



Department of the Air Force

Military Construction and Family Housing Program

**Fiscal Year (FY) 2003
Budget Submission**

**Justification Data Submitted to Congress
February 2002**

INDEX

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2003 BUDGET REQUEST

INDEX

<u>SUBJECT</u>	<u>PAGE</u>
FAMILY HOUSING NARRATIVE	207
INDEX	209
FINANCIAL SUMMARY	213
LEGISLATIVE LANGUAGE	
Authorization	215
Appropriation	217
NEW CONSTRUCTION	
Construction Purpose and Scope & New/Current Mission	219
Peterson AFB, CO	221
Osan AB, Korea	226
Luke AFB, AZ	231
Travis AFB, CA	236
USAF Academy, CO	241
Dover AFB, DE	246
Eglin AFB, FL	251
Eglin AFB, FL	256
MacDill AFB, FL	259
Hickam AFB, HI	264
Mountain Home AFB, ID	269
McConnell AFB, KS	274
Andrews AFB, MD	277
Andrews AFB, MD	282
Columbus AFB, MS	287
Keesler AFB, MS	289
Whiteman AFB, MO	294
Malmstrom AFB, MT	299
Holloman AFB, NM	304
Pope AFB, NC	309

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2003 BUDGET REQUEST

INDEX

<u>SUB JECT</u>	<u>PAGE</u>
Seymour Johnson AFB, NC	311
Grand Forks AFB, ND	316
Minot AFB, ND	321
Minot AFB, ND	326
Vance AFB, OK	331
Ellsworth AFB, SD	336
Ellsworth AFB, SD	341
Dyess AFB, TX	343
Randolph AFB, TX	348
Randolph AFB, TX	353
Langley AFB, VA	355
Ramstein AB, Germany	358
Osan AB, Korea	363
Lakenheath AB, UK	366

POST ACQUISITION CONSTRUCTION

Purpose and Scope	369
Alabama	372
Alaska	372
Arizona	373
California	374
Colorado	374
District of Columbia	375
Florida	375
Georgia	376
Massachusetts	376
Mississippi	377
Missouri	377
New Mexico	377
Ohio	378
South Carolina	378
Texas	379
Virginia	379
Washington	379

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2003 BUDGET REQUEST

INDEX

<u>SUBJECT</u>	<u>PAGE</u>
Wyoming	380
Overseas	
Germany	381
Guam	381
Japan	382
United Kingdom	382
Post Acquisition Over \$50,000 per Unit	
Maxwell AFB, AL	385
Elmendorf AFB, AK	387
USAF Academy, CO	389
Peterson AFB, CO	391
Hurlbert Field, FL	393
Hanscom AFB, MA	395
Cannon AFB, NM	396
Wright-Patterson AFB, OH	398
Shaw AFB, SC	400
Langley AFB, VA	402
F.E. Warren AFB, WY	404
<u>Overseas</u>	
Ramstein AB, GE	406
Spangdahlem AB, GE	408
Andersen AFB, GUAM	410
Kadena AB, JA	412
RAF Lakenheath, UK	414
ADVANCE PLANNING AND DESIGN	417
OPERATION AND MAINTENANCE SUMMARY	
Narrative (Purpose and Scope)	419
Inventory and Funding Summary FH-2	422

February 2002

POST ACQUISITION CONSTRUCTION

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2003 BUDGET REQUEST

FY 2003 POST ACQUISITION CONSTRUCTION

<u>Program (In Thousands)</u>	
FY 2003 Program	\$ 226,068
FY 2002 Program	\$ 365,791*
Proposed Transfer to the FHIF	\$5,324*
Total Before Proposed FHIF Transfer	\$371,115*

Purpose and Scope

The Air Force has approximately 103,000 family housing units (includes 22,000 privatized units) for FY 2003. The average age of housing units in the Air Force inventory is over 38 years. Based on recent analysis incorporated into the Air Force Family Housing Master Plan (AF FHMP), in the beginning of FY 2003 approximately 46,000 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 43,000 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.

*Reporting requirement of 1990 Federal Credit Reform Act and OMB regulations. Including the \$5,324,000 proposed transfer to the FHIF, FY02 construction funds total \$544,496,000.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2003 BUDGET REQUEST

Since Congress has extended the authorities for privatizing military family housing, five projects are identified as privatization candidates in this submission (Maxwell AFB, AL; Hanscom AFB, MA; Cannon AFB, NM; Shaw AFB, SC; and F.E. Warren AFB, WY). With the exception of Cannon AFB, the AF does not anticipate that funds will be required for privatization projects at the other four bases. 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 an installation as follows:

<u>BASE</u>	<u>PRIVATIZATION</u>	<u>MILCON</u>
Maxwell AFB, AL	(\$0.0M/6 14 units)	(\$0/0 units)
Hanscom AFB, MA	(\$0.0M/687 units)	(\$0/0 units)
Cannon AFB, NM	(\$7.754M/1,294 units)	(\$7.754M/100 units)
Shaw AFB, SC	(\$0.0M/1,704 units)	(\$0/0 units)
F.E. Warren AFB, WY	(\$0.0M/265 units)	(\$0/0 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 \$226,068,000 to fund projects in FY 2003.

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

1. COMPONENT AIR FORCE		FY 2003 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 88742		6. CATEGORY CODE 711-000	7. PROJECT NUMBER		8. PROJECT COST (\$000) 226,068	
9. COST ESTIMATE						
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
POST ACQUISITION CONSTRUCTION						226,068
PROJECTS TO IMPROVE HOUSING UNITS			UN	1,726	120,614	(208,180)
PROJECTS TO PRIVATIZE HOUSING UNITS			UN	4,564		(7,754)
PROJECTS TO IMPROVE INFRASTRUCTURE			LS			(10,134)
SUBTOTAL						226,068
TOTAL CONTRACT COST						226,068
TOTAL REQUEST						226,068
<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.</p> <p>11. PROJECT: This request is for an authorization and appropriation of \$226.068 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> <p>The Air Force will improve existing family housing units to the size and floor pattern similar to the local standards and up to the following size: E1-E6: 2 Bedroom (1080 NSF/1 340 GSF), 3 Bedroom (13 10 NSF/1630 GSF), 4 Bedroom (1570 NSF/1950 GSF), 5 Bedroom (1850 NSF/2300 GSF); E7-E9/O1-O3: 2 Bedroom (1200 NSF/1490 GSF), 3 Bedroom (1500 NSF/1 860 GSF), 4 Bedroom (1730 NSF/2 150 GSF), 5 Bedroom (2020 NSF/25 10 GSF); 04-05: 3 Bedroom (1630 NSF/2020 GSF), 4 Bedroom (1860 NSF/23 10 GSF); O-6/4 Bedroom (2030 NSF/2520 GSF); O-7/4 Bedroom (2690 NSF/3330 GSF).</p>						

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<p>10. Description of work to be accomplished</p> <table border="0" style="width: 100%;"> <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>UNITED STATES</u></td> </tr> <tr> <td colspan="2"><u>ALABAMA</u></td> </tr> <tr> <td>MAXWELL AFB PRIVATIZE FAMILY HOUSING PNQS044530 - Convey 614 units for privatization on approximately 150 acres of leased land. Without privatization, the MILCON cost for the work is \$28.5M for an anticipated leverage of -5.0: 1. Privatized units will provide general interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards. (Separate DD Form 139 1 attached) - 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>MAXWELL AFB IMPROVE UTILITY SYSTEM PNQS03 163 1 - Replace the storm drainage system. It includes demolishing existing storm drainage section and construct new section, catchbasins, concrete and asphalt pavement, compacted subgrade, sidewalk, curb and gutter, and landscaping - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None</td> <td style="text-align: right; vertical-align: top;">225</td> </tr> <tr> <td colspan="2"><u>ALASKA</u></td> </tr> <tr> <td>EIELSON AFB IMPROVE UTILITY SYSTEM FTQW034003 - Cast concrete for underground utility system including steam, condensate return, water, and sewer lines. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None</td> <td style="text-align: right; vertical-align: top;">2,352</td> </tr> <tr> <td>EIELSON AFB IMPROVE UTILITY SYSTEM FTQW064002 - Cast concrete for underground utility system including steam condensate return, and sewer lines. Construct concrete sidewalk and park with playgrounds. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None</td> <td style="text-align: right; vertical-align: top;">1,675</td> </tr> </tbody> </table>			Location and Project	Current Working Estimate (\$000)	<u>UNITED STATES</u>		<u>ALABAMA</u>		MAXWELL AFB PRIVATIZE FAMILY HOUSING PNQS044530 - Convey 614 units for privatization on approximately 150 acres of leased land. Without privatization, the MILCON cost for the work is \$28.5M for an anticipated leverage of -5.0: 1. Privatized units will provide general interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards. (Separate DD Form 139 1 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None	0	MAXWELL AFB IMPROVE UTILITY SYSTEM PNQS03 163 1 - Replace the storm drainage system. It includes demolishing existing storm drainage section and construct new section, catchbasins, concrete and asphalt pavement, compacted subgrade, sidewalk, curb and gutter, and landscaping - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None	225	<u>ALASKA</u>		EIELSON AFB IMPROVE UTILITY SYSTEM FTQW034003 - Cast concrete for underground utility system including steam, condensate return, water, and sewer lines. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None	2,352	EIELSON AFB IMPROVE UTILITY SYSTEM FTQW064002 - Cast concrete for underground utility system including steam condensate return, and sewer lines. Construct concrete sidewalk and park with playgrounds. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None	1,675
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(Separate DD Form 139 1 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None </td> <td data-bbox="1201 546 1518 924" style="text-align: right; vertical-align: top;">7,531</td> </tr> <tr> <td data-bbox="212 945 1201 1186"> PETERSON AFB IMPROVE PARKING TDKA034000 - Demolish existing carports and asphalt paving, construct new asphalt pavement, and eight-car garages with individual stalls, concrete foundations, wood framing, standing seam metal roofing, lighting, and electrical outlets. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None </td> <td data-bbox="1201 945 1518 1186" style="text-align: right; vertical-align: top;">795</td> </tr> <tr> <td colspan="2" data-bbox="212 1207 1518 1239"><u>DISTRICT OF COLUMBIA</u></td> </tr> <tr> <td data-bbox="212 1249 1201 1491"> BOLLING AFB IMPROVE ELECTRICAL SYSTEM BXUR034008 - Project replaces transformers and cable. Replaces switch with a 4-way switch, which will facilitate isolating the housing loop. Converts this housing loop into 2 loops. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK ACCOMPLISHED FOR NEXT THREE YEARS: None </td> <td data-bbox="1201 1249 1518 1491" style="text-align: right; vertical-align: top;">562</td> </tr> <tr> <td colspan="2" data-bbox="212 1512 1518 1543"><u>FLORIDA</u></td> </tr> <tr> <td data-bbox="212 1554 1201 1879"> HURLBURT FIELD IMPROVE FAMILY HOUSING FTEV994022 - Improve 213 housing units. Provides general interior and exterior modernization and renovation Includes utility upgrades to meet current standards. Upgrades kitchensbathrooms, improves HVAC, plumbing and electrical systems, provides signage, landscaping, additional outside storage and parking spaces. Includes asbestos/lead-based paint removal and radon mitigation. 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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2003 BUDGET REQUEST

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

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

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1. COMPONENT AIR FORCE		FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE	
3. INSTALLATION AND LOCATION MAXWELL AIR FORCE BASE, ALABAMA				4. PROJECT TITLE PRIVATIZE FAMILY HOUSING			
5. PROGRAM ELEMENT 00742		6. CATEGORY CODE 711-142		7. PROJECT NUMBER PNQS044530		8. PROJECT COST (\$000) 0	
9. COST ESTIMATES							
ITEM				U/M	QUANTITY	UNIT	COST
PRIVATIZE FAMILY HOUSING SUPPORTING FACILITIES				UN	614	0	0
SUBTOTAL							0
TOTAL CONTRACT COST							0
TOTAL REQUEST							0
AREA COST FACTOR				.86			
EFFECTIVE STATUTORY LIMIT				0			
MOST EXPENSIVE UNIT				0			
<p>L0. Description of Proposed Work: Convey 614 units for privatization on approximately 150 acres of leased land. Without privatization, the MILCON cost for the work is \$28.5M for an anticipated leverage of -5.0:1. Privatized units will provide general interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards.</p>							
<p>11. REQUIREMENT: 968UN ADEQUATE: 326UN SUBSTANDARD: 288 UN PROJECT: PRIVATIZE FAMILY HOUSING (CURRENT MISSION)</p> <p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Maxwell AFB. 114 units will undergo improvement construction to meet current safety codes and to provide a comfortable and appealing living environment. Additionally, 174 replacement units will be constructed to meet current housing standards. All units will meet "wholehouse" standards and are programmed in accordance with the Maxwell Family Housing Master 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. 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>CURRENT SITUATION: This project upgrades and modernizes housing, which were constructed beginning in the early 1940's. These homes range from 30 to 60 years of age and require major renovation and repair to correct deterioration resulting from heavy use. These units do not meet the needs of today's families, nor do they provide a modern energy efficient living area. Kitchens, bathroom cabinets, and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating from the seams. Plumbing and lighting fixtures are deteriorated and dated. Some units do not have electrical systems which meet modern construction codes. Ground fault circuit interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring is stained, loose, and mismatched due to non-availability of original materials. Windows, siding, and insulation require replacement. The units have inadequate living space and storage area, no backyard privacy, and pavements need renovation.</p> <p>IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Without this project, these units will continue to be a costly</p>							

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5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER PNQS044530	8. PROJECT COST (\$000) 0
<p>maintenance issue for the Air Force with little or no improvement in the quality of life for its personnel.</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 installation commander agreed these units are severable according to the criteria contained in the 2000 Maxwell AFB Housing Master Plan. This project contains no resale merchandise, services or commercial recreation operations or activities IAW the SAP/WI Housing Privatization Interim Operating Instructions memo dated 2 WAR 99 and AF/IL memo regarding coordination with AAPES, DECA, 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. The local school authority indicates a capability exists to accept the increased student population generated by this project. Base Civil Engineer: Lt Col Wilfred Cassidy, (334) 953-6945.</p>			

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION ELMENDORF AIR FORCE BASE, ALASKA			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 11		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER PXSB034403	8. PROJECT COST (\$000) 26,927		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
IMPROVE FAMILY HOUSING		UN	192	115,073	22,094
SUPPORTING FACILITIES					2,804
UTILITIES		LS			(500)
PAVEMENTS		LS			(1,000)
DEMOLITION		UN	26	13,500	(3511)
LANDSCAPING		LS			(4001)
RECREATION FACILITIES		LS			(136)
SITE PREPARATION		LS			(4171)
TOTAL					24,898
CONTINGENCY (5%)					1,245
TOTAL CONTRACT COST					26,143
SUPERVISION, INSPECTION AND OVERHEAD (3%)					784
TOTAL REQUEST					26,927
AREA COST FACTOR			1.59		
EFFECTIVE STATUTORY LIMIT			0		
MOST EXPENSIVE UNIT			160,000		
10. Description of Proposed Work: Improve 192 family housing units, with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, improves floor plans, provides increased energy efficiency, garages, playgrounds and recreation areas. Includes asbestos and lead paint removal.					
11. REQUIREMENT: 1,867 UN ADEQUATE: 1,114 UN SUBSTANDARD: 652 UN PROJECT: Improve Family Housing, Phase 11 (Current Mission). The project converts 36 CGO/4BR to 36 JNCO/3BR and 76 JNCO/3BR to 76 JNCO/2BR and improves 40 JNCO/3BR units and 40 CGO/4BR units. REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Elmendorf AFB. 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. The design will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample exterior and interior storage. The number of bedrooms will range from 2 to 4, as identified in the most recent housing market analysis. Units will be provided with attached single car garage and exterior parking for a second vehicle. Space will also be provided for adequate support infrastructure of roads and utilities. CURRENT SITUATION: The units are 36-59 years old and have not been renovated since construction. Garages are mainly detached "gang" garages, in poor condition. Bulk storage is minimal. Rooms are undersized and poorly laid out. Utilities provide inadequate, inefficient, and often unsafe service at increasing maintenance costs. Plumbing and electrical systems are deteriorated and do not meet current standards for					

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3. INSTALLATION AND LOCATION ELMENDORF AIR FORCE BASE, ALASKA		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 11	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER FXSB034403	8. PROJECT COST (\$000) 26,927
<p>efficiency and safety. Playgrounds, parking areas, and landscaping are inadequate to nonexistent. There is no sense of community or home.</p> <p>IMPACT IF NOT PROVIDED: Unrenovated, these housing units will continue to deteriorate. Maintenance, repair, and operations costs to the government and inconvenience to the residents will increase. Repair of the units will continue in a costly, piecemeal fashion with little/no improvement in living quality. Quality of life, morale, and retention will be affected.</p> <p>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Replace Roofs - \$250K</p> <p>WORK PROGRAMMED FOR NEXT THREE YEARS: None</p> <p>ADDITIONAL: This project meets the criteria 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 improvement was found to be the most cost effective option. The cost to improve these units is 37% of the replacement cost. Base Civil Engineer: Col Duncan H. Showers, DSN 552-3007.</p> <p>BASE CIVIL ENGINEER: SHOWERS</p>			

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION USAF ACADEMY, COLORADO			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PHASE 1		
5. PROGRAM ELEMENT 88746	6. CATEGORY CODE 711-111	7. PROJECT NUMBER XQPZ037226	8. PROJECT COST (\$000) 6,466		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
IMPROVE MILITARY FAMILY HOUSING, PHASE 1 SUPPORTING FACILITIES		UN	66	90,587	5,979 0
SUBTOTAL					5,979
CONTINGENCY (5%)					299
TOTAL CONTRACT COST					6,278
SUPERVISION, INSPECTION AND OVERHEAD (3%)					188
TOTAL REQUEST					6,466
AREA COST FACTOR			1.03		
EFFECTIVE STATUTORY LIMIT			0		
MOST EXPENSIVE UNIT			137,000		
10. Description of Proposed Work: Improve 66 housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, utility upgrades, and additions to meet current standards. Renovates kitchens, bathrooms, and floor coverings. Upgrades electrical, plumbing and lighting systems.					
11. REQUIREMENT: 1,243 UN ADEQUATE: 333 UN SUBSTANDARD: 910 UN PROJECT: Improve Military Family Housing, Phase 1. <u>REQUIREMENT:</u> This project provides modern and efficient housing for members and families at the United States Air Force Academy. All units will meet whole house standards and are programmed in accordance with the Housing Community Profile. The new housing will provide amenities and space use similar to housing available in the off-base community. This is the first phase of the housing improvement plan for the Academy. Sixty-six units of 381 necessary are scheduled for improvement in this phase. Others will follow in subsequent phases. The improved housing will provide a modern kitchen, living areas, bedroom and bath configurations with ample interior and exterior storage and a single 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. Neighborhood improvements will include trail systems, landscaping, and playgrounds. <u>CURRENT SITUATION:</u> This project improves housing constructed in 1959. These houses are showing the effects of heavy use and age. They have not received major upgrades since construction and do not meet current housing needs. All house infrastructure systems require major repair or replacement due to their age and effects of an alpine environment. Insulation in all units is substandard. Basement leaks and foundation failures are common. The electrical and plumbing systems are substandard. The interior spaces and layout is not adequate by today's housing standards. Bedrooms and baths are small, outdated, lack adequate storage and are generally inefficiently laid out for proper space utilization. Some asbestos and lead based paint is present in the units. These substances have been adequately contained, but will have to be dealt with upon demolition of the unit. Many units lack Ground Fault Interrupter protection. The HVAC units are outdated and inefficient. Lighting is antiquated and inadequate in all units.					

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION USAF ACADEMY, COLORADO		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PHASE 1	
5. PROGRAM ELEMENT 88746	6. CATEGORY CODR 711-111	7. PROJECT NUMBER XQPZ037226	8. PROJECT COST (\$000) 6,466
<p><u>IMPACT IF NOT PROVIDED:</u> Family housing will continue to deteriorate causing more expensive piecemeal repairs to occur. These repairs cost a significant amount of money without improving the quality of the living environment. Families will continue to live in substandard housing units because off-base affordable housing is increasingly difficult to define.</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> Base Civil Engineer: Col Scott Borges, DSN 333-2660</p>			

1. COMPONENT AIR FORCE		FY 2003 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION PETERSON AIR FORCE BASE, COLORADO				4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-143	7. PROJECTNUMBER TDKA034020		8. PROJECT COST (\$000) 7.531	
		9. COST ESTIMATE				
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
MILITARY FAMILY HOUSING		UN	87	58.000	5,046	
SUPPORTING FACILITIES					1,918	
SITE IMPROVEMENTS		LS			(208)	
MECHANICAL		LS			(1,236)	
ELECTRICAL		LS			(102)	
LEAD-BASED PAINT REMOVAL		LS			(372)	
SUBTOTAL					6,964	
CONTINGENCY (5%)					348	
TOTAL CONTRACT COST					7,312	
SUPERVISION INSPECTION AND OVERHEAD (3.0%)					219	
TOTAL REQUEST					7,531	
AREA COST FACTOR		0.82				
MOST EXPENSIVE UNIT		65,000				
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Improve 8 family housing units with all necessary amenities and supporting facilities. Project includes interior modernization, additions, and community improvement to meet current standards. Renovates kitchens, bathrooms, and floor coverings. Converts 26 three-bedroom units to four-bedroom units and 48 three-bedroom units to two-bedroom units to meet current requirements. Additionally, 12 four-bedroom units and 1 single-family unit will be renovated to meet the new size standards. Provides playgrounds and recreation areas and connecting concrete sidewalks						
11. Requirement: 481 UN ADEQUATE: 271 UN SUBSTANDARD: 210 UN						
PROJECT: Improve Military Family Housing Phase 8 (Current Mission)						
<p><u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Peterson 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, 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 have a garage and exterior parking in accordance with current standards. Project includes the renovation of one existing single family Senior Non-Commissioned Officers Quarters to provide for adequate SNCO Quarters. Construct new playgrounds/tot lots and recreation areas connected to the housing sidewalk network per current community support requirements in the Housing Community Plan and Air Force Family Housing Guide.</p> <p><u>CURRENT SITUATION:</u> This project addresses a significant number of unacceptably housed families at Peterson AFB. The existing junior and senior enlisted housing units were constructed in 1975. They show the effects of age and heavy use. These units 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. Interiors are generally inadequate by modern criteria. Bathrooms are small and lack adequate closet space. Kitchens have insufficient cabinets, storage and counter space. The neighborhood has an insufficient number of playgrounds/tot lots and recreation facilities.</p>						

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA			2. DATE
3. INSTALLATION AND LOCATION PETERSON AIR FORCE BASE, COLORADO			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-143	7. PROJECT NUMBER TDKA034020	8. PROJECT COST (\$000) 7,531	
<p><u>IMPACT IF NOT PROVIDED:</u> The off base housing costs in the Peterson AFB area are high and an insufficient number of affordable rentals are available. Failure to renovate these units will force military families to live in inadequate housing or pay excessive rental rates to live in adequate off-base units</p> <p><u>WORK ACCOMPLISHED IN THE PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL</u> Tbis project meets the criteria/scope specified in Part II of Military Handbook 1190, Facility Planning and Design Guide. The cost to improve these housing units is below 70% of the replacement cost. Base Civil Engineer: Lt Col William Valenti, DSN 834-7633.</p>				

1. COMPONENT AIR FORCE		FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION HURLBURT FIELD, FLORIDA			4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-143	7. PROJECT NUMBER FTEV994022	8. PROJECT COST (\$000) 12,422		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
IMPROVE FAMILY HOUSING		UN	213	41,000	8,733
SUPPORTING FACILITIES					2,460
PAVEMENTS		LS			(807)
SITE IMPROVEMENTS		LS			(423)
DEMOLITION		LS			(250)
ASBESTOS/LEAD PAINT REMOVAL		LS			(274)
UTILITIES		LS			(386:)
LANDSCAPING		LS			(320:)
WTOTAL					11,193
CONTINGENCY (5%)					560
TOTAL CONTRACT COST					11,752
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)					670
TOTAL REQUEST					12,422
REAL COST FACTOR			.82		
EFFECTIVE STATUTORY LIMIT			0		
GROSS EXPENSIVE UNIT			65,000		
0. Description of Proposed Work: Improves 213 housing units. Provides general interior and exterior modernization and renovation. Includes utility upgrades to meet current standards. Upgrades kitchens, bathrooms and floor coverings, improves floor lane, provides increased energy efficiency, privacy fencing, patios, and replaces airport roofs. Includes demolition and asbestos/lead-based paint removal.					
1. REQUIREMENT: 1,010 UN ADEQUATE: 398UN SUBSTANDARD: 282UN OBJECT: Improve Family Housing (Phases B, C, D & E). (Current Mission) REQUIREMENT: Project is required to provide modern and efficient housing for military members and their dependents stationed at Hurlburt Field. The housing must be upgraded to meet current life safety codes and to provide a comfortable appealing living environment comparable to the off-base civilian community. All units will meet "whole house" standards and are programmed in accordance with Hurlburt Field HCP. Renovated housing will provide a modern kitchen, living room, family room, bedrooms and bathrooms, with ample interior and exterior space to enhance each neighborhood and promote a sense of belonging and pride. Provide a way to personalize individual housing units to promote uniqueness and personal identity. Provide a housing environment that is clean, neat and well maintained. CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in 1957 and 1976. These houses require major renovation and repair to correct deterioration from age and heavy use. They do not meet the needs of today's families, nor do they provide a modern home environment per the AF Housing Guide for Planning, Programming, Design and Construction, 1995. The bathrooms are unattractive with outdated fixtures, vanities, and ceramic tile flooring. The kitchen cabinets and					

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION HURLBURT FIELD, FLORIDA			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-143	7. PROJECT NUMBER FTEV994022	8. PROJECT COST (\$000) 12,422	
<p>countertops are obsolete, renovation is required to provide modern kitchens. The vinyl tile flooring throughout the units creates an institutional character. The mechanical items including gas-fired domestic hot water heaters, air conditioning condensing units, insulation on refrigerant piping, and diffuser/grilles are all in poor condition. The electrical systems do not meet modern construction codes and have been grandfathered with each change of the electrical codes and must be addressed for safety issues. All exterior, kitchen and bathroom outlets need to be upgraded to GBCI protected circuits. Existing flat carport roofs are not adequate for climatic conditions. The overall exterior is very plain and lacks visual interest.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance/repair costs to the government, and inconvenience to residents. Low morale and retention problems can be expected if such conditions are permitted to continue, since suitable, affordable off-base housing is not available.</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 SIOH of 5.7% is due to the Army Corp of Engineers as the design/construction agent. Base Civil Engineer: Lt Col Timothy L. Boone, (850) 884-1701</p>				

1. COMPONENT AIR FORCE		FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION HANSCOM AIR FORCE BASE, MASSACHUSETTS			4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER MXRD993002	8. PROJECT COST (\$000) 0		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
PRIVATIZE MILITARY FAMILY HOUSING		UN	687	0	0
SUPPORTING FACILITIES					0
SUBTOTAL					0
TOTAL CONTRACT COST					0
TOTAL REQUEST					0
AREA COST FACTOR		1.12			
EFFECTIVE STATUTORY LIMIT		0			
10. Description of Proposed Work: Convey 507 existing units and construct 180 units for a privatization end state of 687 units on approximately 174 acres of land. Without privatization the MILCON cost for this work is \$ 34.21 for an anticipated leverage of 14:1. Privatized units will provide general interior and exterior modernization and renovation including utility improvements and additions to meet current standards.					
11. REQUIREMENT: 687UN ADEQUATE: OUN SUBSTANDARD: 0 UN					
<u>PROJECT:</u> Privatize Military Family Housing					
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Hanscom AFB. 395 units will be upgraded to meet current standards and provide comfortable homes comparable to the off base civilian community. Additionally, 180 of the existing units will be demolished (100 Battle Road Glen units & 80 old Scott Circle units) and replaced with 180 new units to reduce the deficit. All units will meet "whole-house" standards. Renovated units will provide a modern kitchen, living room, family room, bedroom, bath and 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.					
<u>CURRENT SITUATION:</u> This project modernizes and upgrades housing which was constructed, as far back as, 1958. These houses require major renovation and repair to correct deficiencies. Few have had major upgrades since construction and do not meet the needs of today's families. The kitchens, bathrooms and living areas are outdated and many of the units do not meet "whole-house" standards.					
<u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate, resulting in increased operations, repair and maintenance cost and occupant inconvenience. The morale, welfare and quality of life of our military personnel will continue to decline due to inadequate housing.					
<u>ADDITIONAL:</u> This project contains no resale merchandise, services or commercial recreation operations or activities IAW with the SAF/MI Housing Privatization Interim Operating Instructions memo dated 2 Mar 99 and AF/IL memo regarding coordination with AFES, DeCA and MWR Board dated 19 March 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. Base Civil Engineer: Mr. Chris Perkins, DSN 478-4352.					

1. COMPONENT AIR FORCE		FY 2003 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION CANNON AIR FORCE BASE, NEW MEXICO				4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-142	7. PROJECT NUMBER CZQZ030004		8. PROJECT COST (\$000) 7,754	
9. COST ESTIMATE						
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING			UN	1294		7,754
SUBTOTAL						7,754
TOTAL CONTRACT COST						7,754
TOTAL REQUEST						7,754
AREA COST FACTOR			1.04			
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Conveys 1,294 existing single and multiplex family housing units for a privatization, end state, on approximately 4 17 acres of leased land. Without privatization, the MILCON cost for this work is \$58.3M for a leverage of 7.47: 1. Privatized units will provide modem interior and exterior upgrades and meet current AF space and floor plan standards.</p> <p>11. Requirement: 1,294 UN Adequate: 660 UN Inadequate: 634 UN</p> <p>PROJECT: Privatize Military Family Housing (Current Mission)</p> <p>REQUIREMENT: This project is required to provide modem and efficient housing for military members and their dependents stationed at Cannon APB. 844 units must be upgraded or replaced to provide modem and efficient housing for military members and their dependents stationed at Cannon AFB. After completion, all units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Privatized units will provide modem interior; covered patios; be energy efficient; meet current space and floor plan standards; have modem kitchens and bathrooms; carpet in all living areas; garages instead of carports; utility meters and landscaping around all units.</p> <p>CURRENT SITUATION: The current MFH units were constructed in 1957, 1966, 1974 and 1994. The 361 units constructed in 1994 meet "whole house" standards and 299 units have been upgraded to "whole house" standards. Of the remaining 712 units, 63 were constructed in 1957, 399 in 1966 and 250 in 1974. A majority do not meet the requirements of the "whole house" standard or the needs of today's families, nor do they provide a modem home environment. The electrical systems do not meet modem codes. Ground fault interrupter protection is not provided for all bathroom, kitchens, and exterior circuits. Plumbing and lighting fixtures are dated and deteriorated. The units do not have adequate living and storage space, most lack covered patios and all lack garages. The 63 units constructed in 1957 that have not been upgraded, require major renovation including new exterior doors and windows. The northern housing area is separated from the rest of the base by a major highway and mainline railroad tracks and currently limited community facilities. Also, water pressure is low in our northern housing area, containing 611 units, and a new water tower needs to be constructed to alleviate this problem.</p>						

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION CANNON AIR FORCE BASE		
4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING	5. PROJECT NUMBER CZQZ030004	
<p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Without this project repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. The impact will be a major morale problems for those families living in inadequate military family housing units and an unacceptable financial hardships for military families on limited budgets occupying units meeting standards in the local community with higher rents.</p> <p><u>WORK ACCOMPLISHED IN THE PREVIOUS THREE YEARS:</u> FY00, whole house improvement of 83 units.</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 "MFH severability" criteria contained in the AF FHMP. This privatization project contains no resale merchandise, services or commercial recreational operations or activities in accordance with the SAF/MII Housing Privatization Interim Operating Instructions memorandum dated 2 Mar 99 and AF/IL memo regarding coordination with AFFES DeCA and MWR board dated 19 Mar 99. A viable pro forma and preliminary economic analysis will be developed and provided during the project development phase, and a certified economic analysis will be accomplished prior to completion of the solicitation process. All children living in military housing currently attend schools run by the local governments. Privatization of housing should have no effect on the school system. In the event the privatization is not feasible, the Air Force will execute an improvement projects for 100 units with the most expensive unit cost of \$98,000 in accordance with the Installation's Housing Community Plan and at the programmed amount requested by this privatization candidate. Base Civil Engineer: Lt Col Nicholas L. Desport, (505) 784-2008. The requested funds will be transferred to the DoD FHIF when the project is ready for award.</p>		

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION WRIGHT-PATTERSON AIR FORCE BASE, OHIO		4. PROJECT TITLE IMPROVE MFH PHASE 1	
5. PROGRAM ELEMENT. 88742	6. CATEGORY CODE 711-144	7. PROJECT NUMBER ZHTV994004	8. PROJECT COST (\$000) 13,436
<p>will lead to deterioration of housing units. Failure to repair waterlines will lead to frequent broken water pipes causing outages, disrupting the lives of the housing occupants. Failing utility systems will result in increased nuisance service calls in the Brick Quarters. The lack of fencing and storage in Pine Estates will adversely affect the quality of life of housing occupants. If repairs are not accomplished the units will not provide modern and attractive housing for military families.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> Repair kitchens, baths and exteriors</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> The Brick Quarters portion of the project is eligible to be listed on the National Register as part of the Brick Quarters historic district. An economic analysis has been prepared comparing the alternatives of new construction, whole-house improvement, and status quo. Improvement was found to be the most cost effective alternative over the life cycle. Base Civil Engineer: Gary Johnson, (937)257-6214</p>			

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION SHAW AIR FORCE BASE, SOUTH CAROLINA			4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-121	7. PROJECT NUMBER VLSB030009R1	8. PROJECT COST (\$000) 0		
9. COST ESTIMATE:					
ITEM		U/M	QUANTITY	UNIT	COST
PRIVATIZE MILITARY FAMILY HOUSING		UN	1704	a	0
SUPPORTING FACILITIES					0
SUBTOTAL					0
TOTAL CONTRACT COST					
TOTAL REQUEST					0
AREA COST FACTOR		.86			
EFFECTIVE STATUTORY LIMIT		a			
MOST EXPENSIVE UNIT		a			
<p>10. Description of Proposed Work: Conveys 1,704 existing single and multiplex housing units for privatization, end state, on approximately 443 acres of land. Without privatization, the MILCON cost for this work is \$46,600,000. Privatized units will provide modern interior and exterior conveniences and meet current space and floor plan standards.</p>					
<p>11. REQUIREMENT: 2,194 ADEQUATE: 490 SUBSTANDARD: 1,214</p> <p>PROJECT: Privatize Military Family Housing (Current Mission).</p> <p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents at Shaw AFB. 900 Wherry units and 240 Appropriated 50-69 units must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. After completion, all units will meet the whole house standards, programmed in accordance with the Housing Community Plan. Modern kitchens, bathrooms and floor coverings, as well as privacy fencing, patios, playgrounds and recreational areas, are necessary to meet these standards. Modern conveniences include all necessary amenities and supporting facilities to include site preparation, carports, energy efficient air conditioning, energy solar features, parking, and support infrastructure of roads, utilities, and landscaping.</p> <p>CURRENT SITUATION: The current housing units were constructed between 1952 and 1975. These 28 to 51 year old houses require major renovations and repair to correct deterioration from age and heavy use. Some of these houses had major upgrades, but the remainder have not had major upgrades since they were constructed and therefore do not meet family needs nor do they provide a modern home environment. Bathroom cabinets and fixtures are deteriorated and obsolete. Counter tops are warped, stained and separating at the seams. Plumbing and lighting fixtures are antiquated. Electrical systems do not meet current construction codes, especially in Wherry units that do not have grounding systems. Ground fault circuit interrupter protection is not provided in bathrooms, kitchens and exterior receptacles. Exterior siding and insulation require replacement. These units have inadequate living and storage space and no patio privacy. Numerous units do not have carports nor adequate off-street parking. Landscaping and recreation areas for housing residents are deficient.</p> <p>IMPACT IF NOT PROVIDED: Housing units will continue to deteriorate rapidly, resulting in increased operation, maintenance and repair costs to the Government, while</p>					

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION SHAW AIR FORCE BASE, SOUTH CAROLINA		4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-121	7. PROJECT NUMBER VLSB030009R1	8. PROJECT COST (\$000) 0
<p>inconveniencing the housing residents. Without this project, repairs to these units will continue in a costly, piecemeal type fashion, with little or no overall improvement to the quality of living standards. The impact will be a major morale problem for those families living in substandard military family housing units and unacceptable financial hardships for military families on limited budgets occupying off-base housing units that meet current living standards in the local community, but have higher rental rates.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> 60 units were upgraded to whole house standards last year.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> 120 units are programmed for major renovation, but the year of renovation was not determined.</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 Rousing Severability*" criteria contained in the 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/MII Housing Privatization Interim Operating Instructions memorandum, dated 2 Mar 99, and AF/IL memo regarding coordination with AAFES, DeCA and MWR Board, dated 19 Mar 99. A viable proforma 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. Base Civil Engineer: Lt Col Brian D. Yolitz, DSN 965-9562</p>			

1. COMPONENT AIR FORCE		FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION LANGLEY AIR FORCE BASE, VIRGINIA				4. PROJECT TITLE IMPROVE HISTORICAL FAMILY HOUSING		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-144	7. PROJECT NUMBER MUHJ030201	8. PROJECT COST (\$000) 15,643		
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT	COST	
IMPROVE HISTORICAL FAMILY HOUSING		UN	46	0	13,534	
UNIT TYPES: COLONEL 3 BDRM		EA	31	349,000	(10,819:)	
UNIT TYPES: SNCO 3 BDRM		EA	15	181,000	(2,715:)	
SUPPORTING FACILITIES					561	
DEMOLITION & ASBESTOS/LEAD BASE PAINT		UN	46	10,196	(469:)	
SPECIAL CONSTRUCTION FEATURES		UN	46	2,000	(92:)	
SUBTOTAL					14,095	
CONTINGENCY (5%)					705	
TOTAL CONTRACT COST					14,800	
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)					844	
TOTAL REQUEST					15,643	
AREA COST FACTOR			.92			
EFFECTIVE STATUTORY LIMIT			0			
MOST EXPENSIVE UNIT			475,000			
10. Description of Proposed Work: Whole house renovation of 46 historic houses, and all necessary support. This project will upgrade all systems to renovate each facility to meet current standards without compromising the architectural integrity of the facility. Includes mechanical, electrical and plumbing systems, air conditioning/heating, baths, lighting, and exterior repairs as necessary to revitalize the units						
11. REQUIREMENT: 1,606 ADEQUATE: 341 SUBSTANDARD: 1,265 PROJECT: Renovate Historic Family Housing (Current Mission). REQUIREMENT: Renovate 46 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 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, install phone wiring, remove/dispose of asbestos/lead paint, and landscape. CURRENT SITUATION: The houses were constructed in 1934. Periodic maintenance occurred over the lifetime of the houses, with some systems upgraded as they failed, but the units 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. Forced-air heating was installed in the 1960s, but is inefficient, and does not adequately distribute the air. Cracked exterior pavement is a tripping hazard, and causes rainwater to collect around foundation areas. IMPACT IF NOT PROVIDED: Continuing deterioration of the facility will incur increased maintenance and repair costs, requiring increased efforts to keep the houses in a						

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION LANGLEY AIR FORCE BASE, VIRGINIA		4. PROJECT TITLE IMPROVE HISTORICAL FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-144	7. PROJECT NUMBER MUHJ030201	8. PROJECT COST (\$000) 15,643
<p>habitable condition.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> This project will meet the criteria/scope indentified in Part11 of Military Handbook 1190, "Facility Design Guide". Since this is an improvement project, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. Improvement as a percentage of replacement for Officer and NCO quarters is 94% and 134% respectively. Although the 70% rule will be exceeded, housing units will be improved due to their historical status. The U. S. Army Corps of Engineers will be used to accomplish this project. Base Civil Engineer: Lt Col Drew Jeter (757) 764-2025.</p>			

1. COMPONENT AIR FORCE		FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION FRANCIS E WARREN AIR FORCE BASE, WYOMING				4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-111	7. PROJECT NUMBER GHLN034000		8. PROJECT COST (\$000) 0	
9. COST ESTIMATES						
ITEM				U/M	QUANTITY	COST
PRIVATIZE FAMILY HOUSING				UN	265	0
SUPPORTING FACILITIES						0
SUBTOTAL						0
TOTAL CONTRACT COST						0
TOTAL REQUEST						0
AREA COST FACTOR				1.04		
10. Description of Proposed Work: Convey 265 existing Carlin Heights MPH units for privatization. Privatized units will provide general interior and exterior modernization and renovation.						
11. REQUIREMENT: 265 ADEQUATE: 0 SUBSTANDARD: 265						
<u>PROJECT:</u> Privatize Military 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 FE Warren AFB. 265 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 'whole house' standards and are programmed in accordance with the FE Warren AFB 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. Garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds, and recreation areas.						
<u>SITUATION:</u> This project upgrades and modernizes 16 year old housing, constructed in 1987. The units require major renovation and repair to correct deterioration resulting from heavy use and poor initial construction processes and materials. They have had no major upgrades since construction and do not meet the needs of today's families. Windows, siding, and insulation require replacement. Many interior components are mismatched due to the non-availability of original materials for replacement. The units have inadequate living space and storage, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient. Pavement areas need replacement.						
<u>IMPACT IF NOT PROVIDED:</u> Existing units will continue to deteriorate rapidly, resulting in increased 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.						
<u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> GHLN 984001 Install Water Cutoff Access, Carlin \$62K GHLN 974027 Replace Windows Carlin Heights \$400K						
<u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None						
<u>ADDITIONAL:</u> The installation commander has agreed that the 265 Carlin Heights units are						

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION FRANCIS E WARREN AIR FORCE BASE, WYOMING		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER GHLN034000	8. PROJECT COST (\$000) 0
<p>severable according to the criteria contained within the 2000 Air Force Family Housing aster Plan. This project contains no resale merchandise, services, or commercial recreation operations or activities IAW with the SAF/MI Housing Privatization Interim perating Instructions memo dated 2 Mar 99 and AF/IL memo regarding coordination with AFES, DeCA, and MWR Board dated 19 Mar 99. A viable proforma and a preliminary conomic analysis will be developed and provided during the concept approval process, nd a certified economic analysis will be accomplished prior to completion of the olicitation process. Base Civil Engineer: Lt Col Steven Ditmer, DSN 484-3600.</p>			

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION VOGELWEH FAMILY HOUSING ANNEX, GERMANY FED REP 0		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER YANB034546	8. PROJECT COST (\$000) 51,526
9. COST ESTIMATES			
ITEM		U/M	QUANTITY
FAM HSG, DEUTCHMRK		UN	376
SUPPORTING FACILITIES			112,739
WALKWAYS AND PARKING		LS	
SWTOTAL			42,390
CONTINGENCY (5%)			4,569
TOTAL CONTRACT COST			(4,569
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)			46,959
TOTAL REQUEST			2,340
AREA COST FACTOR 1.24			49,307
EFFECTIVE STATUTORY LIMIT 0			2,219
MOST EXPENSIVE UNIT 100,000			51,526
10. Description of Proposed Work: Provides general interior and exterior upgrades of 376 units. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bathrooms, stairwells and entryways, improves floor plans and balconies, and improves energy efficiency. Corrects fire deficiencies. Includes asbestos, lead based paint and other hazard removal. Adds walkways and parking. Grade Mix: 344 E1-E4, 32 E5-E9			
11. REQUIREMENT: 9,947 UN ADEQUATE : 6,128 UN SWSTANDARD: 3,369 UN PROJECT: Improve Military Family Housing <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Ramstein AS, 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. Renovated buildings will comply with force protection requirements. In addition the project provides for renovation under the aspect of the Americans With Disabilities Act. (ADA) <u>CURRENT SITUATION:</u> These houses, constructed in the 1950's, require major renovation 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. 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 dated and deteriorated. Electrical systems do not meet current construction codes; ground fault interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Roofs, windows and balconies are deteriorated and need replacement. <u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate, resulting in increasing operations, maintenance, and repair costs to the government and inconvenience to residents. Families are 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			

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION VOGELWEH FAMILY HOUSING ANNEX, GERMANY FED REP 0			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER YANB034546	8. PROJECT COST (\$000) 51,526	
<p>expected if such conditions continue to exist.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> This project is not eligible for NATO funding. 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, revitalization was found to be the most cost efficient over the life of the project. Cost to improve units is 55% of the replacement cost. SIOH is 4.5% based on agreement between US Air Force and German execution agent (Staatsbaamt) Base Civil Engineer: Col Jeffrey Leptrone, DSN 314-480-6228.</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: EURO 1.1386</p>				

1. COMPONENT AIR FORCE		FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE	
3. INSTALLATION AND LOCATION BITBURG FAMILY HOUSING ANNEX, GERMANY FED REP 0				4. PROJECT TITLE IMPROVE FAMILY HOUSING			
5. PROGRAM ELEMENT 00742		6. CATEGORY CODE 711-161		7. PROJECT NUMBER BSHP034000		8. PROJECT COST (\$000) 21,229	
9. COST ESTIMATES							
ITEM				U/M	QUANTITY	UNIT	COST
FAM HSG, DEUTCHMRK				UN	192	89,570	17,197
SUPPORTING FACILITIES							2,150
INFRASTRUCTURE IMPROVEMENTS				LS			(1,450)
COMMUNITY IMPROVEMENTS				LS			(700)
SUBTOTAL							19,347
CONTINGENCY (5%)							967
TOTAL CONTRACT COST							20,314
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)							914
TOTAL REQUEST							21,229
AREA COST FACTOR				1.27			
EFFECTIVE STATUTORY LIMIT				0			
MOST EXPENSIVE UNIT				180,000			
10. Description of Proposed Work: Provides general modernization and renovation of 192 units. Includes utility upgrades to meet current standards. Upgrades kitchens, bathrooms, floor coverings, stairwells and entryways. Improves floor plans, increases energy efficiency, corrects fire deficiencies, improves balconies and landscaping, and replaces roofs. Includes asbestos/lead based paint removal. Grade Mix: 164 E1-E6, 28 E7-E9							
11. REQUIREMENT: 1,604 UN ADEQUATE: 1,030 UN SUBSTANDARD: 574 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 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 will be provided for authorized units. Windows and doors will be replaced as necessary to meet antiterrorism/force protection standards. SITUATION: These houses, constructed in the 1950's. require major renovation 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. Air Force homes in Germany are constructed in 3 and 4 story townhouse type buildings. Laundry rooms are community use located in the basement. Kitchen and bathroom cabinet and fixtures are dated and deteriorated. Electrical systems do not meet current construction codes; ground fault interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Roofs, windows and 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 are forced to take children up and down four flights of stairs to							

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION BITBURG FAMILY HOUSING ANNEX, GERMANY FED REP 0			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE I11-161	7. PROJECT NUMBER BSHF034000	8. PROJECT COST (\$000) 21,229	
<p>use laundry facilities in the basement. Low morale and retention problems can be expected if such conditions continue to exist.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. The cost to improve this housing is 60% of the replacement cost. This project is not eligible for NATO funding. SIOH is 4.5% based on agreement between US Air Force and German execution agent (Staatsbauamt). EASE CIVIL ENGINEER: Lt Col Kim Traver, 011-49-6565-61-6302 DSN: 452-6302</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: EURO 1.1386</p>				

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION ANDERSEN AIR FORCE BASE, GUAM			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 11		
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AJJY034401R2	8. PROJECT COST (\$000) 16,479		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
CAPEHART FAMILY HOUSING		LS			14,314
IMPROVE FAMILY HOUSING PH 11		UN	112	127,800	(14,314)
SUPPORTING FACILITIES			I		924
UTILITIES		LS			(3001
PAVEMENTS		LS			(50
SITE IMPROVEMENTS		LS			(65
LANDSCAPING		LS			(100
ASBESTOS/LEAD PAINT ABATEMENT		LS			(409
SUBTOTAL					15,237
CONTINGENCY (5%)					762
TOTAL CONTRACT COST					15,999
SUPERVISION, INSPECTION AND OVERHEAD (3%)					480
TOTAL REQUEST					16,479
AREA COST FACTOR 2.03					
EFFECTIVE STATUTORY LIMIT 0					
MOST EXPENSIVE UNIT 167,000					
<p>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.</p>					
<p>11. REQUIREMENT: 1,390 ADEQUATE: 948 SUBSTANDARD: 442 PROJECT: Improve Family Housing (Phase 11). (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Andersen MB. 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. 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.</p>					

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION ANDERSXN AIR FORCE BASE, GUAM		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 11	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AJJY034401R2	8. PROJECT COST (\$000) 16,479
<p>The units have inadequate living space and storage. Playgrounds, parking areas, and landscaping are inadequate or nonexistent.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Without this project repair of these units will 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.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, 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 59% of the replacement cost. Base Civil Engineer: Lt Col Randy Eide, (671)366-7101</p>			

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH3	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZO341211	8. PROJECT COST (\$000) 15,989
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
IMPROVE FAMILY HOUSING	UN	124	109,677
SUPPORTING FACILITIES			1,185
STORAGE	LS		(325)
LANDSCAPE/SIGN/GARBAGE	LS		(240)
PARKING	SP	248	2,500
SUBTOTAL			14,784
CONTINGENCY (5%)			739
TOTAL CONTRACT COST			15,524
SUPERVISION, INSPECTION AND OVERHEAD (3%)			466
TOTAL REQUEST			15,989
AREA COST FACTOR	1.9		
EFFECTIVE STATUTORY LIMIT	0		
MOST EXPENSIVE UNIT	175,000		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 124 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: 8,705 UN ADEQUATE: 4,429 UN SUBSTANDARD: 4,276 UN PROJECT: Improve Family Housing Phase 3. (Current Mission) <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Kadena AS, Japan. All units will meet modern housing standards. 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, with ample interior and exterior storage. Units will be provided with adequate infrastructure and parking spaces. <u>CURRENT SITUATION:</u> These units were built in 1979 by the Government of Japan. They have had no major upgrades since constructed and do not meet the needs of today's families nor do they provide a modern home environment. The HVAC, plumbing, electrical systems require major repairs/replacement due to age and deterioration. They do not meet current standards of efficiency and safety. Interiors are generally inadequate by modern Criteria. Units lack exterior storage and adequate parking. <u>IMPACT IF NOT PROVIDED:</u> Unrenovated, these housing units will continue to deteriorate. Maintenance, repair, and operations costs to the government and inconvenience to the residents will increase. Repair of the units will continue in a costly, piecemeal fashion with little/no improvement in living quality. Quality of life, moral, and retention will be affected. <u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> Repair kitchens, FY99-01.			

1. COMPONENT AIR FORCE	FY 2003 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH3	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LEE20341211	8. PROJECT COST (\$000) 15.989
<p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement and status quo operation. This project is not eligible for JFIP funding. This project meets the criteria/scope in Part II MILHND BK 1190. The cost to improve this housing is 40% of the replacement cost. Base Civil Engineer: Col William 4. Formwalt, DSN 634-1804.</p> <p>FOREIGN CURRENCY: FCP Budget Rate Used: YEN 124.330</p>			

1. COMPONENT AIR FORCE	PY 2003 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 NSET034024	8. PROJECT COST (\$000) 20,532
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
IMPROVE FAMILY HOUSING	UN	96	131,000
SUPPORTING FACILITIES			12,576
PAVEMENTS	LS		6,226
LIGHTING	LS		(900)
LANDSCAPING	LS		(500)
RECREATION	LS		(700)
UTILITY UPGRADES	LS		(510)
SUBTOTAL			(3,616)
CONTINGENCY (5%)			18,802
TOTAL CONTRACT COST			940
SUPERVISION, INSPECTION AND OVERHEAD (4%)			19,743
TOTAL REQUEST			790
AREA COST FACTOR	1.21		20,532
EFFECTIVE STATUTORY LIMIT	0		
MOST EXPENSIVE UNIT	175,000		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 96 units. Includes additions to meet current size standards, privacy fencing, patios, playgrounds, and recreation areas. Includes demolition and asbestos/lead-based paint removal. Replacement of infrastructure to upgrade water, sewer, and electrical distribution systems. Grade Mix: 77 JNCO, 1 SNCO, 1 CGO, 11 FGO, 5 SO			
11. REQUIREMENT: 1,100 UN ADEQUATE: 607 UN SUBSTANDARD : 493 UN			
PROJECT: Improve Military Family Housing			
REQUIREMENT: This project is required to provide modern efficient housing for military members and their dependents assigned to 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 or garages will be provided where deficient. Neighborhood improvements are required and include landscaping, lighting, playgrounds, and recreation areas. Common utilities such as water, sewer, and electrical distribution systems within the housing area must be upgraded.			
CURRENT SITUATION: This project upgrades and modernizes housing and infrastructure that require major renovation and repair to correct deterioration resulting from age and heavy use. The houses 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. Plumbing and lighting fixtures are deteriorated and dated. The roofs of many of the units have			

1. COMPONENT AIR FORCE	FY 2003 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 MSET034024	8. PROJECT COST (\$000) 20.532	
<p>deteriorated, and are in need of repair. The electrical systems do not meet modern construction codes. Flooring is stained, loose and mismatched due to non-availability of original materials for replacement. The units have inadequate living space by Air Force standards, only one full-sized bathroom, minimal storage space, and small to no patios or backyard privacy. Landscaping, lighting, parking and recreation areas for housing residents are deficient.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Low morale and retention problems can be expected if such conditions continue to exist.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> Bathroom repair CY01 to 72 units and roof replacement CY01 to 7 units.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p> <p><u>ADDITIONAL:</u> 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. Based on the net present values and benefits of the respective alternatives, revitalization was found to be the most cost effective. SIOH is 4% to fund JK execution agent and Air Force execution oversight. The cost to improve these housing units is 65% of the replacement cost. This project is not eligible for NATO funding. Base Civil Engineer: Lt Col Thomas D. Quasney 44 1638 522100.</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: POUND .7091</p>				

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ADVANCE PLANNING AND DESIGN

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2003 BUDGET REQUEST

FY 2003 ADVANCE PLANNING AND DESIGN

Program (In Thousands)

FY 2003 Program \$34,188

FY 2002 Program \$24,281

Purpose and Scope

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

Program Summary

Authorization is requested for:

(1) Advance planning and design for future year housing programs;

(2) FY 2003 Authorization and Appropriation of \$34,188,000 to fund this effort as outlined in the following exhibit:

1. COMPONENT AIR FORCE		FY 2003 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES				4. PROJECT TITLE FAMILY HOUSING ADVANCE PLANNING AND DESIGN		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 71 I-000	7. PROJECT NUMBER		8. PROJECT COST (\$000) 34,188	
		9. COST	ESTIMATE			
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
FAMILY HOUSING ADVANCE PLANNING AND DESIGN			LS			34,188
SUBTOTAL						34,188
TOTAL CONTRACT COST						34,188
TOTAL REQUEST						34,188
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Architect-engineer services, survey, fees, etc., in connection with advance planning and design of family housing dwelling units and properties included in or proposed for the Air Force Family Housing Construction Account.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$34.188 million to provide planning and design costs in connection of family housing new or post acquisition construction programs.</p> <p><u>REQUIREMENT</u>: The funds requested are necessary to procure architect-engineer services to make site and utility investigations; one time multi-phase design, and housing community profiles (HCP) developments; for the preparation of design and specifications of advance plans for future year family housing programs in connection with any family housing new or post acquisition construction programs.</p> <p><u>IMPACT IF NOT PROVIDED</u>: The funds requested are necessary to support the development of the housing community plans and to support the new and post acquisition construction programs.</p>						