dependents at Hurlburt Field and Eglin AFB by constructing 180 new units and conveying 150 existing units to a housing privatization contractor. After completion all units will meet the Air Force Family Housing Guide standards. Newly constructed 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 infrastructure for roads and utilities, neighborhood playground, and all landscaping.</p> <p><u>CURRENT SITUATION:</u> There presently exists a deficit of 180 military family housing units in the housing market area for Hurlburt (as per the 1999 AF Family Housing Master Plan). Present rental rates for adequate off-base housing exceeds BAH rates for all grades. Desirable area rental property command high rental rates due to short term vacation rental demand. The shortage of suitable housing forces many military members to accept inadequate housing in the local community, thus affecting family morale or forcing members to occupy housing outside of the acceptable price range causing financial hardships. The waiting time for base housing averages 12-18 months.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Military families will continue to be forced to seek inadequate or expensive off-base housing while waiting for limited existing base housing over long periods of time. The impact will be considerable morale and/or financial problems for the affected military families.</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> The scope of this privatization project has been reviewed by the installation commander and these units are severable according to the 'Military Family Housing Severability' criteria contained in the 1999 AF Family Housing Master Plan. This privatization project contains no resale merchandise, services or commercial recreational 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. In the event Congress does not extend the privatization legislation or the privatization is financially infeasible, the AF will execute an improvement project for 50 units at the</p>					

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION HURLBURT FIELD, FLORIDA		4. PROJECT TITLE PRIVATE SECTOR HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-221	7. PROJECT NUMBER FTEV994028	8. PROJECT COST (\$000) 0
<p>programmed amount requested by this project IAW the base HCP. BCE: Lt Col Robert A. Hamel (850)884-7701</p>			

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION HICKAM AIR FORCE BASE, HAWAII			4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER KNMD024450R1	8. PROJECT COST (\$000) 15,420		
9. COST ESTIMATE4					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIVATIZE FAMILY HOUSING		UN	1356	11372	15,420
SUPPORTING FACILITIES					0
SUBTOTAL					15,420
TOTAL CONTRACT COST					15,420
TOTAL REQUEST					15,420
AREA COST FACTOR		1.45			
10. Description of Proposed Work: Conveys 1,356 existing MFH units for privatization on approximately 37 acres of leased land. Without privatization, the MILCON cost for this work is \$193.71 for an anticipated leverage of 11:1. Privatized units will provide modern interior and exterior conveniences, meet current space and floor plan standards. Includes all necessary amenities & supporting facilities.					
11. REQUIREMENT: 2,663 UN ADEQUATE: 595UN SUBSTANDARD: 2,068 UN PROJECT: Privatize Family Housing. (Current Mission) <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Hickam AFB. 800 units will be upgraded and 16 units will be replaced to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet whole house standards and are programmed in accordance the Housing Community Plan phases 4 through 10. Additionally, 186 units will be partially renovated. <u>CURRENT SITUATION:</u> This project upgrades and modernizes housing, which were constructed in 1964 and 1976. These 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. Countertops 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. Flooring is stained, loose and mismatched due to non-availability of original materials for replacement. Windows and siding require replacement. The units have inadequate living space and storage, and no backyard privacy. Landscaping and recreation areas for housing residents are inefficient or non-existent. Pavement areas need renovation. <u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance, and repair costs to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. The impact will be major morale problems for those families living in inadequate 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. <u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> FY99, KNMD964013, Repair roofs , \$688K. <u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None. <u>ADDITIONAL:</u> The scope of this privatization project has been reviewed by the installation commander and these units are severable according to the "Military Family Housing 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 memo dated 2 Mar 99, and AF/IL memo regarding coordination with AFESS, 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 project					

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION HICKAM AIR FORCE BASE, HAWAII		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER KNMD024450R1	8. PROJECT COST (\$000) 15,420

consisting of 82 units in accordance with the installations HCP and at the programmed amount requested by this privatization candidate. BCE: Lt Col Linden J. Torchia, 808-449-1660.

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION ANDREWS AIR FORCE BASE, MARYLAND			4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 1		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER AJXF024001	8. PROJECT COST (\$000) 16,789		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING PH 1		UN	202	66242	13,381
SUPPORTING FACILITIES					1,704
SITE PREPARATION		LS			(209
UTILITIES		LS			(164
COMMUNITY IMPROVEMENTS/SIGNAGE		LS			(1,065
ASBESTOS & LEAD-BASE PAINT REMOVAL		LS			(38
LANDSCAPING		LS			(228
SUBTOTAL					15,085
CONTINGENCY (5 %)					754
TOTAL CONTRACT COST					15,839
SUPERVISION, INSPECTION AND OVERHEAD (6%)					950
TOTAL REQUEST					16,789
AREA COST FACTOR .95					
EFFECTIVE STATUTORY LIMIT 0					
MOST EXPENSIVE UNIT 384,000					
<p>10. Description of Proposed Work: Improve 202 family housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, and utility upgrade. Renovates kitchens, bathrooms, and floor coverings. Upgrades electrical, plumbing and lighting systems to increase efficiency and improve safety. Provides patios, recreation areas, walking paths, landscaping and signage.</p>					
<p>11. REQUIREMENT: 2,093 UN ADEQUATE: 337UN SUBSTANDARD: 1,756 UN PROJECT: Improve Military Family Housing, Phase 1 (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Andrews AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Plan. The housing will provide 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. Two GOQ units are included in project.</p> <p><u>CURRENT SITUATION:</u> This project includes 100 two-story, three-bedroom row-house units built in 1948; 48 two-story, three-bedroom single family units; 52 two-story, three-bedroom duplex units built in 1965; and 2 GOQ units. The 200 JNCO units are all located on the east side of Andrews AFB. Also included in this project are two single family general officer housing units. The 200 JNCO units have had no major upgrades since construction and they do not meet the needs of today's enlisted families, nor do they provide a modern home environment. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bathrooms are minimally sized for fixtures and there is a lack of closet space. Units lack secondary eating area. Lighting, heating and air conditioning systems require upgrade and replacement. In addition, the two GOQ units require window and roof replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and families will continue to be inadequately housed. Units will continue to deteriorate resulting in escalating operations, maintenance and repair costs to the Government.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None.</p>					

457

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION ANDREWS AIR FORCE BASE, MARYLAND		4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 1	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER AJXF024001	8. PROJECT COST (\$000) 16,789

WORK PROGRAMMED FOR NEXT THREE YEARS: None.

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, improvement and status quo operations. 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 these units is 68% of the replacement cost. The construction agent for this project is the Naval Facilities Engineering Command resulting in SIOH costs of 6 percent. Base Civil Engineer: Lt Col Dave C. Howe, (301) 981-7281.

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION ANDREWS AIR FORCE BASE, MARYLAND			4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AJXF024002	8. PROJECT COST (\$000) 7,779		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIVATIZE FAMILY HOUSING		UN	115	67643	7,779
SUPPORTING FACILITIES					0
SUBTOTAL					7,779
TOTAL CONTRACT COST					7,779
TOTAL REQUEST					7,779
AREA COST FACTOR		.95			
MOST EXPENSIVE UNIT		0			
<p>10. Description of Proposed Work: Convey 12 existing units and construct 103 additional units for a privatization end state of 115 unit Without privatization, the YILCON cost for this work is \$50.8M for anticipated leverage of 6.24:1. New units will meet wholehouse standards. Includes support infrastructure of roads and utilities, exterior patios, privacy fencing, playgrounds, and recreation areas.</p>					
<p>11. REQUIREMENT: 2,093 UN ADEQUATE: 337UN SUBSTANDARD: 1,756 UN PROJECT: Privatize Military Family Housing (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Andrews AFB. Based on the Andrews AFB Family Housing Master Plan, 103 additional units are required to meet the reduce the deficit and 12 existing units are considered severable. The life cycle costs for privatization are less than that for continued government ownership. This action meets the AF criteria for privatization. CURRENT SITUATION: Twelve units are severable and located off-site at Brandywine, MD. These units were built in 1957 and lack modern amenities required to provide an appealing living environment for military members and their dependents. They require replacement. New construction will provide a modern kitchen, living room, family room, bedroom and bath configuration with ample interior and exterior storage. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan (HCP). IMPACT IF NOT PROVIDED: A deficit of 103 units will remain for Andrews AFB as indicated in the Air Force Family Housing Master Plan. WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None. WORK PROGRAMMED FOR NEXT THREE YEARS: None. ADDITIONAL: This project contains no resale merchandise, services or commercial recreation operations or activities IAW with the SAF/MI Housing Privatization Interim Operating Instructions memo, 2 Mar 99, and AF/IL memo regarding coordination with AFES, DeCA, and MWR Board, 19 Mar 99. A viable performa and a preliminary economic analysis (EA) will be developed and provided during the concept approval process, and a certified EA will be accomplished prior to completion of the solicitation process. In the event Congress does not extend the privatization legislation or the privatization is financially infeasible, the AF will execute an improvement project Cor 100 units at the programmed amount requested by this project IAW the installation's HCP. Base Civil Engineer: Lt Col Dave C. Howe, (301)981-7281.</p>					

1. COMPONENT1 AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
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3. INSTALLATION AND LOCATION JNELLIS AIR FORCE BASE, NEVADA	4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING
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5. PROGRAM ELEMENT 8.87.42	6. CATEGORY CODE 711-142	7. PROJECT NUMBER RKMF024001R1	8. PROJECT COST(\$000) 1,466
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9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIVATIZE MILITARY FAMILY HOUSING	UN	1,313	1,116	1,466
SUBTOTAL				1,466
TOTAL CONTRACT COST				1,466
TOTAL REQUEST				1,466
AREA COST FACTOR		1.12		

10. Description of Proposed Construction: Conveys 1313 single and duplex family housing units for privatization, end state, on approximately 350 acres of leased land. Without privatization, the MILCON cost for this work is \$78.0M for an anticipated leverage of 49:1. Privatized units will provide modern interior and exterior conveniences and meet space Istandards. Also demolishes 14 MFH units excess to Air Force needs.

11. REQUIREMENT: 1,313 UN ADEQUATE: 425 UN SUBSTANDARD: 888 UN
PROJECT: Privatize Military Family Housing (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents at Nellis AFB. 888 units must be replaced to provide housing that meets "whole house" standards in accordance with the Housing Community Plan. 425 units currently meet "whole house" standards and do not require replacement. 14 Units located on the property to be leased are excess to the Air Force needs and will be conveyed for demolition. Privatized units will provide modern interior land exterior conveniences, be energy efficient, meet current space and (floor plan standards, have modern kitchens, bathrooms and floor coverings. Work includes all necessary amenities and supporting facilities to include site preparation, attached 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 888 MFH units requiring replacement were /constructed between 1951 and 1975. Some units received renovations that (do not meet current "whole house" standards. These houses require major renovation and repair to correct deterioration resulting from heavy use. They 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.

1. COMPONENT1 FY 2002 MILITARY CONSTRUCTION PROJECT DATA (AIR FORCE (computer generated)	2. DATE
3. INSTALLATION AND LOCATION NELLIS AIR FORCE BASE, NEVADA	
4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING	5. PROJECT NUMBER RKMF024001R1
<p>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 dated and deteriorated. The electrical systems do not meet modern codes. Ground Fault Circuit Interupter protection is not provided in all bathrooms, kitchen and exterior circuits. Window siding and insulation require replacement. Older units have inadequate floor and storage space. The current waiting time for base housing /averages 1-2.5 years depending upon military grade or bedroom size.</p> <p><u>IMPACT IF NOT PROVIDED:</u> MFH units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Repairs of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. The shortage of suitable housing will continue to force many military families to accept inadequate housing in the local community, thus affecting family morale, or forcing members to occupy housing at rents outside acceptable range, causing financial hardships. There are no alternatives to living in inadequate or expensive housing if families desire to avoid lengthy and costly "voluntary" separations.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> 28 units were replaced in Nellis Terrace in the past 3 years that meet "whole house" standards. (Prior to the past three years and since 1990, 322 units in Nellis Terrace and 13 units in Manch Manor were replaced that meet "whole house" /standards.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> The scope is approved by the installation commander and these units are severable IAW 1999 AF FHMP. No resale merchandise, services or commercial recreation operations or activities IAW SAF/MII 01 memo dated 2 Mar 99 & AF/IL memo dated 19 Mar 99. A viable proforma and preliminary economic analysis (EA) will be developed and a certified EA prior to completion of the solicitation process. Local school authority can accept any increase in student population if generated. No additional school Iconstruction will be required. If Congress does not extend the MHPI legislation or MHPI is financially infeasible, the Air Force will execute an improvement project for 11 units at the programmed amount requested by this privatization project in accordance with the installation's Housing Community Plan. Base Civil Eng'r: Lt Col Josuelito Worrell (702) 652-4833</p>	

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION MCGUIRE AIR FORCE BASE, NEW JERSEY				4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-111	7. PROJECT NUMBER PTFL024013	8. PROJECT COST (\$000) 27,127		
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
PRIVATIZE FAMILY HOUSING		UN	1882	14414	27,127	
SUPPORTING FACILITIES					0	
SUBTOTAL					27,127	
TOTAL CONTRACT COST					27,127	
TOTAL REQUEST					27,127	
AREA COST FACTOR		1.17				
MOST EXPENSIVE UNIT		0				
10. Description of Proposed Work: Convey 1,395 existing units and replace 487 units for a privatization end state of 1,882 units on government land. Without privatization, the MILCON cost for this work is \$144.3M for an anticipated leverage of 5.12:1. Privatized units will provide general interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards.						
11. REQUIREMENT: 1882 UN ADEQUATE: 462 UN SUBSTANDARD: 1,420 UN PROJECT: Privatise Military Family Housing. (Current Mission)						
<p><u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at McGuire AFB. 462 units meet "wholehouse" requirements and 890 units will be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. Additionally, 487 units will be replaced and 43 surplus units will be demolished. 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. Living units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas.</p> <p><u>CURRENT SITUATION:</u> These multi-family units were constructed in 1959 and require major renovation to correct deterioration resulting from age and heavy use. They have had only routine maintenance and repairs since construction and do not meet the need of today's families nor provide a modern home environment. Kitchen and bathroom cabinets and fixtures are obsolete. Plumbing and lighting fixtures are deteriorated. Electrical systems do not meet current safety codes. Ground Fault Circuit Interrupter protection is not provided. Siding and insulation require replacement. The units have inadequate living space and storage, and no backyard privacy. Many units lack air conditioning, half baths, and cable and telephone wiring is exposed. Landscaping and recreation areas for housing residents are deficient.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and families will continue to be inadequately housed. Low morale and retention problems can be expected since suitable, affordable off-base housing is not available. Units will continue to deteriorate resulting in escalating operations, maintenance and repair costs to the Government.</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> These units are severable according to the criteria contained in the 1999 AF Housing Master Plan. This project contains no resale merchandise, services or commercial recreation operations or activities IAW the SAF/MI Housing Privatization Interim Operating Instructions memo, 2 Mar 99, and AF/IL memo regarding coordination with AAFES, DeCA, and MWR Board, 19 Mar PP. A viable proforma and a certified economic analysis (EA) will be accomplished prior to completion of the solicitation</p>						

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MCGUIRE AIR FORCE BASE, NEW JERSEY		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER PTFL024013	8. PROJECT COST (\$000) 27,127

process. No additional school construction will be required. In the event Congress does not extend the privatization legislation or the privatization is infeasible, the AF will execute an improvement project for 316 units at the programmed amount requested by this project IAW the installation's HCP. Base Civil Engineer: Col Sebastian V. Romano III, (609) 724-6188

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE		
3. INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE, NORTH DAKOTA				4. PROJECT TITLE IMPROVE FAMILY HOUSING PH D			
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-111	7. PROJECT NUMBER JFSD990076		8. PROJECT COST (\$000) 17,810		
9. COST ESTIMATES							
ITEM				7/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING PH D				UN	183	88661	16,048
SUPPORTING FACILITIES							0
SUBTOTAL							16,048
CONTINGENCY (5%)							802
TOTAL CONTRACT COST							16,850
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)							960
TOTAL REQUEST							17,810
AREA COST FACTOR 1.01							
EFFECTIVE STATUTORY LIMIT 0							
MOST EXPENSIVE UNIT 140,000							
10. Description of Proposed Work: Improve 11 housing units. Site work improvements include underground utilities, improved parking, patios, privacy fencing, and community improvements. Amenities include heating, air conditioning, floor coverings attached garages, and storage. Includes asbestos/lead-based paint abatement.							
11. REQUIREMENT: 1,527 UN ADEQUATE: 142 UN SUBSTANDARD: 1,385 UN PROJECT: Improve Military Family Housing Phase D (Current Mission)							
REQUIREMENT: Project will provide modern and efficient housing for military members and their families assigned at Grand Forks AFB. All units will meet "whole house/neighborhood" standards and provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. Project is programmed in accordance with the Housing Community Plan and Family Housing Master Plan. Each unit will include additional 28 net square meters (NSM) authorized for recreation space at northern tier bases. Grade mix: 38 JNCO(2); 54 SNCO(3); 8 SNCO(4); 16 CGO(3); 8 CGO(4); 36 FGO(3); 16 FGO(4); 5 SOQ(4).							
CURRENT SITUATION: This project improves duplexes constructed 1958-1962. The units are undersized, meet none of the "whole house/neighborhood" standards, and show the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interior finishes are inadequate by any modern criteria. Flooring throughout the house is outdated and contains asbestos. Outlets lack grounding protection, and there is no Ground Fault Interrupter circuit protection where required. Lighting systems are inefficient and require replacement, and units have no air conditioning. The units have no patio or backyard privacy. Housing lacks additional 28 net square meters for indoor recreation space authorized at northern tier bases.							
IMPACT IF NOT PROVIDED: Air Force members and families will continue to be inadequately housed. Low morale and retention problems can be expected since enough suitable, affordable off-base housing is not available. Units will continue to deteriorate resulting in escalating operations, maintenance and repair costs to the Government.							
WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: FY1999: JFSD960049P1, Repair Built-up Garage Roofs-MFH, 75 units, \$1.0K/unit. FY2000: JFSD893014P2, Baths/Doors-March Ph2, 11 units, \$9.2K/unit; JFSD960154/990065, Repair Fire Deficiencies-Beech Ph1/2, 66 units, \$5.5K/unit.							
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							

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION BRAND FORKS AIR FORCE BASE, NORTH DAKOTA		4. PROJECT TITLE IMPROVE FAMILY HOUSING PH D	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER JFSD990076	8. PROJECT COST (\$000) 17,810
<p>e the most cost efficient over the life of the project. The cost to improve this housing is 62% of the replacement cost. The construction agent for this project is the Army Corps of Engineers, resulting in SIOH costs of 5.7 percent. Base Civil Engineer: Lt Col Joseph Schwarz, (701) 747-4768.</p>			

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE	
3. INSTALLATION AND LOCATION ALTUS AIR FORCE BASE, OKLAHOMA				4. PROJECT TITLE PRIVATIZE FAMILY HOUSING			
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-111		7. PROJECT NUMBER AGGN054010		8. PROJECT COST (\$000) 0	
9. COST ESTIMATES							
ITEM				U/M	QUANTITY	UNIT COST	COST (\$000)
PRIVATIZE FAMILY HOUSING				LS			0
SUPPORTING FACILITIES							0
SUBTOTAL							0
TOTAL CONTRACT COST							0
TOTAL REQUEST							0
AREA COST FACTOR .96							
MOST EXPENSIVE UNIT 0							
10. Description of Proposed Work: Convey 978 existing units for a privatization end state of 978 units on 318 acres of leased land. Without privatization, the MILCON cost for the work is \$31M for an anticipated leverage of -1.72. Privatized units will provide general interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards.							
11. REQUIREMENT: 978LS ADEQUATE: 560LS SUBSTANDARD: 418LS PROJECT: Privatize Military family Housing.(Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Altus AFB. 410 units will be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. No new units will be constructed to reduce projected deficits. 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. Living units will be expanded to meet current space authorizations. Single car garages and off-street parking will be provided where deficient. Storm shelters for each units be provided for resident safety. Neighborhood improvements are required and will include landscaping, playgrounds and recreation area. In the event Congress does not extend privatization, the Air Force will renovate CURRENT SITUATION: This project upgrades and modernizes all housing units, which were constructed in 1959-1976. These houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major interior 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 the fixtures are obsolete and deteriorated. Counter tops are warped, stained and separating. Plumbing and lighting fixtures are deteriorated and dated. 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. Landscaping and recreation areas for housing residents are deficient. Some 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. 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 "Military Family Housing Severability" criteria contained in the 1999 Air Force Family Housing Master Plan. This privatization project contains no resale merchandise, services or							

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1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
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3. INSTALLATION AND LOCATION ALTUS AIR FORCE BASE, OKLAHOMA	4. PROJECT TITLE PRIVATIZE FAMILY HOUSING
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5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AGGN054010	8. PROJECT COST (\$000) 0
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commercial recreation 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 AFESS, DeCA, and MWR Board dated 19 Mar 99. Viable proforma and a preliminary and final economic analysis will be prepared. No change in school attendance since no additional units will be constructed. Base Civil Engineer: Lt Col Richard J. Wheeler, (580) 481-6530.

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1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE		
3. INSTALLATION AND LOCATION CHARLESTON AIR FORCE BASE, SOUTH CAROLINA				4. PROJECT TITLE IMPROVE FAMILY HOUSING PHASE 1			
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-111	7. PROJECT NUMBER DKFX024080P1		8. PROJECT COST (\$000) 13,495		
9. COST ESTIMATES							
ITEM				U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING PHASE 1				UN	17	70101	12,478
SUPPORTING FACILITIES							0
SUBTOTAL							12,478
CONTINGENCY (5%)							624
TOTAL CONTRACT COST							13,102
SUPERVISION, INSPECTION AND OVERHEAD (3%)							393
TOTAL REQUEST							13,495
AREA COST FACTOR .89							
MOST EXPENSIVE UNIT 130,000							
10. Description of Proposed Work: Whole house renovation of 178 military family housing units with associated community improvements to upgrade housing units and areas to modern Air Force standards.							
11. REQUIREMENT: 1,438 UN ADEQUATE: 257 UN SUBSTANDARD: 1,181 UN PROJECT: Improve Family Housing Phase 1 (Current Mission)							
<u>REQUIREMENT:</u> This project is required to provide 178 modern and efficient housing units for military members and their dependents stationed at Charleston AFB. Housing must be upgraded to meet current life safety code and to provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community.							
<u>CURRENT SITUATION:</u> These units are all slabs on grade, standard wood-frame construction, mostly non-vinyl siding exterior finish, asphalt shingled roofs, and non-energy saving doors and windows. The wood trim, siding, and roof fascia have deteriorated and the lead-based paint is peeling and flaking. The units have hardwood parquet floors that are water damaged near mechanical rooms and are worn through in high traffic areas. Kitchens and baths are cramped and inadequate. Heating and cooling equipment is inefficient and at the end of its useful life.							
<u>IMPACT IF NOT PROVIDED:</u> The housing units do not meet Air Force whole house standards. Without this project, houses will continue to deteriorate; repairs will take place in a costly, piecemeal fashion, with little or no improvement in living quality as morale declines.							
<u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None							
<u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None							
<u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement and status quo operations. 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 68 percent of the replacement cost. Base Civil Engineer: Lt Col Jon A. Roop, (843) 963-4956.							

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION LACKLAND AIR FORCE BASE, TEXAS		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER MPLS024001	8. PROJECT COST (\$000) 20,733	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIVATIZE FAMILY HOUSING	UN	564	36760	20,733
SUPPORTING FACILITIES				0
SUBTOTAL				20,733
TOTAL CONTRACT COST				20,733
TOTAL REQUEST				20,733
AREA COST FACTOR	.82			
10. Description of Proposed Work: Convey 564 existing units for a privatization end state of 564 units on approximately 105 acres of leased land (44 newly purchased and 61 existing). Without privatization, the MILCON cost for this work is \$7024 for an anticipated leverage of 3.23:1. Privatized units will provide general interior and exterior modernization and renovation. All work will meet Air Force standards.				
11. REQUIREMENT: 825UNADEQUATE: 52UN SUBSTANDARD: 773 UN				
PROJECT: Privatize Military Family Housing. (Current Mission)				
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Lackland AFB. 564 units will 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 and are programmed in accordance with the Housing Community Plan. Renovated houses will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living room will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds, and recreation areas.				
CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in the 1950s. They 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. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and outdated. 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 materials. The units have inadequate living and storage space, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient. Pavement areas need renovation. Recreation areas for housing residents are deficient. 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. Housing Market Analysis shows an on-base housing deficit of 421 units. In the event the privatization is not feasible, the Air Force will execute an improvement project for 253 units with the same program amount.				
WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None				
WORK PROGRAMMED FOR NEXT THREE YEARS: None				

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION LACKLAND AIR FORCE BASE, TEXAS		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER MPLS024001	8. PROJECT COST (\$000) 20,733
<p><u>ADDITIONAL:</u> The scope of this privatization project has been reviewed by the installation commander and these units are severable according to the "Military Family Housing Severability" criteria contained in the 1999 Air Force Family Housing Master Plan. This privatization project contains no resale merchandise, services or commercial recreation 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 AFFESS, DeCA, and MWR Board dated 19 Mar 99. A viable proforma and a preliminary and final economic analysis will be prepared. The local school authority indicates a capability exists to accept the increase in student population generated by this project. Base Civil Engineer: Lt Col Gordon S. Green, (210) 671-2977.</p>			

1. COMPONENT	1	(2. DATE
FY 2002 MILITARY CONSTRUCTION PROJECT DATA		
AIR FORCE	(computer generated)	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
[LANGLEY AIR FORCE BASE, VIRGINIA	[IMPROVE HISTORICAL FAMILY HOUSING

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST(\$000)
8.87.42	711-144	MUHJ020203	15,746

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE HISTORICAL FAMILY HOUSING	UN	66	214,964	14,188
SUBTOTAL				14,188
[CONTINGENCY (5%)				709
TOTAL CONTRACT COST				14,897
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)				849
TOTAL REQUEST				15,746
MOST EXPENSIVE UNIT			\$535,000	
AREA COST FACTOR			0.95	

10. Description of Proposed Construction: Whole house renovation of 66 historic houses (including 8 general officer quarters). This project will upgrade all systems to to meet current standards without compromising the architectural intergrity of the facility. Includes HVAC, electrical and plumbing systems with demolition of existing plaster walls to be replaced with drywall, kitchens, baths, lighting, and exterior repairs.

111. REQUIREMENT: 1,606 UN ADEQUATE: 266 UN SUBSTANDARD: 1,340 UN
PROJECT: Renovate Historic Family Housing (Current Mission)
REQUIREMENT: Renovate 66 existing (officer and enlisted) historical units, remaining within historical guidelines. This project will renovate the units to "Whole House" standards. This project will install insulation, repair driveways and sidewalks, repair exterior surfaces, replace or repair the slate roof system, replace windows, replace kitchen floors, cabinets, countertops, vanities, appliances, repair/refinish all interior surfaces, renovate interior hardware, install bathroom vents, replace the HVAC system, replace/repair the electrical system, replace the plumbing system, install phone and cable television wiring, remove/dispose of asbestos/lead paint and refurbish landscape. Complete replacement of failing infrastructure requires removal of existing interior double coat plaster metal lath walls, which will be replaced with drywall.
CURRENT SITUATION: The houses were constructed in 1934. Periodic maintenance has occurred in the past 65 years, with some systems upgraded as they failed, but the units have never received a complete renovation. Structural and building components continue to deteriorate, with leaks causing interior damage. The existing lead-based paint poses a health risk to occupants. HVAC, electrical and plumbing systems are reaching the

1. COMPONENT1	FY 2002 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	
3. INSTALLATION AND LOCATION		
LANGLEY AIR FORCE BASE, VIRGINIA		
4. PROJECT TITLE		5. PROJECT NUMBER
IMPROVE HISTORICAL FAMILY HOUSING		MUHJ020203

lend of their useful life. Forced-air heating was installed in the 1960s but is inefficient and does not adequately distribute air. HVAC system in the Type 1 GOQ consists of eighteen fan-coil units which continue to deteriorate and leak causing damage to the structure and interior finishes. Electrical system does not meet code requirements. Brick Patios have settled creating depressions that retain water and could potentially cause the occupants and their guests to trip or fall. Cracked exterior pavement, such as walkways and driveways is a tripping hazard, and causes rainwater to collect around foundation areas.

IMPACT IF NOT PROVIDED: Air Force families will continue to live in unsatisfactory housing conditions. Continuing deterioration of the facility will incur increased maintenance and repair costs, requiring increased occupant distribution, and effort to keep houses in habitable condition.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: This project will meet the criteria/scope identified in Part II of Military Handbook 1190 "Facility Planning Design Guide." The improvement cost is 61% of the replacement cost. The Army Corp of Engineers will be the construction agent Base Civil Engineer: Lt Col Edmond Keith, DSN 574-2025.

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION LANGLEY AIR FORCE BASE, VIRGINIA				4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING				
5. PROGRAM ELEMENT 8.87.42		6. CATEGORY CODE 711-111	7. PROJECT NUMBER MUHJ 03-2001		8. PROJECT COST (\$000) 16,700			
9. COST ESTIMATE								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
PRIVATIZE MILITARY FAMILY HOUSING (BETHEL)					UN	1268	13,170	16,700
SUBTOTAL								16,700
TOTAL CONTRACT COST								16,700
TOTAL REQUEST								16,700
AREA COST FACTOR 0.92								
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Convey 1268 existing units on approximately 284 acres of leased land. Without privatization, the MILCON cost for this work is \$83.7M for an anticipated leverage of 5.09:1. Privatized units will undergo general interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards.</p>								
<p>11. REQUIREMENT: 1268 ADEQUATE: 266 SUBSTANDARD: 1002 PROJECT: Privatize Military Family Housing (Bethel Manor). (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Langley AFB. 1268 units will be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. CURRENT SITUATION: This project upgrades and modernizes housing, the majority of which was constructed in the 60s and 70s. Many of the 1268 units have not had a major renovation since they were constructed. The kitchens have a poor functional layout and cabinets and counter-tops are deteriorating. Bathrooms also require renovation and installation of exhaust fans. Units also contain asbestos and lead paint which must be removed. IMPACT IF NOT PROVIDED: Units will 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. ADDITIONAL: The scope of this privatization project has been reviewed by the installation commander and these units are severable according to the 'Military Family Housing Severability' criteria contained in the 1999 Air Force Family Housing Master Plan. This privatization project contains no resale merchandise, services or commercial recreational 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 AAFES, 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 the privatization is financially infeasible, the Air Force will execute an improvement project for 113 units at the programmed amount requested by this privatization project in accordance with the installations Housing Community Profile. Base Civil Engineer: Lt Col Edmond Keith, (757) 764-2025.</p>								

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY FED REP OF				4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM BLEMBNT 88742		6. CATEGORY CODE 711-161	7. PROJECT NUMBER TYFR024053		8. PROJECT COST (\$000) 46,668	
9. COST ESTIMATES						
ITEM				U/M	QUANTITY	COST (\$000)
IMPROVE FAMILY HOUSING				UN	407	104501
SUPPORTING FACILITIES						0
SUBTOTAL						42,532
CONTINGENCY (5%)						2,127
TOTAL CONTRACT COST						44,659
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)						2,010
TOTAL RBQUBST						46,668
AREA COST FACTOR		1.45				
EFFECTIVB STATUTORY LIMIT 0				FCFBudget Rate: Euro 1.1967		
MOST EXPENSIVE UNIT		180,000				
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 407 housing units. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bath-rooms, improves floor plans, increases energy efficiency, ar corrects fire deficiencies. Includes demolition, asbestos and lead-based paint removal.						
11. REQUIREMENT: 5,114 UN ADEQUATE: 800 UN SUBSTANDARD: 4,314 UN						
PROJECT: Improve Military Family Housing (This continues phase B, C, G, J,K, and M of the Ramstein AB Housing Community Plan).(Current Mission)						
REQUIREMBNT: 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. Windows and doors will be replaced as necessary to meet antiterrorism/force protection standards.						
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 modem home environment. Air Force homes in Germany are constructed in 3 and 4 story stairwell type buildings. Laundry rooms are community-use located in the basement. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Electrical systems do not meet current construction codes; 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.						
IMPACT IF NOT PROVIDED: Units will continue to deteriorate, resulting in increasing operations, maintenance, and repair costs to the government and inconvenience to residents. Families will be forced to take children up and down four flights of stairs to use laundry facilities in the basement. Low morale and retention problems can be expected if such conditions continue to exist.						
WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None						
WORK PROGRAMMED FOR NEXT THREE YEARS: None						
ADDITIONAL: This project is not eligible for NATO funding. 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						

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY FED REP OF		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER TYFR024053	8. PROJECT COST (\$000) 46,668
<p>respective alternatives. improvement was found to be the most cost efficient over the life of the project. The improvement cost is 56% of the replacement cost. SIOH is 4.5% based on agreement between US Air Force and German execution agent (Staatsbauamt). Base Civil Engineer: Col Edward J. Pokora, 011-49-6371-4766228 DSN 480-6228.</p>			

1. COMPONENT AIR PORCB	PY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATB
3. INSTALLATION AND LOCATION SPANGDAHLEM AIR BASE, GERMANY FED REP OF		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER BSHF024000	8. PROJECT COST (\$000) 15,632
9. COST ESTIMATES			
ITEM		U/M	QUANTITY
		UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING		UM	138
SUPPORTING FACILITIES			103236
SUBTOTAL			14,247
CONTINGENCY (5%)			0
TOTAL CONTRACT COST			14,247
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)			712
TOTAL RBQWST			14,959
AREA COST FACTOR 1.21			673
EFFECTIVE STATUTORY LIMIT 0			15,632
MOST EXPENSIVE UNIT 180,000			
			FCF Budget Rate: Euro 1.1967
10. Description of Proposed Work: Provides general interior and exterior renovation of 138 housing units. Includes utility replacement, upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, floor coverings, stairwells and entryways, increases energy efficiency, repairs roofs and balconies, and upgrades exterior landscaping. Includes demolition and asbestos/lead based paint removal.			
11. REQUIREMENT: 1693 UM ADEQUATE : 288 UM SUBSTANDARD: 1405 UM			
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 family members 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 improved to provide separated kitchens and dining rooms and provide interior storage areas. Interior laundry areas and second bath rooms will be provided for authorized units. Windows and doors will be replaced as necessary to meet anti-terrorism/force protection standards.			
CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in the 1950s. These 50 year old homes 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. Air Force homes in Germany are constructed in 3 and 4 story stairwell type buildings. Laundry rooms are community use and located in the basements. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Electrical systems do not meet current construction codes; ground fault interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Roofs and windows need repair or replacement. Balconies are deteriorated and require replacement. There is minimal interior storage.			
IMPACT IF NOT PROVIDED: Units will continue to deteriorate, resulting in increased operations, maintenance and repair costs to the government and inconvenience to the residents. Families will be forced to go up and down four flights of stairs to use laundry facilities in the basement. -Low morale and retention problems can be expected if such conditions continue to exist.			
WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None			
WORK PROGRAMMED FOR NEXT THREE YEARS: None			
ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and			

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION SPANGDAHLEM AIR BASE, GERMANY FED REP OF		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER BSHF024000	8. PROJECT COST (\$000) 15,632

status quo operation. Based on the net present values and benefits of the alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve this housing is 69% of the replacement cost. This project is not eligible for NATO funding. SIOH is 4.5% based on an agreement between the US Air Force and the German government. BASE CML ENGINEER: Lt Col Kim Traver, 011-49-5656-616302

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION ANDERSEN AIR FORCE BASE, GUAM			4. PROJECT TITLE IMPROVE FAMILY HOUSING PHASE 10	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AJJY024401	8. PROJECT COST (\$000) 17,534	
9. COST ESTIMATES				
ITEM	U/I	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING PHASE 10	UN	11:	144752	16,212
SUPPORTING FACILITIES				0
SUBTOTAL				16,212
CONTINGENCY (5%)				811
TOTAL CONTRACT COST				17,023
SUPERVISION, INSPECTION AND OVERHEAD (3%)				511
TOTAL REQUEST				17,534
AREA COST FACTOR	2.01			
EFFECTIVE STATUTORY LIMIT	0			
MOST EXPENSIVE UNIT	167,000			
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 112 housing units. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bathrooms, improves floor plans, and increases energy efficiency. Provides patios, playgrounds, recreation areas and utilities replacement. Includes asbestos/lead-based paint removal.				
11. REQUIREMENT: 1,390 UN ADEQUATE: 729 UN SUBSTANDARD: 661 UN PROJECT: Improve Family Housing (Phase 10). (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Andersen AFB. 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 whole house standards and are programmed in accordance with phase seven of the Housing Community Plan. Renovated housing will provide 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 upgrades and modernizes housing which was constructed in 1960. These 40 year old Capehart housing units 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. Kitchens do not provide adequate storage, cabinet space or countertop area, and are not functionally arranged. Plumbing and lighting fixtures are deteriorated. The electrical systems do not meet modern construction codes. Ground fault circuit interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring, windows, and roofing require replacement. The units have inadequate living space and storage. Playgrounds, parking areas, and landscaping are inadequate or nonexistent. 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 be accomplished in a costly and piecemeal fashion with little or no improvement in living quality. Low morale and retention problems can be expected if such conditions are permitted to continue. 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 55% of				

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION ANDERSEN AIR FORCE BASE, GUAM		4. PROJECT TITLE IMPROVE FAMILY HOUSING PHASE 10	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AJJY024401	8. PROJECT COST (\$000) 17,534

the replacement cost. Base Civil Engineer: Lt Col John Eunice, (671)366-7101

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
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3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN	4. PROJECT TITLE IMPROVE FAMILY HOUSING PHASE 2
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5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ024120	8. PROJECT COST (\$000) 13,582
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9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING PHASE 2	UN	1015	116282	12,558
SUPPORTING FACILITIES				0
SUBTOTAL				12,558
CONTINGENCY (5%)				628
TOTAL CONTRACT COST				13,186
SUPERVISION, INSPECTION AND OVERHEAD (3%)				396
TOTAL REQUEST				13,582

AREA COST FACTOR 1.5
EFFECTIVE STATUTORY LIMIT 0
MOST EXPENSIVE UNIT 165,000
FCF Budget Rate: Yen 126.680

10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 108 housing units. Includes utility upgrades to meet current standards. Upgrades kitchens/bathrooms, improves HVAC, plumbing and electrical systems, provides signage, landscaping, additional outside storage and parking spaces. Includes asbestos/lead-based paint removal and radon mitigation.

11. REQUIREMENT: 8,122 UN ADEQUATE: 4,599 UN SUBSTANDARD: 3,523 UN
PROJECT: Improve Family Housing Phase 2. (Current Mission)

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Kadena AB, Japan. Housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing/living environment. All units will meet whole house standards and are programmed in accordance with phase two 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 and Beeson housing, which was built in 1977 by the Government of Japan. These units have not received any major renovation since construction, and do not meet current standards. Kitchen and bathroom fixtures are obsolete and deteriorated. The unit floors, doors, lights, closets, heating/cooling systems, power system are antiquated requiring constant repair and are not energy efficient. The units lack outside area to store lawnmowers and tools. Visitor parking is not adequate. Remediation of hazardous materials is required.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the 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. LOW morale and retention problems can be expected if such conditions are permitted to continue.

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. This project is not eligible for Host Nation funding. The cost to improve this housing is 37% of the replacement cost. Base Civil Engineer: Col William R. Quinn (DSN 634-1807)

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE		
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN				4. PROJECT TITLE IMPROVE FAMILY HOUSING PHASE 1			
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE024304		8. PROJECT COST (\$000) 16,240		
9. COST ESTIMATES							
ITEM				U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE FAMILY HOUSING PH 1				UN	281	53438	15,016
SUPPORTING FACILITIES							0
SUBTOTAL							15,016
CONTINGENCY (5%)							751
TOTAL CONTRACT COST							15,767
SUPERVISION, INSPECTION AND OVERHEAD (3%)							473
TOTAL REQUEST							16,240
AREA COST FACTOR		1.9					
EFFECTIVE STATUTORY LIMIT		0		FCF Budget Rate: Yen 126.680			
MOST EXPENSIVE UNIT		295,000					
10. Description of Proposed Work: Provides general interior and exterior renovation of 281 housing units. For Tower apartments install central air conditioning and fire sprinkler system, and improve kitchen and laundry configuration. For one senior officer quarters renovate bathrooms, enclose patio, construct interior bulk storage area, and add a master bathroom, privacy fence and carpports.							
11. REQUIREMENT: 2,475 UN ADEQUATE: 1,149 UN SUBSTANDARD: 1,326 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 Yokota AB, Japan. Housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment. All units will meet whole house standards and are programmed in accordance with phase one of the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, dining room configuration. Units will be air conditioned. One senior officer quarters will be expanded to authorized living area of 1,870 net square feet for the installation commander.							
CURRENT SITUATION: This project will upgrade and modernize high rise Tower apartments in the East housing area, which were built in 1974 by the Government of Japan. There are 4 tower buildings with 70 units in each building. These units have not received any major renovation since construction, and do not meet current standards. These units do not contain fire suppressant systems. The temperature in the summer is often over 90 degrees F with 100% humidity, and occupants are uncomfortable due to lack of air conditioning. Air quality is very poor due to location of base near the Tokyo Metroplex. The washers and dryers are located in the kitchen, which is open to the living and dining areas. One single family senior officer quarters is designated for the wing commander, who is required to host dignitaries and conduct business with high ranking officials, both military and civilian, in his quarters. Existing living area is below the authorized size for an installation commander and requires expansion to accommodate frequent guests.							
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 be accomplished in a costly and piecemeal fashion. Residents will continue to suffer during the summer for lack of air conditioning or have to purchase their own window air conditioners. The wing commander will not have adequate quarters.							
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							

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING PHASE 1	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE024304	8. PROJECT COST (\$000) 16,240

and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. This project is not eligible for Host Nation funding. The cost to improve this housing is 12% of the replacement cost. Base Civil Engineer: Lt Col John J. Ahern 011-81-3117-55-7215 (DSN 225-7215).

1. COMPONENT AIR FORCE		FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION RAF CROUGRTON, UNITED KINGDOM				4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-142	7. PROJECT NUMBER EXSW034012		8. PROJECT COST (\$000) 16,100	
9. COST ESTIMATES						
ITEM				U/M	QUANTITY	COST (\$000)
IMPROVE FAMILY HOUSING				UN	158	14,220
SUPPORTING FACILITIES						524
UTILITIES				LS		(125
PAVEMENTS				LS		(184:
SITE IMPROVEMENTS				LS		(115:
SITE PREPARATION				LS		(100:
SUBTOTAL						14,744
CONTINGENCY (5 %)						737
TOTAL CONTRACT COST						15,481
SUPERVISION, INSPECTION AND OVERHEAD (4%)						619
TOTAL REQWST						16,100
AREA COST FACTOR		1.44				
EFFECTIVE STATUTORY LIMIT 0				FCF Budget Rate: Pound 0.7144		
MOST EXPENSIVE UNIT		130,000				
10. Description of Proposed Work: Improve 158 family housing units with modern amenities and supporting facilities. Includes interior and exterior modernization, utility upgrade, additions to meet current standards. Renovates kitchens, bathrooms, walls, floors, roofs and windows. Upgrades electrical, plumbing, heating and lighting systems. Provides one car garage and parking, patios and privacy fencing. Grade Mix: 145 E4-E5, 13 E6-E9						
11. REQUIREMENT: 270UNADEQUATE: 112 UN SUBSTANDARD: 158 UN PROJECT: Improve Military Family Housing at RAF Croughton and Caversfield. <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their families stationed at RAF Croughton. All units will meet modern housing standards and are programmed in accordance with the latest Air Force Family Housing Guide. 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 with utility room, living room, dining area, bedroom and bathroom configuration, with ample interior and exterior storage. The number of bedrooms will range from two to four, as identified in the most recent housing market analysis. Units will be provided with a utility room, single car garage and exterior parking for a second vehicle, exterior storage, patios and privacy fencing. Project will include upgrade, where necessary, support infrastructure including roads and utilities, also upgrades recreation areas and perimeter lighting. <u>CURRENT SITUATION:</u> These existing units have had no major upgrades since construction and do not provide a modern home environment for families in compliance with Air Force Standards. Roofs, windows and exterior pavements require replacement due to age. Plumbing, heating and electrical systems do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Units are deficient in the required number of bathroom areas and existing are small and lack adequate closet space. Kitchens have insufficient cabinets, storage and counter space and have no utility rooms. Support infrastructure of roads and utilities are in need of upgrade due to age. <u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate, resulting in increased operations, maintenance and repair costs to the government and inconvenience to the						

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAF CROUGHTON, UNITED KINGDOM		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER EXSW034012	8. PROJECT COST (\$000) 16,100
<p>residents. Low morale and retention problems can be expected if such conditions continue to exist.</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in Part 2 of Military Handbook 1190, "Facility Planning and Design Guide" (PF23, modified as necessary). This project is not eligible for North Atlantic Treaty Organization (NATO) Security Investment program. An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo and revitalization was found to be the most cost effective. Cost of improvement is 60% of replacement. SMOH is 4% to fund the UK execution agent and Air Force execution oversight. Base Civil Engineer Capt Edward D. Treanor 44 1280 708169.</p> <p>"OREIGN CURRENCY: FCF Budget Rate Used: POUND .7144</p>			

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER MSETC24023	8. PROJECT COST (\$000) 15,208
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST (\$000)
IMPROVE FAMILY HOUSING	UN	156	8339:1
SUPPORTING FACILITIES			13.009
PAVEMENTS	LS		918
LIGHTING	LS		(12:
LANDSCAPING	LS		(275
RECREATION	LS		(373
SUBTOTAL			(146
CONTINGENCY (5 %)			13,927
TOTAL CONTRACT COST			696
SUPERVISION, INSPECTION AND OVERHEAD (4%)			- 14,623
TOTAL REQWST			585
REAL COST FACTOR 1.44			15,208
COST EXPENSIVE UNIT 127,600			
FCF Budget Rate: Pound 0.7144			
10. Description of Proposed Work: Provides general interior and exterior renovation of 156 housing units. Includes utility upgrade and additions to meet current standards. Upgrade kitchens, bathrooms and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds, and recreation areas. Included demolition and asbestos/Lead-Based paint removal.			
11. REQUIREMENT: 1175 UN ADEQUATE: 420 UN SUBSTANDARD: 775 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 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 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 include landscaping, playgrounds, and recreation areas. Windows and floors will be replaced as necessary to meet antiterrorism/force protection standards.			
CURRENT SITUATION: This project upgrades and modernizes housing that was constructed in 1957. These 45-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. Bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do not meet modern construction codes. Flooring is stained, loose and mismatched due to the non-availability of original materials for replacement. The units have inadequate living space by Air Force standards, only one full sized bathroom, minimal storage space, and no patio or backyard privacy. Landscaping, lighting, parking and recreation areas for housing residents are deficient.			
IMPACT IF NOT PROVIDED: Units will continue to deteriorate, 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.			
WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Roof replacement CY00 to 156 Units,			

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITES KINGDOM		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER MSET024023	8. PROJECT COST (\$000) 15,208

Heating replacement CY00 to 36 Units, Front door replacement CY00 to 88 Units.
WORK PROGRAMMED FOR NEXT THREE YEARS: None.

ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. The cost to improve these housing units is 60% of the replacement cost. This project is not eligible for NATO funding. Base Civil Engineer: Lt Col Andrew S Scrafford 44 1638 522100.

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE 4
3. INSTALLATION AND LOCATION RAF MILDENHALL, UNITED KINGDOM		4. PROJECT TITLE IMPROVE OTHER PAKILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODK 711-181	7. PROJECT NUMBER QFQE024002	8. PROJECT COST (\$000) 5,808

9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
IMPROVE OTHER FAMILY HOUSING	UN	31	7767'7	2,408
SUPPORTING FACILITIES				2,911
LANDSCAPING	LM	1	154000	(154)
RECREATION FACILITIES	LM	1	235001	(235)
GARAGES	UN	1	725000	(725)
DEMOLITION, ASBESTOS, LEAD BASED PAINT	LM	1	235000	(235)
UTILITIES	LM	1	225000	(225)
SITE PREPARATION	LM	1	195000	(195)
ROADS AND PAVING	LM	1	1142000	(1,142)
SUBTOTAL				5,319
CONTINGENCY (5 %)				266
TOTAL CONTRACT COST				5,585
SUPERVISION, INSPECTION AND OVERHEAD (4%)				223
TOTAL REQUEST				5,808
REA COST FACTOR	1.44			
TOTAL EXPENSIVE UNIT	120,000			
			FCF Budget Rate: Pound 0.7144	

10. Description of Proposed Work: Improves 31 family housing units will all necessary amenities and supporting facilities. Renovates kitchens, bathrooms, floor coverings and improves floor plans. Provides one-car garage, privacy fencing, patios, access roads, recreation areas with playgrounds, and parking areas. Includes demolition, and asbestos and lead-based paint removal.

11. REQUIREMENT: 108 UN ADEQUATE: 48 UN SUBSTANDARD: 60 UN
PROJECT: Improve Military Family Housing (Phase D). This phase also includes work on access roads, driveway entrances and garages for SOQs.

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Mildenhall. This is the fourth of multiple phases to upgrade housing at RAF Mildenhall. All units will meet whole house standards and are programmed in accordance with Phase D of the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, bedroom and bathroom configuration with ample interior and exterior storage space. Units will be expanded to meet current space authorizations. Off-street parking will be provided where deficient. Neighborhood improvements will include landscaping, recreation areas with playgrounds, access roads and parking areas. OSI study of vehicle entry for seven SOQs indicates a requirement for two new access roads, seven new driveway entrances, and the demolition and replacement of seven garages. Includes window and door replacement as necessary to meet antiterrorism/force protection standards.

CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in 1948. These 54 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. Kitchen and bathroom cabinets are obsolete and deteriorated. Plumbing and lighting fixtures are deteriorated and dated. Electrical systems do not meet modern construction codes; ground fault circuit protection is not provided for kitchens and bathrooms. Roads and paving need renovations. The recreation area which includes playgrounds has no vehicular link to the area and will require major renovation to correct deterioration resulting from

1. COMPONENT AIR FORCE	FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAF MILDENHALL, UNITED KINGDOM		4. PROJECT TITLE IMPROVE OTHER FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QFQE024002	8. PROJECT COST (\$000) 5,808

age and heavy use. The existing vehicular access to seven SOQs is from a public highway; access and egress from the units is a major safety concern due to the speed of traffic on the main highway and the restricted line of sight when leaving the units in a vehicle.

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. Low morale and retention problems can be expected if such conditions continue. Affordable off-base housing is limited. The vehicular entrances to the SOQs will remain a safety hazard to vehicles entering and leaving 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 new construction, revitalization, leasing and status quo. 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 66% of the replacement value. BASE CIVIL ENGINEER: Lt Col York Thorpe, DSN 238-2205

1. COMPONENT AIR FORCE		FY 2002 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION RAF MOLESWORTH FAMILY HOUSING ANNEX, UNITED KINGDOM			4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-151	7. PROJECT NUMBER QNDG029701	8. PROJECT COST (\$000) 12,596		
9. COST ESTIMATES					
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)	
IMPROVE MPH UNITS	UN	119	87436	10,405	
SUPPORTING FACILITIES				1,130	
PAVEMENTS	LM	10010	219	(219)	
UTILITIES	LM	10010	217	(217)	
LANDSCAPING	ME	10000	31	(310)	
RECREATION	ME	1000	121	(121)	
DEMOLITION	MC	5760	27	(156)	
ASBESTOS REMOVAL	MS	2629	41	(108)	
SUBTOTAL				11,535	
CONTINGENCY (5 %)				577	
TOTAL CONTRACT COST				12,112	
SUPERVISION, INSPECTION AND OVERHEAD (4%)				484	
TOTAL REQUEST				12,596	
AREA COST FACTOR	1.44	FCF Budget Rate: Pound 0.7 144			
MOST EXPENSIVE UNIT	135,000				
10. Description of Proposed Work: Provides general interior and exterior renovation of 119 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 removal of asbestos and lead based paint					
1.1. REQUIREMENT:	429UNADEQUATE:	270 UN	SUBSTANDARD:	159 UN	
PROJECT: Improve Military Family Housing					
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependants stationed at the 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. Renovated housing will provide a modern kitchen, living room, family room,, bedrooms 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 smoke detectors and carbon monoxide detectors with battery back up to conform with the Air Force Carbon Monoxide CO detector policy.					
CURRENT SITUATION: This project upgrades and modernizes housing in the Royal Air Force Molesworth Tri-Base Community, at the installation sites of Molesworth, Brampton, Wyton and Chelveston. These houses require major renovation and repair to correct half a century of deterioration and heavy use, some of these units were constructed in 1950. 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. Bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing and lighting fixtures have deteriorated and are dated. The condition of the roofs have declined over the years and are in need of repair. The electrical systems do not meet modern construction codes. Floor coverings are stained and worn. The units have inadequate living space by DoD standards, minimal storage space and small patios, no backyard privacy. Landscaping, lighting, safe parking and recreational areas for housing residents are deficient.					
IMPACT IF NOT PROVIDED: Units will continue to deteriorate resulting in increased					

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3. INSTALLATION AND LOCATION RAF MOLESWORTH FAMILY HOUSING ANNEX, UNITED KINGDOM		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-151	7. PROJECT NUMBER QNDG029701	8. PROJECT COST (\$000) 12,596

costs to the Government and inconvenience to the residents. Low morale and retention problems can be expected if such conditions are prolonged.

WORK PROGRAMMED FOR NEXT THREE YEARS: Change of occupancy maintainance.

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. The cost to improve this housing is 63% of the replacement cost, based on the Tri-Servive Cost Model for comparison of maintenance and repair/replacement costs. This project is not eligible for NATO funding. BASE CIVIL ENGINEER: Major Jeffrey Jackson, 011-44-1480-84-3216, or DSN 314-268-3216.

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