

FAMILY HOUSING

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2004 BUDGET REQUEST

NARRATIVE SUMMARY

This Military Family Housing request reflects the Air Force's commitment to revitalize inadequate houses and provide service members with homes that meet contemporary standards similar to the size and floor pattern of homes constructed in the local community. The Air Force created the Air Force Family Housing Master Plan (FHMP) as the "roadmap" to guide our planning and programming of investment, operations and maintenance, and privatization in military family housing.

This budget request fully funds the AF FHMP to meet Air Force's 2007/2009 goal: eliminating all inadequate housing units in CONUS by FY 2007 (except 4 northern bases by FY 2008) and overseas by FY 2009. 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, or inadequate, or demand for base housing is high due to economic factors, we construct, replace, improve, 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 supports operations and maintenance of our housing inventory for daily operations to "keep the doors open" and where needed to keep "good houses good." In this way we prevent deterioration in our existing adequate inventory. We are accelerating revitalization of inadequate homes in the worst condition by improving or replacing to contemporary standards, where economically justifiable. Accordingly our investment account has increased from \$684 million last fiscal year to \$700 million in FY2004.

The operations, 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 contract funding to correct life safety, health, and facility preservation issues that cannot wait for MILCON funding.

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 seven additional housing privatization initiatives in FY 2004. We propose to privatize more than 6,900 housing units at seven bases: Luke AFB, AZ; Altus AFB, OK; Tinker AFB, OK; Shaw AFB, SC; Sheppard AFB, TX; McChord AFB, WA; and F.E. Warren AFB, WY. The alternative project will only be executed if privatization is unsuccessful. These seven improvement projects have a total budget cost of \$43.6 million.

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We believe this funding profile represents a well-balanced, fiscally constrained program. 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.

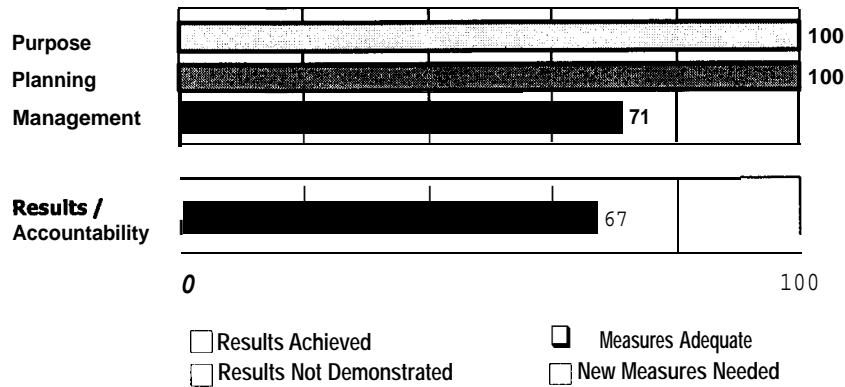
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Program Assessment Rating Tool

The Administration has applied the Program Assessment Rating Tool (PART) to the DoD Family Housing Program. The Housing PART received high scores for purpose and planning. It also revealed that DoD needs to work toward eliminating inadequate housing by 2007, eliminating all out-of-pocket housing expenses, and privatize government-owned housing, where feasible. For more details see next chart.

Program: Housing

Agency: Department of Defense--Military
 Bureau: Military Personnel



Key Performance Measures

Key Performance Measures	Year	Target	Actual
Long-term Measure: Reduce the number of inadequate houses to zero by 2007	2002	153,249	163,195
	2003	125,366	
	2004	98,953	
Annual Measure: Number of housing units privatized	2002	13,905	10,284
	2003	34,649	
	2004	41,258	
Annual Measure: Percent of service members out-of-pocket housing expenses as a fraction of the national median housing costs	2002	11.3%	11.3%
	2003	7.5%	
	2004	3.5%	
	2005	0%	

Rating: Moderately Effective

Program Type: Direct Federal

Program Summary:

DoD's housing program provides housing to military service members and their families. DoD does this in two ways -- by providing housing allowances (BAH) to service members (who find housing in the private sector or in privatized housing on-base) or by providing members DOD-owned housing.

1. The PART reveals that DoD received high scores for the purpose and planning sections because the housing program meets the specific needs of the military and has long-term and short-term goals.
2. The PART shows that, even though DoD has an ambitious goal of eliminating the number of inadequate houses by 2007 (a Presidential Management Initiative), DoD is lagging behind in meeting its targets as shown in the performance measures table on the left. At the end of 2002, DoD owned 163,195 inadequate housing units, higher than what was projected.
3. However, DoD met its goal for reducing service member out-of-pocket housing expenses to 11.3% by increasing housing allowances in 2002.
4. DoD is making attempts to reduce the federal role by increasing both allowances and privatization of government-owned housing.

Based on these findings, the Administration will:

1. Work toward meeting yearly targets so that DoD can eliminate all inadequate housing by 2007.
2. Eliminate all out-of-pocket housing expenses by providing an appropriate housing allowance.
3. Privatize government-owned housing, where feasible, so that military service members and their families can live in quality housing,

(For more information on this program, please see the Department of Defense chapter in the Budget volume.)

Program Funding Level (in millions of dollars)

2002 Actual	2003 Estimate	2004 Estimate
11,846	13,086	14,156

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Inadequate Family Housing Units Eliminated in FY2002

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed.
Units at the beginning of FY2002			103,883	68,574	
FY2002 traditional construction, improvement, and O&M projects to eliminate inadequate units					2,930
PACAF	Improve Hsg	Andersen	113	112	112
AMC	Improve Hsg	Andrews	2	202	202
11th WG	Improve Hsg	Bolling	1,400	747	2
11th WG	Replace Hsg	Bolling		136	136
AMC	Improve Hsg	Charleston	1,348	785	178
AMC	Replace Hsg	Dover	1,512	276	120
ACC	Replace Hsg	Ellsworth	380	360	78
AMC	Improve Hsg	Grand Forks	1,390	625	181
PACAF	Replace Hsg	Hickam	2,560	1,490	102
PACAF	Improve Hsg	Kadena	1,604	674	108
USAFE	Improve Hsg	Kaiserslautern / Ramstein	2,077	1,834	407
USAFE	Replace Hsg	Lajes Field	468	256	64
ACC	Replace Hsg	Langley	3,627	2,502	4
ACC	Improve Hsg	Langley		66	66
AETC	Replace Hsg	Luke	1,008	645	120
USAFE	Improve Hsg	RAF Croughton	270	185	158
USAFE	Improve Hsg	RAF Lakenheath & <i>Mildenhall</i>	1,406	1,183	156
USAFE	Improve Hsg	RAF <i>Lakenheath</i> & Mildenhall		31	31
USAFE	Improve Hsg	RAF Molesworth	389	147	119
USAFE	Improve Hsg	Spangdahlem	1,130	800	138
AMC	Replace Hsg	Travis	1,103	920	118
AMC	Improve Hsg	Travis		49	49
PACAF	Improve Hsg	Yokota	2,709	1,072	281
FY2002 privatization projects to eliminate inadequate housing			-5,210		4,436
		Brooks City			
A/FMC	Base	Brooks	-170		170
P/FMC	Privatize Hsg	Kirtland	-1,784		1,573

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Inadequate Family Housing Units Eliminated in FY2002

MAJCOM	Project Type	Base	Total Inventory minus Leased 8 Privatized	Total Inadequate Inventory	Total Inadequate Addressed
USAF	Other	Various bases - Adjustment for O&M "whole house" projects, demolition, and adjustments in execution	25		1,003
Projects added by Congress in previous FY			0		252
AMC	Improve Hsg	Charleston			32
ACC	Replace Hsg	Mountain Home			56
ACC	Improve Hsg	Whiteman			164
Units at end of FY2002			98,698	59,953	8,621
Different from Beginning amount by =			-5,185	-8,621	
NOTE: Bases without projects are not shown.					

**DEPARTMENT OF THE AIR FORCE
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Inadequate Family Housing Units Eliminated in FY2003

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed	
Units at the beginning of FY2003			98,698	59,953		
FY2003 traditional construction projects to eliminate inadequate units			115			
PACAF	Construct	Hsg Osan	113	0	0	
AFSPC	Construct	Hsg Peterson	2		0	
FY2003 improvement projects to eliminate inadequate units					1,630	
4	c	c	Improve Hsg Langley	1,512	156	46
JSAFA	Improve	Hsg	USAF Academy		110	66
AFMC	Improve	Hsg	Wright-Patterson	518	518	222
AFSOC	Improve	Hsg	Hurlburt	380	282	213
AFSPC	Improve	Hsg	Peterson	493	208	87
PACAF	Improve	Hsg	Andersen	1,390	444	112
PACAF	Improve	Hsg	Elmendorf	1,204	502	192
PACAF	Improve	Hsg	Kadena	8,162	3,475	124
JSAFE	Improve	Hsg	Kaiserslautern / Ramstein		112	376
JSAFE	Improve	Hsg	Spangdahlem	1,604	566	192
FY2003 replacement projects to eliminate inadequate units					2,100	
AMC	Replace	Hsg	Andrews	2,077	1,427	105
AMC	Replace	Hsg	Dover	1,548	924	112
ACC	Replace	Hsg	Dyess	992	808	85
AFMC	Replace	Hsg	Eglin	2,359	1,496	134
ACC	Replace	Hsg	Ellsworth	1,008	525	22
AMC	Replace	Hsg	Grand Forks	1,489	947	150
PACAF	Replace	Hsg	Hickam	2,660	1,056	96
ACC	Replace	Hsg	Holloman	1,440	904	101
JSAFE	Replace	Hsg	Kaiserslautern / Ramstein	5,019	2,900	19
ETC	Replace	Hsg	Keesler	1,866	1,530	117
ETC	Replace	Hsg	Luke	874	668	140
AMC	Replace	Hsg	MacDill	794	591	96
AFSPC	Replace	Hsg	Malmstrom	1,406	1,027	18
ACC	Replace	Hsg	Minot	2,387	1,540	214
ACC	Replace	Hsg	Mountain Home	1,530	1,052	95
JSAFE	Replace	Hsg	RAF Lakenheath / Mildenhall	1,130	662	96
ETC	Replace	Hsg	Randolph	1,103	802	112
ACC	Replace	Hsg	Seymour Johnson	1,689	1,258	126
AMC	Replace	Hsg	Travis	2,428	1,212	110
FA	Replace	Hsg	USAF Academy	1247	845	71

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Inadequate Family Housing Units Eliminated in FY2003

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
AETC	Replace Hsg	Vance	230	230	59
ACC	Replace Hsg	Whiteman	1,129	715	22
FY2003 privatization projects to eliminate inadequate housing			-18,277		13,902
ACC	Privatize Hsg	Barksdale	-328		200
ACC	Privatize Hsg	Beale	-1,444		1,246
AFSPC	Privatize Hsg	Buckley	0		0
ACC	Privatize Hsg	Cannon	-1,372		712
AMC	Privatize Hsg	Dover	-450		450
PACAF	Privatize Hsg	Elmendorf	-624		412
AFMC	Privatize Hsg	Hanscom	-687		575
PACAF	Privatize Hsg	Hickam	-1,356		886
AFMC	Privatize Hsg	Hill	-1,140		703
AETC	Privatize Hsg	Lackland	-564		564
ACC	Privatize Hsg	Langley	-1,268		1,002
AETC	Privatize Hsg	Little Rock	-1,535		1,201
AETC	Privatize Hsg	Maxwell	-612		288
AMC	Privatize Hsg	McGuire	-1,882		1,420
ACC	Privatize Hsg	Moody	-300		78
ACC	Privatize Hsg	Nellis	-1,296		900
ACC	Privatize Hsg	Offutt	-2,459		2,305
AFSPC	Privatize Hsg	Patrick	-960		960
Units demolished/otherwise permanently removed from family housing inventory			-840		0
USAF	Other	Various bases - Adjustments for demolition, "Walking Shield", and execution adjustments in previous privatization projects	-840		0
Projects added by Congress in previous FY			0		75
ACC	Replace Hsg	Whiteman	0		75
Units at end of FY2003			79,696	42,246	17,707
Different from Beginning amount by =			-19,002	-17,707	

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Inadequate Family Housing Units Eliminated in FY2003

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	8 Inadequate Inventory	Total Inadequate Addressed
NOTE: Bases without projects are not shown.					
NOTE: Difference in inadequate addressed is from FY03 Congressional addition at Whiteman					

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Inadequate Family Housing Units Eliminated in FY2004

MAJCOM	Project Type	Base	Total Inventory minus Leased 8 Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2004			79,696	42,246	
FY2004 traditional construction, improvement, and O&M projects to eliminate inadequate units			111		3,260
PACAF	Improve Hsg	Andersen	1,390	332	165
AMC	Replace Hsg	Andrews	2,077	1,322	50
ACC	Replace Hsg	Davis-Monthan	1,256	766	93
AMC	Replace Hsg	Dover	1,098	812	112
ACC	Replace Hsg	Dyess	992	723	116
AFMC	Replace Hsg	Eglin	2,359	1,362	279
ACC	Replace Hsg	Ellsworth	1,008	503	75
AMC	Replace Hsg	Grand Forks	1,489	797	144
PACAF	Improve Hsg	Hickam	1,304	960	190
USAFE	Replace Hsg	Incirlik	900	268	100
PACAF	Improve Hsg	Kadena	8,162	3,351	122
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,019	2,881	216
USAFE	Replace Hsg	Lajes Field	468	192	42
AFSPC	Improve Hsg	Los Angeles	645	554	279
AFSPC	Replace Hsg	Malmstrom	1,406	1,009	94
ACC	Replace Hsg	Minot	2,387	1,326	200
ACC	Replace Hsg	Mountain Home	1,530	957	186
PACAF	Construct Hsg	Osan	234	0	0
USAFE	Replace Hsg	RAF Lakenheath / Mildenhall	1,130	566	89
AETC	Replace Hsg	Randolph	803	690	96
ACC	Replace Hsg	Seymour Johnson	1,689	1,132	138
USAFE	Improve Hsg	Spangdahlem	1,604	374	55
AMC	Replace Hsg	Travis	2,428	1,102	56
ACC	Replace Hsg	Whiteman	1,129	693	100
PACAF	Improve Hsg	Yokota	2,709	791	263
FY2004 privatization projects to eliminate inadequate housing			-6,814		4,384
AETC	Privatize Hsg	Altus	-970		361
AFSCP	Privatize Hsg	FE Warren	-265		265
AETC	Privatize Hsg	Luke	-874		528
AMC	Privatize Hsg	McChord	-983		468
ACC	Privatize Hsg	Shaw	-1,704		1,704
AETC	Privatize Hsg	Sheppard	-1,288		721
AFMC	Privatize Hsg	Tinker	-730		337

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Inadequate Family Housing Units Eliminated in FY2004

MAJCOM Project Type			Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units demolished/otherwise permanently removed from family housing inventory				-78		631
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution		-78		631
Projects added by Congress in previous FY				0		0
Units at end of FY2004				72,915	33,971	8,275
Different from Beginning amount by =				-6,781	-8,275	
NOTE: Bases without projects are not shown.						
NOTE: Difference in inadequate inventory is from FY03 Congressional addition at Whiteman						

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Inadequate Family Housing Units Eliminated in FY2005

MAJCOM Project Type	Base	Total Inventory minus Leased 8 Privatized	Total Inadequate Inventor-v	Total Inadequate Addressed
Units at the beginning of FY2005		72,915	33,971	
FY2005 traditional construction, improvement, and O&M projects to eliminate inadequate units		117		2,959
FY2005 privatization projects to eliminate inadequate housing		-11,516		6,777
Units demolished/otherwise permanently removed from family housing inventory		0		0
Projects added by Congress in previous FY		0		0
Units at end of FY2005		61,516	24,235	9,736
Different from Beginning amount by =		-11,399	-9,736	

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Inadequate Family Housing Units Eliminated in FY2006

MAJCOM Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2006		61,516	24,235	
FY2006 traditional construction, improvement, and O&M projects to eliminate inadequate units				4,733
FY2006 privatization projects to eliminate inadequate housing		-3,821		1,926
Units demolished/otherwise permanently removed from family housing inventory		0		0
Projects added by Congress in previous FY		0		0
Units at end of FY2006		57,695	17,576	6,659
Different from Beginning amount by =		-3,821	-6,659	

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Inadequate Family Housing Units Eliminated in FY2007

MAJCOM Project Type Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2007	57,695	17,576	
FY2007 traditional construction, improvement, and O&M projects to eliminate inadequate units			4,140
FY2007 privatization projects to eliminate inadequate housing	4,923		2,659
Units demolished/otherwise permanently removed from family housing inventory	0		0
Projects added by Congress in previous FY	0		0
Units at end of FY2007	52,772	10,777	6,799
Different from Beginning amount by =	-4,923	-6,799	

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Inadequate Family Housing Units Eliminated in FY2008

MAJCOM Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2008		52,772	10,777	
FY2008 traditional construction, improvement, and O&M projects to eliminate inadequate units				1,794
FY2008 privatization projects to eliminate inadequate housing		0		0
Units demolished/otherwise permanently removed from family housing inventory		0		0
Projects added by Congress in previous FY		0		0
Units at end of FY2008		52,772	8,983	1,794
Different from Beginning amount by =		0	-1,794	

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Inadequate Family Housing Units Eliminated in FY2009

MAJCOM Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2009		52,772	8,983	
FY2009 traditional construction, improvement, and O&M projects to eliminate inadequate units				1,086
FY2009 privatization projects to eliminate inadequate housina		0		0
Units demolished/otherwise permanently removed from familv housina inventorv		0		0
Projects added by Congress in previous FY		0		0
Units at end of FY2009		52,772	7,897	1,086
Different from Beginning amount by =		0	-1,086	
Inadequate inventory at start of FY10 =			7,897	
Inadequate Surplus to be demolished =			2,703	
Host Nation Replacement =			2,825	
Estimated drop in requirements =			2,369	
Remaining Inadequate to address in FY10 =			<u>0</u>	

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SUMMARY

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FY 2004 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2004:

<u>FUNDING PROGRAM FY 2004</u>	<u>(\$000)</u>
Construction	\$417,136
Post-Acquisition Construction *	244,998
Advance Planning and Design	33,488
<u>Appropriation Request: Construction *</u>	695,622
Operations, Utilities and Maintenance	669,987
Operating Expenses	141,686
Utilities	132,651
Maintenance	395,650
Housing Privatization	44,536
Leasing - Worldwide	119,908
Debt Payment	
Premiums for Servicemen's Mortgage Insurance Coverage	37
<u>Appropriation Request: O&M, Leasing, Housing Privatization and Debt Payment</u>	834,468
<u>Appropriation Request *</u>	1,530,090
Reimbursement Program	11,391
	 \$1,541,481

* An additional \$4,000,000.00 will be funded with FY02 Inflation Savings

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LEGISLATIVE LANGUAGE

DEPARTMENT OF THE AIR FORCE
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FY 2004 Authorization Language

SEC. 2302. FAMILY HOUSING

(a) CONSTRUCTION AND ACQUISITION. - Using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(j)(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	Davis-Monthan AFB	93 Units	\$19,357,000
California	Travis AFB	56 Units	\$12,723,000
Delaware	Dover AFB	1 12 Units	\$19,601,000
Florida	Eglin AFB	279 Units	\$32,166,000
Idaho	Mt. Home AFB	186 Units	\$37,126,000
Maryland	Andrews AFB	50 Units	\$20,233,000
Missouri	Whiteman AFB	100 Units	\$18,221,000
Montana	Malmstrom AFB	94 Units	\$19,368,000
North Carolina	Seymour Johnson AFB	138 Units	\$18,336,000
North Dakota	Grand Forks AFB	144 Units	\$29,550,000
North Dakota	Minot AFB	200 Units	\$41,117,000
South Dakota	Ellsworth AFB	75 Units	\$16,240,000
Texas	Dyess AFB	1 16 Units	\$19,973,000
Texas	Randolph AFB	96 Units	\$13,754,000
Korea	Osan AB	111 Units	\$44,765,000

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2004 BUDGET REQUEST

<u>STATE</u>	<u>INSTALLATION</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Portugal	Lajes AB	42 Units	\$13,428,000
Turkey	Incirlik AB	100 Units	\$17,538,000
UK	RAF Lakenheath	89 Units	\$23,640,000
		Total	\$417,136,000

(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 \$33,488,000.

SEC. 2303. IMPROVEMENT TO MILITARY FAMILY HOUSING UNITS

Subject to section 2825 of Title 10, United States Code, and using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(j)(A), the Secretary of the Air Force may improve existing military family housing units in an amount not to exceed \$244,998,000.*

SEC. 2304. AUTHORIZATION OF APPROPRIATIONS. AIR FORCE

(a) IN GENERAL

(6) for Military Family Housing functions -

(A) For construction and acquisition, planning and design, and improvement of military family housing and facilities. \$695,622,000.*

(B) For support of military family housing (including functions described in section 2833 of Title 10, United States Code), \$834,468,000.

*An additional \$4,000,000.00 will be funded with FY02 Inflation Savings.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2004 BUDGET REQUEST

FY 2004 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 [FY03] FY04 Construction [\$684,824,000] \$695,622,000*, for Operation and Maintenance, and Debt Payment [\$863,050,000] \$834,468,000; in all [\$1,547,874,000] \$1,530,090,000*: Provided: That the amount for construction shall remain available until September 30. [2007] 2008.

*An additional \$4,000,000.00 will be funded with FY02 Inflation Savings.

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NEW CONSTRUCTION

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2004 BUDGET REQUEST

FY 2004 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>			
Osan AB. Korea	Current	111	\$44,765
<u>REPLACEMENT HOUSING</u>			
Davis-Monthan AFB. AZ	Current	93	\$19,357
Travis AFB. CA	Current	56	12,723
Dover AFB. DE	Current	112	19,601
Eglin AFB. FL	Current	279	32,166
Mountain Home AFB. ID	Current	186	37,126
Andrews AFB. MD	Current	50	20,233
Whiteman AFB. MO	Current	100	18,221
Malmstrom AFB. MT	Current	94	19,368
Seymour Johnson AFB. NC	Current	138	18,336
Grand Forks AFB. ND	Current	144	29,550
Minot AFB. ND	Current	200	41,117
Ellsworth AFB. SD	Current	75	16,240
Dyess AFB. TX	Current	116	19,973
Randolph AFB. TX	Current	96	13,754
Lajes Field. Portugal	Current	42	13,428
Incirlik AB. Turkey	Current	100	17,538
RAF Lakenheath. UK	Current	89	23,640

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2004 BUDGET REQUEST

<u>SUMMARY:</u>	<u>REQUESTED AUTHORIZATION AMOUNT (\$000,</u>
NEW MISSION TOTAL	\$ 0
CURRENT MISSION TOTAL	\$417.136
IMPROVEMENTS *	244.998
PLANNING AND DESIGN	<u>33.488</u>
GRAND TOTAL *	\$695.622

*An additional \$4,000,000.00 will be funded with FY02 Inflation Savings.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2004 BUDGET REQUEST

FY 2004 NEW CONSTRUCTION

Program (In Thousands)
FY 2004 Program \$417.136
FY 2003 Program \$426.455

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 1,970 units and construction of 111 units.
A summary of the funding program for FY 2004 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			
Osan AB. Korea	Current	111	\$44.765
REPLACEMENT HOUSING			
Davis-Monthan AFB. AZ	Current	93	\$19.357
Travis AFB, CA	Current	56	12.723
Dover AFB. DE	Current	112	19,601
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Malmstrom AFB. MT	Current	94	19.368
Seymour Johnson AFB. NC	Current	138	18,336
Grand Forks AFB. ND	Current	144	29,550
Minot AFB. ND	Current	200	41.117
Ellsworth AFB. SD	Current	75	16.240
Dyess AFB. TX	Current	116	19,973
Randolph AFB. TX	Current	96	13,754
Lajes Field. Portugal	Current	42	13,428

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2004 BUDGET REQUEST

<u>AUTHORIZATION</u> <u>Type/Locations</u>	<u>Mission</u>	<u>Number of</u> <u>Units</u>	<u>Requested</u> <u>Amount (\$000)</u>
Incirlik AB. Turkey	Current	100	17.538
RAF Lakenheath. UK	Current	89	23.640
 <u>AUTHORIZATION</u>			 <u>Requested</u> <u>Amount (\$000)</u>
NEW MISSION TOTAL			\$ 0
CURRENT MISSION TOTAL			\$417.136
IMPROVEMENTS *			244.998
PLANNING AND DESIGN			<u>33.488</u>
GRAND TOTAL *			\$695.622

*An additional \$4.000.000.00 will be funded with FY02 Inflation Savings.

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM						2. DATE		
3. INSTALLATION AND LOCATION OSAN AIR BASE, KOREA				COMMAND: PACIFIC AIR FORCES			5. AREA CONST COST INDEX 1.11			
4. Personnel Strength AS OF 30 SEP 02 END FY 2007	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	555	4649	669	12	938	0	134	675	160	
	556	4670	677	12	938	0	134	675	160	7,792 7,822
7. INVENTORY DATA (\$000)										
Total Acreage:		1,777								
Inventory Total as of : (30 Sep 02)					1,285,795					
Authorization Not Yet in Inventory:					118,870					
Authorization Requested in this Program:					44,765					
Authorization Included in the Following Program:		(FY 2005)			45,460					
Planned in Next Three Years Program:					0					
Remaining Deficiency:					0					
Grand Total:					1,494,890					
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2004)										
CATEGORY						COST		DESIGN		STATUS
CODE	PROJECT TITLE			SCOPE		\$,000	START	CMPL		
'11-142	Replace Family Housing			111 UN		44,765	Jul-02	May-03		
9a. Future Projects: Included in the Following Program (FY 2005)										
'11-142	Replace Family Housing			117 UN		45,460				
9b. Future Projects: Typical Planned Next Three Years: (FY06-09)										
'11-142	Replace Family Housing			none						
9c. Real Property Maintenance Backlog This Installation 42,554										
10. Mission or Major Functions: A host fighter wing supporting a F-16 squadron and an A/OA-10 squadron; headquarters Seventh Air Force; a civil engineering heavy repair squadron (RED HORSE); an Air Mobility Command air mobility support squadron; an Air Combat Command reconnaissance squadron; and an Air Intelligence Agency intelligence squadron.										

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION OSAN AIR BASE, KOREA (REPUBLIC OF)				4. PROJECT TITLE CONSTRUCT FAMILY HOUSING PHASE 2				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER SMYU004015		8. PROJECT COST (\$000) 44,765		
9. COST ESTIMATE								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	111	158,198	17,560
SUPPORTING FACILITIES					LS			22,471
SITE IMPROVEMENTS					LS			(1,340)
UTILITY MAINS					LS			(1,850)
STREETS					LS			(980)
RECREATION					LS			(1,790)
DEMOLITION					LS			(1,395)
FORCE PROTECTION					LS			(980)
SPECIAL CONSTRUCTION					LS			(14,136)
SUBTOTAL								40,031
CONTINGENCY (5%)								2,002
TOTAL CONTRACT COST								42,033
SUPERVISION INSPECTION AND OVERHEAD (6.5%)								2,732
TOTAL REQUEST								44,765
AREA COST FACTOR		1.11						
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Construct two general officers' quarters (GOQ) with one-car garages, five senior officers' quarters (SOQ), and 104 military family housing (MFH) units within one high-rise tower. Includes demolition at three sites, site clearing, and replacement of swimming pool. The tower includes special, non-standard housing construction such as fire sprinkler systems, HVAC, elevators, force protection standards, concrete construction, parking and amenities.								
		Programmed			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>
E1-E6	3	1,315	1,630	151	1.110	\$764	8	1,025
E7-E9	3	1,500	1,860	172	1.110	\$764	54	7,877
E7-E9	4	1,734	2,150	200	1.110	\$764	22	3,732
O4-O5	3	1,629	2,020	187	1.110	\$764	10	1,586
O4-O5	4	1,863	2,310	215	1.110	\$764	10	1,824
O6	4	2,032	2,520	234	1.110	\$764	5	992
O7+	4	2,686	3,330	309	1.110	\$764	2	524
							111	17,560
Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF)								
Maximum size: E7-E9/3 Bedroom (1650 NSF/2050 GSF)								
Maximum size: E7-E9/4 Bedroom (2020 NSF/3500 GSF)								
Maximum size: O4-O5/3 Bedroom (1850 NSF/2300 GSF)								
Maximum size: O4-O5/4 Bedroom (2180 NSF/2700 GSF)								
Maximum size: O6/4 Bedroom (2350 NSF/2920 GSF)								
Maximum size: O7/4 Bedroom (3270 NSF/4060 GSF)								
11. REQUIREMENT: 350 UN ADEQUATE: 11 UN SUBSTANDARD: 0 UN								
PROJECT: Construct Family Housing, Phase 2. (Current Mission)								

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION OSAN AIR BASE, KOREA (REPUBLIC OF)		
4. PROJECT TITLE CONSTRUCT FAMILY HOUSING PHASE 2	5. PROJECT NUMBER SMYU004015	
<p>REQUIREMENT: This project is required to provide modern and efficient housing for the 7AF/CV, 51FW/CC and military members and their dependents stationed at Osan AB. All units will meet whole house standards and are programmed in accordance with the Family Housing Master Plan. The housing will provide a safe, comfortable and appealing living environment. The design will provide a modern kitchen, living and family rooms, bedroom and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from three to four as identified in the most recent housing market analysis. Units will be provided with limited parking space and a few guest parking spaces will be provided. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. This project will replace the existing swimming pool at the site that displaced by the project.</p>		
<p>CURRENT SITUATION: This project replaces two GOQs, constructs five SOQs, and “replaces” 104 leased housing units. Because of force protection considerations, specifically, standoff distances and construction standards, the local community is not a source of adequate housing. Most off-base quarters are inadequate with substandard utilities, non-potable water, and a dangerous heating system. Housing that has been determined to be adequate far exceeds basic allowance for housing, while the affordable housing does not meet minimum adequacy standards. The shortage of adequate housing causes a low acceptance rate of personnel who are offered accompanied assignments on the Command Sponsored Priority List which are identified for critical positions that require continuity and provides stability. Building 1065 and Building 437 are multiple units SOQs with a GOQ at one end of each structure. These GOQ units will be redesignated against the HMA validated SOQ shortfall.</p>		
<p>IMPACT IF NOT PROVIDED: Military members and their families will continue to live in outdated, unsuitable and unsatisfactory housing. The cost of leased housing continues to increase at an unacceptable pace. Personnel will be exposed to health and security risks affecting the overall quality of life and the future retention of personnel assigned to the base. The multi-unit construction of the GOQs do not meet modern standards. Without this GOQ replacement project, the units will continue to deteriorate. Critical maintenance dollars will continue to be diverted from other much-needed projects.</p>		
<p>ADDITIONAL: This project meets the criteria/scope specified in Part 11 of Military Handbook 1190, Facility Planning and Design Guide. Due to antiterrorism and force protection concerns, the project replaces housing units for an existing lease at Mustang Valley Village. Since this is a replacement project, there is no school construction required. This project has been coordinated with the installation physical security plan, and all required physical security and/or combating terrorism measures are included. The possibility of Host Nation funding for this project has been addressed, but sufficient funds from the Host Nation program are not available to support this requirement. The construction agent for this project is the Army Corps of Engineers resulting in 6.5% SIOH costs. Base Civil Engineer: Lt Col. Michael W. Hutchison. 01 1-82-31-661-4312.</p>		
<p>FOREIGN CURRENCY: FCF Budget Rate Used: WON/US \$ 1.255.0</p>		

COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE																																						
3. INSTALLATION AND LOCATION OSAN AIR BASE. KOREA (REPUBLIC OF)																																								
4. PROJECT TITLE CONSTRUCT FAMILY HOUSING PHASE 2	5. PROJECT NUMBER SMYU004015																																							
12. SUPPLEMENTAL DATA: a. Estimated Design Data: <table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 80%;"></th> <th style="text-align: right; width: 20%;">Design/Bid/Build</th> </tr> </thead> <tbody> <tr> <td colspan="2">(1) status:</td> </tr> <tr> <td> (a) Date Design Started</td> <td style="text-align: right;">02 Jul 25</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 2002</td> <td style="text-align: right;">35</td> </tr> <tr> <td> (d) Date 35% Designed</td> <td style="text-align: right;">02 Dec 20</td> </tr> <tr> <td> (e) Date Design Complete</td> <td style="text-align: right;">03 May 25</td> </tr> <tr> <td> (f) Energy Study/Life-Cycle analysis was performed:</td> <td></td> </tr> <tr> <td colspan="2">(2) Basis:</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 colspan="2">(3) Total Cost (c) = (a) + (b) or (d) + (e):</td> </tr> <tr> <td> (a) Production of Plans and Specifications</td> <td style="text-align: right;">2,040</td> </tr> <tr> <td> (b) Ail other Design Costs</td> <td style="text-align: right;">0</td> </tr> <tr> <td> (c) Total</td> <td style="text-align: right;">2,040</td> </tr> <tr> <td> (d) Contract</td> <td style="text-align: right;">2.040</td> </tr> <tr> <td> (e) In-house</td> <td></td> </tr> <tr> <td>(4) Construction Start</td> <td style="text-align: right;">04 May</td> </tr> <tr> <td>(5) Construction Completion</td> <td style="text-align: right;">05 Nov</td> </tr> </tbody> </table> <p>b. Equipment associated with this project will be provided from other appropriations: N/A</p>				Design/Bid/Build	(1) status:		(a) Date Design Started	02 Jul 25	(b) Parametric Cost Estimate used to develop costs	N	(c) Percent Complete as of Jan 2002	35	(d) Date 35% Designed	02 Dec 20	(e) Date Design Complete	03 May 25	(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	2,040	(b) Ail other Design Costs	0	(c) Total	2,040	(d) Contract	2.040	(e) In-house		(4) Construction Start	04 May	(5) Construction Completion	05 Nov
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MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Sep-00		2. FISCAL YEAR 2004		/REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME OSAN AIR BASE		Phase 2		b. LOCATION KOREA			
5. DATA AS OF Aug-00									
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		202	93	51	346	203	92	55	350
7. PERMANENT PARTY PERSONNEL		202	93	51	346	203	92	55	350
8. GROSS FAMILY HOUSING REQUIREMENTS		202	93	51	346	203	92	55	350
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		36	20	5	61				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	0	0				
c. UNACCEPTABLE HOUSED IN COMMUNITY		36	20	5	61				
10. VOLUNTARY SEPARATIONS		0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS		202	93	51	346	203	92	55	350
12. HOUSING ASSETS (a + b)		166	73	46	285	80	16	28	124
a. UNDER MILITARY CONTROL		166	73	46	285	80	16	28	124
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		166	73	46	285	11	0	0	11
(2) UNDER CONTRACT/APPROVED						69	16	28	113
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		0	0	0	0	0	0	0	0
(1) ACCEPTABLY HOUSED		0	0	0	0				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		36	20	5	61	123	76	27	226
14. PROPOSED PROJECT						27	76	8	111
15. REMARKS		<p>Force protection requires members be housed on base.</p> <p>Item 12.a.(1): Existing off-base leased units will be replaced with on-base facilities. Only 11 units are currently on base.</p> <p>Item 12.a.(2): FY03 approved project, Phase 1, provides a 112 unit high rise building, and one GOQ.</p> <p>Item 14: Current project, Phase 2, provides a 104 unit high rise building, five SOQs and two GOQs.</p>							

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION DAVIS MONTHAN AIR FORCE BASE, ARIZONA					COMMAND: AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.01			
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 02		849	5306	1125	34	79	0	2	21	2,126	9,542
END FY 2007		894	5531	1110	34	79	0	2	21	2126	9,797
7. INVENTORY DATA (\$000)											
Total Acreage:		10,633									
Inventory Total as of : (30 Sep 02)											1,062,14
Authorization Not Yet in Inventory:											33,58
Authorization Requested in this Program:											19,35
Authorization Included in the Following Program: (FY 2005)											37,92
Planned in Next Three Years Program:											42,55
Remaining Deficiency:											
Grand Total:											1,195,55
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2004)											
CATEGORY					SCOPE		COST \$,000	DESIGN START	STATUS CMPL		
CODE	PROJECT TITLE				SCOPE		\$,000	START	CMPL		
711-142	Replace Family Housing				93 UN		19,357	Jul-02	May-0:		
9a. Future Projects: Included in the Following Program (FY 2005)											
711-142	Replace Family Housing				102 UN		20,105				
711-142	Replace Family Housing				82 UN		17,822				
9b. Future Projects: Typical Planned Next Three Years: (FY06-09)											
711-142	Replace Family Housing				100 UN		20,876				
711-142	Replace Family Housing				105 UN		21,677				
9c. Real Property Maintenance Backlog This Installation										114,83:	
10. Mission or Major Functions: Headquarters 12th Air Force; a wing with two fighter training squadrons responsible for training all A/OA-10 aircrews; one A/OA-10 fighter squadron, two EC-130 electronic combat squadrons, an active HC-130 squadron, an active HH-60 squadron, a tactical air control wing; an Air Force Reserve HH-60 rescue squadron; and Air Force Material Command's Aerospace Maintenance and Regeneration Center.											

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2 DATE		
3. INSTALLATION AND LOCATION DAVIS-MONTHAN AIR FORCE BASE, ARIZONA				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 5				
5. PROGRAM ELEMENT 8873 I		6. CATEGORY CODE 711-142		7 PROJECT NUMBER FBNV000001		8. PROJECT COST (\$000) 19.357		
9. COST ESTIMATE								
ITEM				U/M	QUANTITY	UNIT COST	COST (\$000)	
MILITARY FAMILY HOUSING				UN	93	141.796	13,187	
SUPPORTING FACILITIES				LS			4,354	
SITE IMPROVEMENTS				LS			(1,417)	
UTILITY MAINS				LS			(1,035)	
STREETS				LS			(330)	
LANDSCAPING				LS			(215)	
RECREATION				LS			(257)	
DEMOLITION				LS			<u>(1,000)</u>	
SUBTOTAL							17,441	
CONTINGENCY (5%)							<u>872</u>	
TOTAL CONTRACT COST							18,313	
SUPERVISION INSPECTION AND OVERHEAD (5.7%)							<u>1,044</u>	
TOTAL REQUEST							19,357	
4AREA COST FACTOR		1.01						
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 93 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and design/construction of single and duplex housing units. Provides normal amenities, to include appliances, parking, air conditioning, garages, patios, privacy fencing, playgrounds and recreation areas. Includes asbestos and lead-based paint removal and energy considerations.								
		Programmed			Project	Cost Per	No	(\$000)
<u>Paygrade Bedroom</u>		<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
E1-E6	3	1,315	1,630	151	1.050	\$754	39	4,662
E1-E6	4	1,573	1,950	181	1.050	\$754	22	3,152
E7-E9	3	1,500	1,860	172	1.050	\$754	9	1,225
E7-E9	4	1,734	2,150	200	1.050	\$754	8	1,266
O4-O5	4	1,863	2,310	215	1.050	\$754	1	170
O6	4	2,032	2,520	234	1.050	\$754	12	2,223
O7+	4	2,686	3,330	309	1.050	\$754	2	489
							93	13,187
Maximum size: E1-E6/3 Bedroom (1420 NSF/11760 GSF) Maximum size: E1-E6/4 Bedroom (1790 NSF/2220 GSF) Maximum size: E7-E9/3 Bedroom (1650 NSF/2050 GSF) Maximum size: E7-E9/4 Bedroom (2020 NSF/2500 GSF) Maximum size: O4-O5/4 Bedroom (2180 NSF/2700 GSF) Maximum size: O6/4 Bedroom (2350 NSF/2920 GSF) Maximum size: O7/4 Bedroom (3270 NSF/4060 GSF)								
II. REQUIREMENT: 3,450 UN ADEQUATE: 2,684 UN SUBSTANDARD: 766 UN								
PROJECT: Replace Military Family Housing, Phase 5. Project Includes replacement of two General Officer Quarters. (Current Mission).								

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION DAVIS-MONTHAN AIR FORCE BASE, ARIZONA		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 5	5. PROJECT NUMBER FBNV000001	
<p>REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and dependents stationed at DMAFB. All units will meet whole house standards and are programmed in accordance with the Housing Community Profile. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This is the fifth of multiple phases to provide adequate housing for base personnel. Of the 766 units to be replaced in this multiphase initiative, 93 will be accomplished in this phase and 673 will follow in subsequent phases. The replacement housing will provide a modern kitchen, living room, bedroom and bath configuration, with ample interior and exterior storage and a single car garage. 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 enhancements include landscaping, playgrounds, and recreation areas.</p> <p>CURRENT SITUATION: This project replaces 93 housing units constructed between 1952 and 1972. These houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction, do not meet the needs of today's families, and do not provide a modern home environment. Roofs, walls, foundations and exterior pavements require major repair or replacement. Pavements are showing signs of failure due to settlement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Water heaters and air conditioning / heating systems are located in the center of the house, resulting in excessive disruption to occupants during servicing. Housing is undersized and inadequate based on whole house 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, and countertops and sinks are badly worn. Laundry facilities are in the kitchen or front door entryway. Flooring throughout the house is outdated, and contains asbestos. Utility systems are outdated and require abnormal maintenance and repair. Electrical circuits do not meet National Electric Code requirements. There are no ground fault interrupt circuits in the bathrooms or kitchens. Lighting systems throughout the houses are inefficient and do not meet modern needs. Exterior storage is inadequate.</p> <p>IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in unsatisfactory housing. The housing will continue to deteriorate with age, resulting in unacceptable maintenance and repair costs, and inconvenience to the occupants. Piecemeal repairs will continue to be accomplished with little or no substantive improvement in occupant quality of life. These deficiencies will continue to adversely affect the morale of all MFH occupants assigned to the base resulting in reduced mission effectiveness.</p> <p>ADDITIONAL: This project meets 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, repair, and status quo operation. Based on the net present values and benefit of this respective alternative, new construction was found to be 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. The cost to improve this housing is 77.1% of the replacement cost. The SIOH is 5.7% since the Army Corp of Engineers will be used as construction agent. Base Civil Engineer: Lt Col Theresa C. Carter. DSN 228-3401.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION DAVIS-MONTHAN AIR FORCE BASE. ARIZONA		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 5	5. PROJECT NUMBER FBNV00000 1	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 02 Jul 15 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2002 35 (d) Date 35% Designed 02 Dec 21 (e) Date Design Complete 03 May 30 (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): (\$890) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 890 (b) All other Design Costs 0 (c) Total 890 (d) Contract 890 (e) In-house (4) Construction Start 04 Mar (5) Construction Completion 05 Jun b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Nov-02			2. FISCAL YEAR 2004		REPORT CONTROL SYMBOL DD-A&L(AR)1716				
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME			b. LOCATION						
5. DATA AS OF Sep-01		DAVIS MONTHAN AIR FORCE BASE Phase 5			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				861	556	4,661	6,078	865	556	4,673	6,094
7. PERMANENT PARTY PERSONNEL				861	556	4,661	6,078	865	556	4,673	6,094
8. GROSS FAMILY HOUSING REQUIREMENTS				596	471	2,444	3,511	599	471	2,447	3,517
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)				15	17	61	93				
a. INVOLUNTARILY SEPARATED				0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED				15	17	61	93				
c. UNACCEPTABLY HOUSED IN COMMUNITY				0	0	0	0				
10. VOLUNTARY SEPARATIONS				5	11	51	67	5	11	51	67
11. EFFECTIVE HOUSING REQUIREMENTS				591	460	2,393	3,444	594	460	2,396	3,450
12. HOUSING ASSETS (a + b)				576	443	2,332	3,351	579	443	2,335	3,351
a. UNDER MILITARY CONTROL				112	155	896	1,163	112	155	896	1,163
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED				112	155	896	1,163	112	155	896	1,163
(2) UNDER CONTRACT/APPROVED								0	0	0	0
(3) VACANT				0	0	0	0				
(4) INACTIVE				0	0	0	0				
b. PRIVATE HOUSING				464	288	1,436	2,188	467	288	1,439	2,194
(1) ACCEPTABLY HOUSED				464	288	1,436	2,188				
(2) ACCEPTABLE VACANT RENTAL				0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT				15	17	61	93	15	17	61	93
14. PROPOSED PROJECT								15	17	61	93
15. REMARKS											
Item 12.a.(1): 766 on-base units inadequate.											

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION TRAVIS AIR FORCE BASE, CALIFORNIA				COMMAND: AIR MOBILITY COMMAND			5. AREA CONST COST INDEX 1.24			
6. Personnel Strength AS OF 30 SEP 02 END FY 2007	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	1727	8207	1206	0	0	0	14	133	140	
	1728	8207	1188	0	0	0	14	133	140	11,410
7. INVENTORY DATA (\$000)										
Total Acreage:		6,383								
Inventory Total as of : (30 Sep 02)					2,758,947					
Authorization Not Yet in Inventory:					72,832					
Authorization Requested in this Program:					12,723					
Authorization Included in the Following Program:		(FY 2005)			0					
Planned in Next Three Years Program:					45,300					
Remaining Deficiency:					0					
Grand Total:					2,889,802					
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY2004)										
CATEGORY					SCOPE		COST \$,000		DESIGN START	STATUS CMPL
711-142	Replace Family Housing				56 UN		12,723		Jul-02	May-03
9a. Future Projects: Included in the Following Program: (FY 2005)										
711-142	Replace Family Housing				none					
9b. Future Projects: Typical Planned Next Three Years: (FY06-09)										
711-142	Replace Family Housing				187 UN		45,300			
9c. Real Property Maintenance Backlog This Installation										254,204
10. Mission and Major Functions: HQ 15th Air Force; an air mobility wing with two C-5 squadrons and two KC-10 air refueling squadrons; an AFRC Associate air mobility wing; and David Grant Medical Center.										

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION TRAVIS AIR FORCE BASE. CALIFORNIA				4. PROJECT TITLE REPLACE FAMILY HOUSING. PHASE 4				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER XDAT034050P4		8. PROJECT COST (\$000) 12,723		
9 COST ESTIMATE								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	56	170.107	9,526
SUPPORTING FACILITIES					LS			1,905
SITE IMPROVEMENTS					LS			(470)
UTILITY MAINS					LS			(435)
STREETS					LS			(325)
LANDSCAPING					LS			(110)
RECREATION					LS			(98)
DEMOLITION					LS			(467)
SUBTOTAL								11,431
CONTINGENCY (5%)								<u>572</u>
TOTAL CONTRACT COST								12,003
SUPERVISION INSPECTION AND OVERHEAD (6%)								<u>720</u>
TOTAL REQUEST								12,723
AREA COST FACTOR		1.24						
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replaces 6 SOQ 4BR, 4 CGO 3BR, 6 SNCO (E9) 4BR, 22 SNCO (E7 - ES) 3BR and 18 JNCO housing units. Project includes site preparation, utilities, curbs, driveways and landscaping along with the new housing units. Also Includes demolition and abatement of existing units. Amenities include heating/ventilating, air conditioning, garages, carpeting and patios.								
		Programmed		Project	Cost Per	No	(\$000)	
<u>Pavorade Bedroom</u>		<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
E1-E6	3	1,315	1,630	151	1.290	\$754	18	2,643
E7-E9 / CGO	3	1,500	1,860	172	1.290	\$754	26	4,350
E7-E9	4	1,734	2,150	200	1.290	\$754	6	1,167
O6	4	2,032	2,520	234	1.290	\$754	<u>6</u>	<u>1,366</u>
							56	9,526
Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF)								
Maximum size: E7-E9/3 Bedroom (1650 NSF/2050 GSF)								
Maximum size: E7-E9/4 Bedroom (3020 NSF/2500 GSF)								
Maximum size: O6/4 Bedroom (2350 NSF/7910 GSF)								
11. REQUIREMENT: 4,503 UN ADEQUATE: 3,401 UN SUBSTANDARD: 1,102 UN								
PROJECT: Replace Military Family Housing, Phase 4 (Current Mission).								
REQUIREMENT: Project will provide modern and efficient housing for military members and their families. All units will meet "whole house/whole neighborhood" standards and will provide a comfortable; safe, and appealing living environment comparable to the off-base civilian community.								
CURRENT SITUATION: This project replaces houses constructed in the 1950's. These single-family homes are undersized and in deteriorating structural condition. The units have no garages, just carports. The overall living areas are undersized. The foundations are cracking and shifting. The sinks and countertops are worn and the fixtures are old.								

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION TRAVIS AIR FORCE BASE. CALIFORNIA		
4. PROJECT TITLE REPLACE FAMILY HOUSING. PHASE 4	5. PROJECT NUMBER XDAT034050P4	
<p>There are no ground-fault interrupter circuits. Furnaces are over 20 years old and beginning to fail. Landscaping is sparse and no longer attractive. Deteriorating utilities are a constant maintenance problem. These units have had no major upgrades since construction and they do not meet the needs of today's families.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and their families will be housed in unsatisfactory facilities, which will contribute to lowered morale. Housing inventory will continue to deteriorate without capital improvements. Without this project, the repair of these units will occur in a more costly, piecemeal fashion with little overall improvement to the quality of living.</p> <p><u>ADDITIONAL:</u> 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. The cost to improve 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%. Base Civil Engineer: Col (S) Mark A. Correll, 707-424-2492.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION TRAVIS AIR FORCE BASE, CALIFORNIA		
4. PROJECT TITLE REPLACE FAMILY HOUSING. PHASE 4	5. PROJECT NUMBER XDAT034050P4	
12. SUPPLEMENTAL DATA:		
a. Estimated Design Data:	Design/Bid/Build	
(1) Status:		
(a) Date Design Started	02 Jul 31	
(b) Parametric Cost Estimate used to develop costs	N	
(c) Percent Complete as of Jan 2002	35	
(d) Date 3.5% Designed	02 Dec 15	
(e) Date Design Complete	03 May 30	
(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	580	
(b) All other Design Costs	0	
(c) Total	580	
(d) Contract	580	
(e) In-house		
(4) Construction Start	04 Apr	
(5) Construction Completion	05 Jul	
b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Nov-01			2. FISCAL YEAR 2004		REPORT CONTROL SYMBOL DD-A&L(AR)1716				
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION									
5. DATA AS OF 2000		a. NAME TRAVIS AIR FORCE BASE Phase 4			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				1,343	685	5,560	7,588	1,379	693	5,608	7,680
7. PERMANENT PARTY PERSONNEL				1,343	685	5,560	7,588	1,379	693	5,608	7,680
8. GROSS FAMILY HOUSING REQUIREMENTS				906	599	3,053	4,558	931	606	3,080	4,617
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)				10	28	18	56				
a. INVOLUNTARILY SEPARATED				0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED				10	28	18	56				
c. UNACCEPTABLE HOUSED IN COMMUNITY				0	0	0	0				
10. VOLUNTARY SEPARATIONS				17	22	73	112	17	22	75	114
11. EFFECTIVE HOUSING REQUIREMENTS				889	577	2,980	4,446	914	584	3,005	4,503
12. HOUSING ASSETS (a + b)				079	549	2,962	4,390	904	556	2,987	4,447
a. UNDER MILITARY CONTROL				251	184	2,237	2,672	251	184	2,237	2,672
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED				251	184	2,237	2,672	251	184	2,237	2,672
(2) UNDER CONTRACT/APPROVED								0	0	0	0
(3) VACANT				0	0	0	0				
(4) INACTIVE				0	0	0	0				
b. PRIVATE HOUSING				628	365	725	1,718	653	372	750	1,775
(1) ACCEPTABLY HOUSED				628	365	725	1,718				
(2) ACCEPTABLE VACANT RENTAL				0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT				10	28	18	56	10	28	18	56
14. PROPOSED PROJECT								10	28	18	56
15. REMARKS											
Item 12.a.(1): 1102 on-base units are inadequate.											

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION DOVER AIR FORCE BASE, DELAWARE				COMMAND: AIR MOBILITY COMMAND			5. AREA CONST COST INDEX 1.00			
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 02	528	4606	708	1	11	7	0	1	
END FY 2007	529	4611	705	1	11	7	0	1	53	5,918
7. INVENTORY DATA (\$000)										
Total Acreage:		3,901								
Inventory Total as of : (30 Sep 02)				1,260,577						
Authorization Not Yet in Inventory:				107,109						
Authorization Requested in this Program:				19,601						
Authorization Included in the Following Program:				(FY 2005)			20,359			
Planned in Next Three Years Program:				63,428						
Remaining Deficiency:				0						
Grand Total:				1,471,074						
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY2004)										
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			112 UN		19,601	Jul-02	May-03		
9a. Future Projects: Included in the Following Program: (FY 2005)										
711-142	Replace Family Housing			118 UN		20,359				
9b. Future Projects: Typical Planned Next Three Years: (FY06-09)										
711-142	Replace Family Housing			118 UN		20,746				
711-142	Replace Family Housing			118 UN		21,542				
711-142	Replace Family Housing			118 UN		21,140				
9c. Real Property Maintenance Backlog This Installation									116,893	
70. Mission and Major Functions: An airlift wing with two C-5 squadrons; and an AFRC Associate C-5 airlift wing.										

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE	
3. INSTALLATION AND LOCATION DOVER AIR FORCE BASE, DELAWARE			4 PROJECT TITLE REPLACE FAMILY HOUSING PHASE 3			
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER FJXT044004	8. PROJECT COST (\$000) 19.601			
9 COST ESTIMATE						
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)		
MILITARY FAMILY HOUSING	UN	112	111,670	13,507		
SUPPORTING FACILITIES	LS			5,154		
SITE IMPROVEMENTS	LS			(425)		
UTILITY MAINS	LS			(1,470)		
STREETS	LS			(815)		
LANDSCAPING	LS			(635)		
RECREATION	LS			(250)		
DEMOLITION	LS			<u>(1,559)</u>		
SUBTOTAL				17,661		
CONTINGENCY (5%)				<u>883</u>		
TOTAL CONTRACT COST				18,544		
SUPERVISION INSPECTION AND OVERHEAD (5.7%)				<u>1,057</u>		
TOTAL REQUEST				19,601		
AREA COST FACTOR	1.00					
10. DESCRIPTION OF PROPOSED CONSTRUCTION. Replace 120 multiplex units with 112 units. Includes all necessary amenities and supporting facilities. Project Includes site prep. attached garages, air conditioning, parking, patios, privacy fencing. support infrastructure of streets and utilities. neighborhood playgrounds, and all landscaping. Includes demolition and environmental hazard abatement including asbestos and lead-based paint removal.						
	Programmed		Project	Cost Per	NO	(\$000)
<u>Paygrade Bedroom</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>
E1-E6	2	1,081	1,340	124	1.000	\$754
E1-E6	3	1,315	1,630	151	1.000	\$754
					<u>100</u>	<u>11,385</u>
					<u>112</u>	<u>12,507</u>
Maximum size: E1-E6/2 Bedroom (1210 NSF/1500 GSF)						
Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF)						
II. REQUIREMENT: 2,167 UN ADEQUATE: 1,355 UN SUBSTANDARD: 812 UN						
<u>PROJECT:</u> Replace Military 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 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 three, 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. Also required: adequate support infrastructure of streets and utilities. This is the third phase of a multiphase initiative to replace inadequate row-unit complexes.						

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION DOVER AIR FORCE BASE. DELAWARE		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 3	5. PROJECT NUMBER FJXT044004	
<p>CURRENT SITUATION: These existing 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 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.</p> <p>IMPACT IF NOT PROVIDED: Air Force members and their families will be housed in unsatisfactory facilities, which will contribute to lowered morale. Housing inventory will continue to deteriorate without capital improvements. Without this project, the repair of these units will occur in a more costly, piecemeal fashion with little overall improvement to the quality of living.</p> <p>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 will be the U.S. Army Corps of Engineers. An economic analysis has been prepared comparing the alternatives of new construction, acquisition, and 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 Nathan G. Macias, (302) 677-6768.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION DOVER AIR FORCE BASE. DELAWARE		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 3	5. PROJECT NUMBER FJXT044004	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 02 Jul 31 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2002 35 (d) Date 35% Designed 02 Dec 21 (e) Date Design Complete 03 May 30 (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): (\$900) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 900 (b) All other Design Costs 0 (c) Total 900 (d) Contract 900 (e) In-house (4) Construction Start 04 May (5) Construction Completion 05 Aug). Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Jun-01			2. FISCAL YEAR		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF 2000		a. NAME DOVER AIR FORCE BASE Phase 3			b. LOCATION DELAWARE				
ANALYSIS O F 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		360	391	2,953	3,704	357	391	2,952	3,700
7. PERMANENT PARTY PERSONNEL		360	391	2,953	3,704	357	391	2,952	3,700
8. GROSS FAMILY HOUSING REQUIREMENTS		262	360	1,687	2,309	260	360	1,687	2,307
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	0	112	112				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	112	112				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		1	29	110	140	1	29	110	140
11. EFFECTIVE HOUSING REQUIREMENTS		261	331	1,577	2,169	259	331	1,577	2,167
12. HOUSING ASSETS (a + b)		272	347	1,501	2,120	270	347	1,501	2,118
a. UNDER MILITARY CONTROL		128	205	1,103	1,436	128	205	1,103	1,436
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		128	205	1,103	1,436	128	205	1,103	1,436
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		144	142	398	684	142	142	398	682
(1) ACCEPTABLY HOUSED		144	142	398	684				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT		(11)	(16)	76	49	(11)	(16)	76	49
4. PROPOSED PROJECT						0	0	112	112
5. REMARKS									
<p>Item 12.a.(1): 812 on-base units are inadequate. 46 JNCO units will be demolished when useful life ends.</p>									

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION EGLIN AIR FORCE BASE, FLORIDA			COMMAND: AIR FORCE MATERIAL COMMAND:			5. AREA CONST COST INDEX 0.82				
6. Personnel Strength AS OF 30 SEP 02 END FY 2007	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	1520	3293	6553	0	0	0	55	276	370	
	1535	3245	6549	0	0	0	55	276	370	12,030
7. INVENTORY DATA (\$000)										
Total Acreage:		463,067								
Inventory Total as of : (30 Sep 02)										2,241,61
Authorization Not Yet in Inventory:										
Authorization Requested in this Program:										32,16
Authorization Included in the Following Program:		(FY 2005)								
Planned in Next Three Years Program:										25,45
Remaining Deficiency:										
Grand Total:										2,299,23
3. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2004)										
CATEGORY		PROJECT TITLE		SCOPE		COST \$,000		DESIGN START		STATUS CMPL
CODE										
711-142		Replace Family Housing		279 UN		32,166	Jul-02			May-0
}a. Future Projects: Included in the Following Program (FY 2005)										
711-142		Replace Family Housing		none						
}b. Future Projects: Typical Planned Next Three Years: (FY06-09)										
711-142		Replace Family Housing		200 UN		25,453				
}c. Real Property Maintenance Backlog This Installation										113,54!
10. Mission or Major Functions: Air Armament Center (AAC) which is responsible for development, acquisition, testing, deployment and sustainment of conventional and nuclear air-delivered weapons; a weapons test wing; an air base wing; an operational test wing; a fighter wing with F-15 aircraft; the Munitions Directorate of the Air Force Research Laboratory; and a space surveillance squadron.										

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE			
3. INSTALLATION AND LOCATION EGLIN AIR FORCE BASE, FLORIDA			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING, PHASE 3					
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER FTFA0340 14	8. PROJECT COST (\$000) 32,166					
9. COST ESTIMATE								
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)				
MILITARY FAMILY HOUSING	UN	279	75,122	20,959				
SUPPORTING FACILITIES	LS			8,078				
SITE IMPROVEMENTS	LS			(1,580)				
UTILITY MAINS	LS			(1,710)				
STREETS	LS			(1,850)				
LANDSCAPING	LS			(395)				
RECREATION	LS			(395)				
DEMOLITION	LS			(1,312)				
GARAGES	LS			(836)				
SUBTOTAL				29,037				
CONTINGENCY (5%)				<u>1,452</u>				
TOTAL CONTRACT COST				30,489				
SUPERVISION INSPECTION AND OVERHEAD (5.5%)				<u>1,677</u>				
TOTAL REQUEST				32,166				
4AREA COST FACTOR		0.82						
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 279 Military Family Housing units with all necessary amenities and supporting facilities. Includes site preparation, attached single car garages, HVAC, energy conserving features, parking, exterior patios and privacy fencing, support infrastructure of roads and utilities, neighborhood playgrounds, recreation areas, landscaping, demolition, and hazardous waste removal.								
		Programmed		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>
E1-E6	2	1,081	1,340	124	0.763	\$754	211	15,052
E1-E6	3	1,315	1,630	151	0.763	\$754	<u>68</u>	<u>5,907</u>
							279	20,959
Maximum size: E1-E6/2 Bedroom (1210 NSF/1500 GSF) Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF)								
11. REQUIREMENT: 3,060 UN ADEQUATE: 1,698 UN SUBSTANDARD: 1,362 UN								
PROJECT: Replace Military Family Housing (Phase 3). Project includes the replacement of 279 Enlisted Quarters into single story duplex units and demolish an existing equal number. (Current Mission)								
REQUIREMENT: Project is required to provide modern and efficient replacement housing for military members and their dependents stationed at Eglin AFB. All units will meet "Whole House" standards. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This is the third of multiple phases to provide adequate housing for base personnel. The replacement housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage and attached single car garage. Exterior parking will be provided for second occupant vehicle and guest parking. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs.								

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION EGLIN AIR FORCE BASE, FLORIDA		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING, PHASE 3	5. PROJECT NUMBER FTFA034014	
<p><u>CURRENT SITUATION:</u> The project replaces 279 housing units that were constructed in 1952. These 52-year old houses are showing 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, nor do they provide a modern home environment. Roofs, walls, foundations and exterior pavements require major repair or replacement due to the effects of age and environment. Roof structures show signs of rot; leaks have made already inadequate insulation even less effective. Foundations and pavements are showing signs of failure due to settlement. Housing interiors are inadequate by modern criteria with small bedrooms, lacking ample closet space. Fixtures are outdated and energy inefficient. Kitchens have little storage and counterspace, with antiquated cabinets, countertops and badly worn, marred sinks. Flooring throughout the house is outdated. Plumbing and electrical systems do not meet current building codes. There is no Ground Fault Interrupter circuit protection and many electrical outlets lack grounding protection. Lighting systems as well as heating and air conditioning systems require upgrade and replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Major morale problems will continue if this replacement is not initiated. Some personnel will continue to occupy substandard housing. Adequate, affordable off-base housing is very limited while susceptible to seasonal fluctuations in availability and rental cost. Without this and subsequent phases of this initiative, costly piecemeal repairs will continue out of necessity with no improvement in living quality.</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, new construction was found to be the most cost efficient over the life of the project. This project meets the criteria/scope specified in Part II of Military Handbook 1190. "Facility Planning and 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 since this is replacement housing. The cost to improve this housing is 102% of the replacement cost. Base Civil Engineer: Col Purvis, DSN 872-2876.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION EGLIN AIR FORCE BASE, FLORIDA		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING, PHASE 3	5. PROJECTNUMBER FTFA0340 14	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 02 Jul 31 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2002 35 (d) Date 35% Designed 02 Dec 15 (e) Date Design Complete 03 May 15 (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): (\$1,480) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 1,480 (b) All other Design Costs 0 (c) Total 1,480 (d) Contract 1,480 (e) In-house (4) Construction Start 04 Mar (5) Construction Completion 05 Aug b. Equipment associated with this project till be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT May-01		2. FISCAL YEAR 2004		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF 2001		a. NAME EGLIN AIR FORCE BASE Phase 3		b. LOCATION FLORIDA					
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		1,257	777	5,132	7,166	1,237	769	5,066	7,072
7. PERMANENT PARTY PERSONNEL		1,257	777	5,132	7,166	1,237	769	5,066	7,072
8. GROSS FAMILY HOUSING REQUIREMENTS		788	477	1,864	3,129	775	473	1,846	3,094
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	12	279	291				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	279	279				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	12	0	12				
10. VOLUNTARY SEPARATIONS		18	17	2	37	16	17	1	34
11. EFFECTIVE HOUSING REQUIREMENTS		770	460	1,862	3,992	759	456	1,845	3,060
12. HOUSING ASSETS (a + b)		770	448	1,769	2,907	759	452	1,758	2,969
a. UNDER MILITARY CONTROL		269	68	1,743	2,080	269	68	1,743	2,080
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		269	68	1,743	2,080	269	68	1,743	2,080
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		501	380	26	907	490	384	15	889
(1) ACCEPTABLY HOUSED		501	380	26	907				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		0	12	93	105	0	4	87	91
14. PROPOSED PROJECT						0	0	279	279
15. REMARKS									
<p>Item 12.a.(1): 1362 on-base units are inadequate. 319 units used by Hurlburt AFB are not included in this inventory. 105 surplus units (4 officer, 101 JNCO) will be demolished when useful life ends.</p>									

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE, IDAHO			COMMAND: AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.14					
6. Personnel		PERMANENT			STUDENTS			SUPPORTED		TOTAL	
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL		CIV
AS OF 30 SEP 02		410	3686	409	0	87	0	0	0	59	4,651
END FY 2007		410	3685	409	0	87	0	0	0	59	4,650
7. INVENTORY DATA (\$000)											
Total Acreage:		6,844									
Inventory Total as of : (30 Sep 02)		1,247,124									
Authorization Not Yet in Inventory:		8,000									
Authorization Requested in this Program:		37,126									
Authorization Included in the Following Program: (FY 2005)		38,562									
Planned in Next Three Years Program:		84,526									
Remaining Deficiency:		0									
Grand Total:		1,415,338									
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2004)											
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	186 UN			37,126	Jul-02	May-03				
9a. Future Projects: Included in the Following Program: (FY2005)											
711-142	Replace Family Housing	184 UN			38,562						
9b. Future Projects: Typical Planned Next Three Years: (FY06-09)											
711-142	Replace Family Housing	176 UN			39,293						
711-142	Replace Family Housing	154 UN			33,927						
711-142	Replace Family Housing	28 UN			6,229						
711-142	Replace Family Housing	26 UN			5,077						
9c. Real Property Maintenance Backlog This Installation										187,884	
10. Mission or Major Functions: A composite wing with one F-16 squadron; one F-15 C/D squadron, one F-15E squadron, and the AEF Battlelab.											

JD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE																																								
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE, IDAHO			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 5																																										
5. PROGRAM ELEMENT 8874 1	6. CATEGORY CODE 711-142	7. PROJECT NUMBER QYZH045002R2	8. PROJECT COST (\$000) 37.126																																										
9. COST ESTIMATE																																													
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)																																									
MILITARY FAMILY HOUSING	UN	186	116,565	21,681																																									
SUPPORTING FACILITIES	LS			11,770																																									
SITE IMPROVEMENTS	LS			(895)																																									
UTILITY MAINS	LS			(5,175)																																									
STREETS	LS			(2,505)																																									
LANDSCAPING	LS			(880)																																									
RECREATION	LS			(955)																																									
DEMOLITION	LS			<u>(1,360)</u>																																									
SUBTOTAL				33,451																																									
CONTINGENCY (5%)				<u>1,673</u>																																									
TOTAL CONTRACT COST				35,124																																									
SUPERVISION INSPECTION AND OVERHEAD (5.7%)				2,002																																									
TOTAL REQUEST				37,126																																									
AWA COST FACTOR		1.14																																											
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Demolish 186 existing units and construct 186 new units on an adjacent site and in Oasis housing area. Includes site clearing, excavation, utility systems, road upgrades and construction of single-family housing units. Provides normal amenities to include appliances, garages, parking, air conditioning, patios, privacy fencing, neighborhood playgrounds and landscaping of housing areas.</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align:left;"><u>Paygrade Bedroom</u></th> <th style="text-align:center;"><u>NSF</u></th> <th style="text-align:center;"><u>GSF</u></th> <th style="text-align:center;"><u>GSM</u></th> <th style="text-align:center;"><u>Project Factor</u></th> <th style="text-align:center;"><u>Cost Per GSM</u></th> <th style="text-align:center;"><u>No Units</u></th> <th style="text-align:right;"><u>(\$000) Total</u></th> </tr> </thead> <tbody> <tr> <td>E1-E6 2</td> <td style="text-align:center;">1,081</td> <td style="text-align:center;">1,340</td> <td style="text-align:center;">124</td> <td style="text-align:center;">1.140</td> <td style="text-align:center;">\$754</td> <td style="text-align:center;">126</td> <td style="text-align:right;">13,429</td> </tr> <tr> <td>E1-E6 3</td> <td style="text-align:center;">1,315</td> <td style="text-align:center;">1,630</td> <td style="text-align:center;">151</td> <td style="text-align:center;">1.140</td> <td style="text-align:center;">\$754</td> <td style="text-align:center;">42</td> <td style="text-align:right;">5,451</td> </tr> <tr> <td>E1-E6 4</td> <td style="text-align:center;">1,573</td> <td style="text-align:center;">1,950</td> <td style="text-align:center;">181</td> <td style="text-align:center;">1.140</td> <td style="text-align:center;">\$754</td> <td style="text-align:center;"><u>18</u></td> <td style="text-align:right;"><u>2,801</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align:center;">186</td> <td style="text-align:right;">21,681</td> </tr> </tbody> </table> <p>Maximum size: E1-E6/2 Bedroom (1210 NSF/1500 GSF) Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF) Maximum size: E1-E6/4 Bedroom (1790 NSF/2220 GSF)</p>						<u>Paygrade 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	1,081	1,340	124	1.140	\$754	126	13,429	E1-E6 3	1,315	1,630	151	1.140	\$754	42	5,451	E1-E6 4	1,573	1,950	181	1.140	\$754	<u>18</u>	<u>2,801</u>							186	21,681
<u>Paygrade 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	1,081	1,340	124	1.140	\$754	126	13,429																																						
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E1-E6 4	1,573	1,950	181	1.140	\$754	<u>18</u>	<u>2,801</u>																																						
						186	21,681																																						
<p>11. REQUIREMENT: 2,868 UN ADEQUATE: 1,911 UN SUBSTANDARD: 957 UN</p> <p>PROJECT: Replace Military Family Housing. (Current Mission)</p> <p>REQUIREMENT: Provide modern and efficient housing for military members and their dependents stationed at MHAFB. meeting "whole house" standards and programming in accordance with the Housing Community Plan. Construct housing, providing a comfortable and appealing living environment comparable to the off-base civilian community. Provide modern kitchens, living rooms, dining rooms, bath configurations, ample interior and exterior storage, garages and off-street parking for a second vehicle. Upgrade the basic neighborhood support infrastructure and construct appropriate child recreation areas and bus shelters to meet modern housing needs. Perform lead/asbestos abatement as required.</p>																																													

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE. IDAHO		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 5	5. PROJECT NUMBER QYZH045002R2	
<p><u>CURRENT SITUATION:</u> Current units do not meet “whole house” standards and are in unsatisfactory condition. Deficiencies include housing density and infrastructure. electrical and mechanical systems, antiquated kitchens and bathrooms, low pitched. high maintenance roofs, lead paint/asbestos containing materials, deteriorating kitchen cabinet and sinks, inadequate storage and counter space, and plumbing in need of replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force families will continue to live in unsatisfactory housing conditions. As the existing units age, the maintenance costs on these units Increases. With antiquated living conditions and constant attention to maintenance and repair. low morale and retention problems can be expected if conditions continue.</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in Part II of Military Handbook 1190, “Facility Planning Design Guide”. An economic analysis has been prepared comparing the alternatives of new construction, revitalization and status quo operation. Based on net present values and benefits of these respective alternatives, new construction was found to be most cost effective over the life of the project. There will be no increase in the student population or impact on the ability of local school district to support base dependents as a result of this replacement housing. The cost to improve this housing is 73% of the replacement cost. The Army COE will be used to do the engineering and contract supervision on this project. Base Civil Engineer: Lt. Col. Richard B. Stonestreet (208) 828-6353</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE. IDAHO		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 5	5. PROJECT NUMBER QYZH045002R2	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 02 Jul 31 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2002 35 (d) Date 35% Designed 02 Dec 15 (e) Date Design Complete 03 May 30 (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): (\$1,700) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 1,700 (b) All other Design Costs 0 (c) Total 1,700 (d) Contract 1,700 (e) In-house (4) Construction Start 04 Mar (5) Construction Completion 05 Jun b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT June-00			2. FISCAL YEAR 2003		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME			b. LOCATION				
5. DATA AS OF 2000		MOUNTAIN HOME AIR FORCE BASE Phase 5			IDAHO				
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		482	355	3,554	4,391	494	374	3,659	4,527
7. PERMANENT PARTY PERSONNEL		482	355	3,554	4,391	494	374	3,659	4,527
8. GROSS FAMILY HOUSING REQUIREMENTS		269	323	2,210	2,802	278	341	2,281	2,900
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	0	581	581				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	186	186				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	395	395				
10. VOLUNTARY SEPARATIONS		2	7	23	32	2	7	23	32
11. EFFECTIVE HOUSING REQUIREMENTS		267	316	2,187	2,770	276	334	2,258	2,868
12. HOUSING ASSETS (a + b)		267	316	1,606	2,189	276	334	1,677	2,287
a. UNDER MILITARY CONTROL		186	169	989	1,344	186	169	889	1,344
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		186	169	989	1,344	186	169	989	1,344
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		81	147	617	845	90	165	688	943
(1) ACCEPTABLY HOUSED		81	147	617	845				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		0	0	581	581	0	0	581	581
14. PROPOSED PROJECT						0	0	186	186
15. REMARKS									
Item 12.a.(1): 957 on-base units are inadequate.									

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION ANDREWS AIR FORCE BASE, MARYLAND				COMMAND: AIR MOBILITY COMMAND			5. AREA CONST COST INDEX 0.98			
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 02	1356	5492	1190	36	77	12	1006	2468	
END FY 2007	1356	5475	1185	36	77	12	1006	2468	429	12,044
7. INVENTORY DATA (\$000)										
Total Acreage:		5,242								
Inventory Total as of : (30 Sep 02)										1,811,513
Authorization Not Yet in Inventory:										61,914
Authorization Requested in this Program:										20,233
Authorization Included in the Following Program: (FY 2005)										21,016
Planned in Next Three Years Program:										88,133
Remaining Deficiency:										0
Grand Total:										2,002,809
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2004)										
CATEGORY		PROJECT TITLE		SCOPE		COST \$,000		DESIGN START		STATUS
CODE										CMPL
711-142		Replace Family Housing		50 UN		20,233		Jul-02		May-03
9a. Future Projects: Included in the Following Program: (FY2005)										
711-142		Replace Family Housing		60 UN		21,016				
9b. Future Projects: Typical Planned Next Three Years: (FY06-09)										
711-142		Replace Family Housing		80 UN		21,415				
711-142		Replace Family Housing		84 UN		22,237				
711-142		Replace Family Housing		68 UN		21,822				
711-142		Replace Family Housing		79 UN		22,659				
9c. Real Property Maintenance Backlog This Installation										120,035
10. Mission or Major Functions: An airlift wing flying a variety of fixed wing and rotary aircraft responsible for Presidential support and support of other branches of the Armed Forces and Federal Agencies; Air National Guard Readiness Center; Headquarters Air Force Office of Special Investigation; DC Air National Guard F-16 fighter wing; and an Air Force Reserve Command C-141 airlift wing.										

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE																																																						
3. INSTALLATION AND LOCATION ANDREWS AIR FORCE BASE. MARYLAND			4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 2																																																								
5. PROGRAM ELEMENT 8874 1	6. CATEGORY CODE 71 I-142	7. PROJECT NUMBER AJXF044002	8. PROJECT COST (\$000) 20,233																																																								
9. COST ESTIMATE																																																											
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)																																																							
MILITARY FAMILY HOUSING	UN	50	184,400	9,220																																																							
SUPPORTING FACILITIES	LS			8,959																																																							
SITE IMPROVEMENTS	LS			(1,870)																																																							
UTILITY MAINS	LS			(3,610)																																																							
STREETS	LS			(900)																																																							
LANDSCAPING	LS			(450)																																																							
RECREATION	LS			(479)																																																							
DEMOLITION	LS			(1,650)																																																							
SUBTOTAL				18,179																																																							
ZONINGENCY (5%)				<u>909</u>																																																							
TOTAL CONTRACT COST				19,088																																																							
SUPERVISION INSPECTION AND OVERHEAD (6.0%)				<u>1,145</u>																																																							
TOTAL REQUEST				20,233																																																							
AREA COST FACTOR	0.98																																																										
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 50 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new units. Provides amenities to include parking, air conditioning, exterior patios and privacy fencing, neighborhood playgrounds, and recreation areas. Includes demolition, environmental hazard remediation, Including asbestos and lead-base paint removal.</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th></th> <th colspan="2">Programmed</th> <th></th> <th>Project</th> <th>Cost Per</th> <th>No</th> <th>(\$000)</th> </tr> <tr> <th></th> <th></th> <th>NSF</th> <th>GSF</th> <th>GSM</th> <th>Factor</th> <th>GSM</th> <th>Units</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td><u>Pavgrade Bedroom</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>06</td> <td style="text-align:center;">4</td> <td style="text-align:center;">2,032</td> <td style="text-align:center;">2,520</td> <td style="text-align:center;">234</td> <td style="text-align:center;">1.019</td> <td style="text-align:center;">\$754</td> <td style="text-align:center;">46</td> <td style="text-align:right;">8,270</td> </tr> <tr> <td>07+</td> <td style="text-align:center;">4</td> <td style="text-align:center;">2,686</td> <td style="text-align:center;">3,330</td> <td style="text-align:center;">309</td> <td style="text-align:center;">1.019</td> <td style="text-align:center;">\$754</td> <td style="text-align:center;"><u>4</u></td> <td style="text-align:right;"><u>950</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align:center;">50</td> <td style="text-align:right;">9,220</td> </tr> </tbody> </table> <p>Maximum size: 06/4 Bedroom (2350 NSF/2920 GSF) Maximum size: 07/4 Bedroom (3270 NSF/4060 GSF)</p> <p>1. REQUIREMENT: 3,538 UN ADEQUATE: 2,216 UN SUBSTANDARD: 1,322 UN</p> <p>PROJECT: Replace Military Family Housing (Phase 2). Project includes replacement of four General Officers Quarters and forty-six Senior Officers Quarters. (Current Mission)</p> <p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Andrew AFB. All units will "meet whole house" standards and are programmed in accordance with the Housing Community Profile. Replacement 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, bedroom and bath configuration. Four GOQ units are Included in this project.</p> <p>CURRENT SITUATION: This project replaces 50 housing units, which were constructed in 1948. These 56 year-old houses are showing 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. nor do they provide a modern home environment. Roofs, walls</p>								Programmed			Project	Cost Per	No	(\$000)			NSF	GSF	GSM	Factor	GSM	Units	Total	<u>Pavgrade Bedroom</u>									06	4	2,032	2,520	234	1.019	\$754	46	8,270	07+	4	2,686	3,330	309	1.019	\$754	<u>4</u>	<u>950</u>								50	9,220
		Programmed			Project	Cost Per	No	(\$000)																																																			
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1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION ANDREWS AIR FORCE BASE. MARYLAND		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 2	5. PROJECT NUMBER AJXF044002	
<p>foundations. and exterior pavements require major repair or replacement owing to the effects of age and the environment. Roof structures show signs of rot. Leaks have made already inadequate insulation less effective. Foundation and pavements are showing signs of failure owing to settlement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors are generally inadequate by storage and counterspace. Cabinets are old and countertops and sinks are badly worn. Flooring throughout the house is outdated, and contains evidence of asbestos. Plumbing and electrical systems are outdated and do not meet modern building codes. There is no Ground Fault Interrupter Circuit protection and many electrical outlets lack grounding protection. Lighting systems throughout the houses are inefficient and require replacement. Heating and air conditioning of the existing houses require upgrade or replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and their families will be housed in unsatisfactory facilities, which will contribute to lowered morale. Housing inventory will continue to deteriorate without capital improvements. Without this project. the repair of these units will occur in a more costly, piecemeal fashion with little overall improvement to the quality of living.</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in Part II of the Military Handbook 1190, "Facility Planning and Design Guide". An economic analysis has been prepared comparing the alternatives of new construction and improvement. New construction was found to be 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. The cost to improve this housing is 72% of the replacement cost. The construction agent for this project will be the Naval Facilities Engineering Command, resulting in SIOH costs of 6%. Base Civil Engineer: Lt Col Dennis D. Yates (301) 981-7281</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION ANDREWS AIR FORCE BASE, MARYLAND		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 2	5. PROJECT NUMBER AJXF044002	
12. SUPPLEMENTAL DATA:		
a. Estimated Design Data:	Design/Bid/Build	
(1) Status:		
(a) Date Design Started	02 Jul 31	
(b) Parametric Cost Estimate used to develop costs	N	
(c) Percent Complete as of Jan 2002	35	
(d) Date 35% Designed	02 Dec 20	
(e) Date Design Complete	03 May 30	
(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):	(\$930)	
(a) Production of Plans and Specifications	930	
(b) All other Design Costs	0	
(c) Total	930	
(d) Contract	930	
(e) In-house		
(4) Construction Start	04 Mar	
(5) Construction Completion	05 Jul	
b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Apr-01		2. FISCAL YEAR 2004		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF 2000		a. NAME ANDREWS AIR FORCE BASE Phase 2			b. LOCATION MARYLAND				
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		1,355	979	3,924	6,258	1,338	838	3,361	5,537
7. PERMANENT PARTY PERSONNEL		1,355	979	3,924	6,258	1,338	838	3,361	5,537
8. GROSS FAMILY HOUSING REQUIREMENTS		922	829	2,280	4,031	911	710	1,953	3,574
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		50	0	128	178				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		50	0	0	50				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	128	128				
10. VOLUNTARY SEPARATIONS		11	27	31	69	10	12	14	36
11. EFFECTIVE HOUSING REQUIREMENTS		911	802	2,249	3,962	901	698	1,939	3,538
12. HOUSING ASSETS (a + b)		861	802	2,121	3,784	851	671	1,939	3,461
a. UNDER MILITARY CONTROL		429	270	1,742	2,441	429	270	1,742	2,441
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		429	270	1,742	2,441	429	270	1,742	2,441
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		432	532	379	1,343	422	401	197	1,020
(1) ACCEPTABLY HOUSED		432	532	379	1,343				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		50	0	128	178	50	27	0	77
14. PROPOSED PROJECT						50	0	0	50
15. REMARKS									
Item 12.a.(1): 1322 on-base units are inadequate.									