

FAMILY HOUSING

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI			COMMAND: AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.01				
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 02	422	3580	375	0	1	0	13	45	
END FY 2007	422	3580	375	0	1	0	13	45	67	4,503
7. INVENTORY DATA (\$000)										
Total Acreage:		5,214								
Inventory Total as of : (30 Sep 02)					1,372,989					
Authorization Not Yet in Inventory:					0					
Authorization Requested in this Program:					18,221					
Authorization Included in the Following Program:		(FY 2005)			38,951					
Planned in Next Three Years Program:					39,007					
Remaining Deficiency:					ch					
Grand Total:					1,469,168					
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2004)										
CATEGORY		PROJECT TITLE		SCOPE		COST \$,000		DESIGN START		STATUS C M P L
711-142		Replace Family Housing		100 UN		18,221		Jul-02		May-03
9a. Future Projects: Included in the Following Program: (FY2005)										
711-142		Replace Family Housing		104 UN		18,926				
711-142		Replace Family Housing		113 UN		20,025				
9b. Future Projects: Typical Planned Next Three Years: (FY06-09)										
711-142		Replace Family Housing		76 UN		14,579				
711-142		Replace Family Housing		128 UN		24,428				
9c. Real Property Maintenance Backlog This Installation										102,649
10. Mission or Major Functions: A bomber wing with two squadrons of B-2 aircraft; and an Air Force Reserve fighter wing with one A/OA-10 squadron.										

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING WITH LAND ACQUISITION PHASE 5				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER YWHG029300		8. PROJECT COST (\$000) 18,221		
9. COST ESTIMATE								
ITEM				U/M	QUANTITY	UNIT COST	COST (\$000)	
MILITARY FAMILY HOUSING				UN	100	117,280	11,728	
SUPPORTING FACILITIES				LS			4,689	
SITE IMPROVEMENTS				LS			(875)	
UTILITY MAINS				LS			(1,120)	
STREETS				LS			(1,015)	
LANDSCAPING				LS			(439)	
RECREATION				LS			(790)	
LAND ACQUISITION				LS			(75)	
DEMOLITION				LS			(375)	
SUBTOTAL							16,417	
CONTINGENCY (5%)							<u>821</u>	
TOTAL CONTRACT COST							17,238	
SUPERVISION INSPECTION AND OVERHEAD (5.7%)							<u>983</u>	
TOTAL REQUEST							18,221	
AREA COST FACTOR		1.01						
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Design and construct 100 JNCO single or duplex family housing units with all necessary support. Includes: land acquisition. site development, utilities, roads, parking, sidewalks, street lighting, garages, storage, force protection, patios. privacy fencing, air conditioning, appliances, recreation facility and play areas, tot lots, landscaping. partial basements. and all other necessary support.								
		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	1.010	\$754	90	10,349
E1-E6	4	1,573	1,950	181	1.010	\$754	<u>10</u>	<u>1,379</u>
							100	11,728
Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF)								
Maximum size: E1-E6/4 Bedroom (1790 NSF/2220 GSF)								
11. REQUIREMENT: 2,013 UN ADEQUATE: 1,298 UN SUBSTANDARD: 693 UN								
PROJECT: Replace Military Family Housing (Phase 5) and acquire necessary land to meet "whole-house" and new housing size standards. (Current Mission)								
REQUIREMENT: This project is required to provide modern, efficient housing for military members and their families stationed at Whiteman AFB. All units will meet "whole-house" standards and are programmed in accordance with the Housing Community Plan. This housing will provide a safe, comfortable and appealing living environment comparable to the off-base civilian community. Land acquisition will be 25 acres to accommodate the increased housing size standards.								

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING WITH LAND ACQUISITION PHASE 5	5. PROJECT NUMBER YWHG029300	
<p><u>CURRENT SITUATION:</u> The rural community surrounding Whiteman AFB does not have sufficient, adequate housing assets to support existing requirements. The latest Housing Market Analysis indicates a deficit of 129 housing units. The deficit is significant for JNCO grades. These are the families that can least afford to live off-base. Off-base housing is very difficult to find and expensive. No land is available within current base boundaries to support construction of the larger sized replacement homes.</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 Military Handbook 1190, "Facility Planning and Design Guide". An economic analysis has been prepared comparing the alternatives of construction, leasing, and status quo operation. Based on the net present values and benefits of the respective alternatives, construction was found to be the most effective over the life of the project. The SIOH is 5.7% since the Army Corp of Engineers will be the construction agent. Base Civil Engineer. Major Richard Sloop, at DSN 97.53503.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING WITH LXND ACQUISITION PHASE 5	5. PROJECT NUMBER YWHG029300	
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 15	
(e) Date Design Complete	03 May 15	
(f) Energy Study/Life-Cycle analysis was performed;		
(2) Basis:		
(a) Standard or Definitive Design -	NO	
(b) Where design was most recently used -	N/A	
(3) Total Cost (c) = (a) + (b) or (d) + (e):		
(a) Production of Plans and Specifications	835	
(b) All other Design Costs	0	
(c) Total	835	
(d) Contract	835	
(e) In-house		
(4) Construction Start	04 Apr	
(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 act-01			2. FISCAL YEAR 2004		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME WHITEMAN AIR FORCE BASE Phase 5			b. LOCATION MISSOURI				
5. DATA AS OF Jul-96									
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		307	275	2,313	2,895	308	278	2,336	2,922
7. PERMANENT PARTY PERSONNEL		307	275	2,313	2,895	308	278	2,336	2,922
8. GROSS FAMILY HOUSING REQUIREMENTS		235	250	1,515	2,000	238	253	1,522	2,013
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		111	89	100	300				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	100	100				
c. UNACCEPTABLE HOUSED IN COMMUNITY		111	89	0	200				
10. VOLUNTARY SEPARATIONS		0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS		235	250	1,515	2,000	238	253	1,522	2,013
12. HOUSING ASSETS (a + b)		124	161	1,415	1,700	127	164	1,422	1,713
a. UNDER MILITARY CONTROL		94	78	857	1,029	94	78	857	1,029
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		94	78	857	1,029	94	78	857	1,029
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		30	83	558	671	33	86	565	684
(1) ACCEPTABLY HOUSED		30	83	558	671				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		111	89	100	300	111	89	100	300
14. PROPOSED PROJECT						0	0	100	100
15. REMARKS									
Item 12.a.(1): 693 on-base units are inadequate.									

1. COMPONENT AIR FORCE			FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE		
INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE, MONTANA				COMMAND: AIR FORCE SPACE COMMAND			5. AREA CONST COST INDEX 1.15			
6. Personnel Strength AS OF 30 SEP 02 END FY 2007	PERMANENT			STUDENTS			SUPPORTED			TQ TAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	511	3053	432	0	0	0	0	0	0	
	511	3052	431	0	0	0	0	0	0	3,996 3,994
7. INVENTORY DATA (\$000)										
Total Acreage:										3,701
Inventory Total as of : (30 Sep 02)										1,247,512
Authorization Not Yet in Inventory:										4,717
Authorization Requested in this Program:										19,3613
Authorization Included in the Following Program: (FY 2005)										0
Planned in Next Three Years Program:										36,381
Remaining Deficiency:										0
Grand Total:										1,307,978
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>C M P L</u>		
711-142	Replace Family Housing				94 UN	19,368	Sep-02	Jun-03		
9a. Future Projects: Included in the Following Program: None (FY 2005) none										
9b. Future Projects: Typical Planned Next Three Years: (FY06-09)										
711-142	Replace Family Housing				70 UN	17,848				
711-142	Replace Family Housing				72 UN	18,533				
9c. Real Property Maintenance Backlog This Installation										76,540
10. Mission or Major Functions: AFSPC strategic missile base supporting the 341 st Space Wing and an ANG/ACC Red Horse Squadron.										

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE				
3. INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE, MONTANA			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING						
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 71 I-142	7. PROJECT NUMBER NZAS994006N	8. PROJECT COST (\$000) 19.368						
		9. COST ESTIMATE							
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)				
MILITARY FAMILY HOUSING		UN	94	172,649	16,229				
SUPPORTING FACILITIES		LS			1,222				
SITE IMPROVEMENT		LS			(380)				
UTILITY MAINS		LS			(200)				
STREETS		LS			(182)				
LANDSCAPING		LS			(180)				
RECREATION		LS			(180)				
ENVIRONMENTAL		LS			(100)				
SUBTOTAL					17,451				
CONTINGENCY (5%)					<u>873</u>				
TOTAL CONTRACT COST					18,324				
SUPERVISION INSPECTION AND OVERHEAD (5.7%)					<u>1,044</u>				
TOTAL REQUEST					19,368				
AREA COST FACTOR		1.15							
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 93 existing military family housing units. Includes construction, site preparation, utilities, streets, landscaping, recreation, and environmental remediation (lead-based paint and asbestos removal).									
		Programmed		Project	Cost Per	No	(\$000)		
<u>Pavgrade</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	1,381	1,712	159	1.196	\$754	36	5,162	
E1-E6	3	1,615	2,002	186	1.196	\$754	18	3,019	
E1-E6	4	1,873	2,322	216	1.196	\$754	4	779	
O1-03	3	1,800	2,232	207	1.196	\$754	24	4,480	
O1-03	4	2,034	2,522	235	1.196	\$754	4	848	
O6	4	2,332	2,892	269	1.196	\$754	<u>8</u>	<u>1,941</u>	
							94	16,229	
Maximum size: E1-E6/2 Bedroom (1210 NSF/1500 GSF), 3 Bedroom (1420 NSF/1760 GSF), 4 Bedroom (1790 NSF/2220 GSF); O1-03/3 Bedroom (1650 NSF/2050 GSF), 4 Bedroom (2020 NSF/2500 GSF); O-6/4 Bedroom (2350 NSF/2920 GSF)									
11. REQUIREMENT: 1,963 UN						ADEQUATE: 397 UN		SUBSTANDARD: 1,009 UN	
<u>PROJECT:</u> Replace 94 family housing units. (Current Mission)									
<u>REQUIREMENT:</u> Project will provide modern and efficient housing for military members and their families assigned at Malmstrom AFB. All units are required to meet "whole house/neighborhood" standards, current AF housing size standards, and provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. Infrastructure items will be replaced, as needed; i.e. electrical wiring, gas piping, water piping and sanitary drain lines.									

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE. MONTANA		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	5. PROJECT NUMBER NZAS994006N	
<p>CURRENT SITUATION: This project replaces 94 military family housing units constructed in 1965. These units are over 39 years old and none of the units meet current AF housing size standards or “whole house/neighborhood” standards. The units show the effects of age and continuous heavy use. The houses have deteriorated to the point where replacement is the most economical alternative. Wiring and fixtures have been identified as not meeting current codes. Wiring is brittle and exposed in many units and is a fire hazard. There are no Ground Fault Circuit Interrupter protection, and outlets lack proper grounding protection. Lighting systems are inefficient and require replacement. Plumbing systems have succumbed to the effects of hard water and corrosion, resulting in severe constriction and pipe leakage. Plumbing fixtures are worn and discolored and require replacing with new items. Housing interiors are inadequate. Bedrooms are outdated and units are energy-inefficient. Kitchens lack sufficient storage and counterspace, cabinets are old, and countertops and sinks are badly worn. Flooring throughout the units is outdated. Housing also lacks the arctic area that is authorized for northern tier installations.</p> <p>IMPACT IF NOT PROVIDED: Air Force members and their families will continue to be housed in inadequate housing units. Low morale and retention problems can be expected since suitable, affordable off-base housing is not readily available. Without the replacement, housing units will continue to deteriorate resulting in escalating operations, maintenance, and repair costs to the Government.</p> <p>ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, “Facilities Planning and Design Guide.” An economic analysis has been prepared comparing the alternatives of replacement construction, improvement, and status quo. Based on the net present values and benefit of this respective alternative, replacement 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 improvement cost represents more than 70% of the replacement cost. U.S. Army Corps of Engineers will be the construction agent. Resulting the SIOH of 5.7%. Base Civil Engineer: PHILIP E. RAINFORTH, Lt Col. USAF (commercial 406-73 I-6188).</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE. MONTANA		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	5. PROJECT NUMBER NZAS994006N	
12. SUPPLEMENTAL DATA:		
a. Estimated Design Data:	Design/Bid/Build	
(1) status:		
(a) Date Design Started	02 Sep 06	
(b) Parametric Cost Estimate used to develop costs	N	
(c) Percent Complete as of Jan 2002	35	
(d) Date 35% Designed	02 Dec 30	
(e) Date Design Complete	03 Jun 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	890	
(b) All other Design Costs	0	
(c) Total	890	
(d) Contract	890	
(e) In-house		
(4) Construction Start	04 May	
(5) Construction Completion	05 Sep	
c. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Olt-02		2. FISCAL YEAR 2004		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME MALMSTROM AIR FORCE BASE Phase 4				b. LOCATION MONTANA		
5. DATA AS OF 2002								

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	500	216	2,792	3,508	498	211	2,688	3,397
7. PERMANENT PARTY PERSONNEL	500	216	2,792	3,508	498	211	2,688	3,397
8. GROSS FAMILY HOUSING REQUIREMENTS	350	201	1,539	2,090	348	197	1,481	2,026
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	36	0	58	94				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	36	0	58	94				
c. UNACCEPTABLE HOUSED IN COMMUNITY	0	0	0	0				
10. VOLUNTARY SEPARATIONS	3	1	65	69	3	1	59	63
11. EFFECTIVE HOUSING REQUIREMENTS	347	200	1,474	2,021	345	196	1,422	1,963
12. HOUSING ASSETS (a + b)	311	200	1,416	1,927	309	196	1,364	1,669
a. UNDER MILITARY CONTROL	222	136	954	1,312	222	136	954	1,312
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	222	136	954	1,312	222	136	954	1,312
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	89	64	462	615	87	60	410	557
(1) ACCEPTABLY HOUSED	89	64	462	615				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	36	0	58	94	36	0	58	94
4. PROPOSED PROJECT					36	0	58	94

5. REMARKS

Item 12.a.(1): 1,009 On-base units are inadequate.

1. COMPONENT AIR FORCE			FY 2004 MILITARY CONSTRUCTION PROGRAM				2. DATE				
INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA				COMMAND: AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.82				
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 02		532	43441	385	5	1	0	0	0	170	5,437
END FY 2007		532	4344	385	5	1	0	0	0	170	5,43
7. INVENTORY DATA (\$000)											
Total Acreage:		4,107									
Inventory Total as of : (30 Sep 02)											791,71
Authorization Not Yet in Inventory:											10,60
Authorization Requested in this Program:											18,33
Authorization Included in the Following Program:		(FY 2005)									41,84
Planned in Next Three Years Program:											41,82
Remaining Deficiency:											
Grand Total:											904,31
B. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2004)											
CATEGORY		PROJECT TITLE				SCOPE		COST DESIGN STATUS			
<u>CODE</u>		<u>PROJECT TITLE</u>				<u>SCOPE</u>		<u>\$,000 START C M P L</u>			
711-142		Replace Family Housing				138 UN		18,336 Jul-02 May-0:			
3a. Future Projects: Included in the Following Program: (FY2005)											
711-142		Replace Family Housing				150 UN		20,331			
711-142		Replace Family Housing				150 UN		21,511			
3b. Future Projects: Typical Planned Next Three Years: (FY06-09)											
711-142		Replace Family Housing				150 UN		20,716			
71 I-142		Replace Family Housing				150 UN		21,110			
3c. Real Property Maintenance Backlog This Installation										116,13	
IO. Mission or Major Functions: A fighter wing with 4 F-15E squadrons, including 2 which conduct all initial qualification training, and an Air Force Reserve KC-135 air refueling wing.											

COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE			
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE. NORTH CAROLINA			4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 7					
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER V AG036002	8. PROJECT COST (\$000) 18,336					
		9. COST ESTIMATE						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)			
MILITARY FAMILY HOUSING		UN	13s	85,862	11,849			
SUPPORTING FACILITIES		LS			4,703			
SITE IMPROVEMENTS		LS			(1,493)			
UTILITY MAINS		LS			(1,020)			
STREETS		LS			(645)			
LANDSCAPING		LS			(190)			
RECREATION		LS			(200)			
DEMOLITION		LS			(1,155)			
SUBTOTAL					16,552			
CONTINGENCY (5%)					<u>828</u>			
TOTAL CONTRACT COST					17,380			
SUPERVISION INSPECTION AND OVERHEAD (5.5%)					<u>956</u>			
TOTAL REQUEST					18,336			
AREA COST FACTOR		0.82						
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 3 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new town house and duplex housing units. Provides normal amenities to include parking, air conditioning, single garages, exterior patios and privacy fencing, neighborhood playgrounds and recreational areas, and landscaping. Includes asbestos and lead based paint removal.								
		Programmed		Project	Cost Per	No	(\$000)	
<u>Pavgrade 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	0.820	\$754	62	4,764
E1-E6	3	1,315	1,630	151	0.820	\$754	<u>76</u>	<u>7,095</u>
							138	11,849
Maximum size: E1-E6/2 Bedroom (1210 NSF/1500 GSF)								
Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF)								
II. REQUIREMENT: 2,532 UN ADEQUATE: 1,400 UN SUBSTANDARD: 1,132 UN								
PROJECT: Replace Military Family Housing, Phase 7. (Current Mission)								
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Seymour Johnson 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. This is the seventh of multiple phases to provide adequate housing for base personnel. 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. Exterior parking will be provided for a second occupant vehicle and guests. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs.								

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 7	5. PROJECT NUMBER VKAG036002	
<p><u>CURRENT SITUATION:</u> This project replaces 138 housing units, which were constructed in 1958. These 44 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 and exterior walls require major repair or replacement owing to the effects of age and the environment. Ceiling and wall insulation are inadequate. Foundations and 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. Housing interiors are inadequate by any modern criteria. Bedrooms are small and lack adequate closet space. Bathrooms are small and fixtures are outdated. Kitchens have insufficient cabinets, countertops, and storage space. Cabinets are old and unsightly, and countertops and sinks are worn. Flooring throughout the house is outdated, and contains evidence of asbestos. Plumbing and electrical systems are outdated and require abnormal maintenance and repair. Lighting systems throughout the house are inefficient and do not meet modern needs. Heating and air conditioning systems require upgrade or replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and their families will continue to live in extremely outdated and unsatisfactory housing. The housing units will continue to deteriorate with age, resulting in increased maintenance and repair costs, increased inconvenience to the occupants, and will ultimately become uninhabitable. Piecemeal repairs will continue to be accomplished with little or no substantial improvement in occupant's quality of life. These conditions will have an adverse impact on morale and degrade mission execution.</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, improvements, and status quo operation. Based on the net present values and benefits of the respective alternatives, replacement construction was found to be the most cost effective over the life of the project. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. The cost to improve this housing is 74% of the replacement cost. Base Civil Engineer: Lt Col Kevin E. Rumsey, DSN 722-5 142.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE. NORTH CAROLINA		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 7	5. PROJECT NUMBER VKAG036002	
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 07 (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): (\$840) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 840 (b) All other Design Costs 0 (c) Total 840 (d) Contract 840 (e) In-house (4) Construction Start 04 Mar (5) Construction Completion 05 Jul c. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Ott-00			2. FISCAL YEAR 2004		REPORT CONTROL SYMBOL DD-A&L(AR)1716				
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION									
5. DATA AS OF Jul-00		a. NAME SEYMOUR JOHNSON AIR FORCE BASE Phase 7			b. LOCATION NORTH CAROLINA						
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED					
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)		
6. TOTAL PERSONNEL STRENGTH		5	5	6	374	3,644	4,574	547	368	3,582	4,497
7. PERMANENT PARTY PERSONNEL		556	374	3,644	4,574	547	368	3,582	4,497		
8. GROSS FAMILY HOUSING REQUIREMENTS		392	323	1,925	2,640	384	318	1,894	2,596		
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	0	138	138						
a. INVOLUNTARILY SEPARATED		0	0	0	0						
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	138	138						
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0						
10. VOLUNTARY SEPARATIONS		4	9	52	65	4	9	51	64		
11. EFFECTIVE HOUSING REQUIREMENTS		388	314	1,873	2,575	380	309	1,843	2,532		
12. HOUSING ASSETS (a + b)		388	314	1,735	2,437	380	309	1,705	2,394		
a. UNDER MILITARY CONTROL		155	183	1,213	1,551	155	183	1,213	1,551		
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		155	183	1,213	1,551	155	183	1,213	1,551		
(2) UNDER CONTRACT/APPROVED						0	0	0	0		
(3) VACANT		0	0	0	0						
(4) INACTIVE		0	0	0	0						
b. PRIVATE HOUSING		233	131	522	886	225	126	492	843		
(1) ACCEPTABLY HOUSED		233	131	522	886						
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0						
3. EFFECTIVE HOUSING DEFICIT		0	0	138	138	0	0	138	138		
4. PROPOSED PROJECT						0	0	138	138		
5. REMARKS											
Item 12.a.(1): 1132 on-base units are inadequate.											

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE NORTH DAKOTA				COMMAND: AIR MOBILITY COMMAND			5. AREA CONST COST INDEX 1.01			
6. Personnel Strength AS OF 30 SEP 02 END FY 2007	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	319	2405	326	0	0	0	1	1	42	
	319	2405	324	0	0	0	1	1	42	3,092
7. INVENTORY DATA (\$000)										
Total Acreage:		5,422								
Inventory Total as of : (30 Sep 02)		1,316,163								
Authorization Not Yet in Inventory:		55,461								
Authorization Requested in this Program:		29,550								
Authorization Included in the Following Program:		(FY 2005)			18,966					
Planned in Next Three Years Program:		59,828								
Remaining Deficiency:		0								
Grand Total:		1,479,968								
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>C M P L</u>			
711-142	Replace Family Housing			144 UN	29,550	Jul-02	May-03			
9a. Future Projects: Included in the Following Program: (FY 2005)										
711-142	Replace Family Housing			88 UN	18,966					
9b. Future Projects: Typical Planned Next Three Years: (FY06-09)										
711-142	Replace Family Housing			180 UN	40,135					
711-142	Replace Family Housing			90 UN	19,693					
9c. Real Property Maintenance Backlog This Installation										110,433
10. Mission and Major Functions: An air refueling wing with four KC-135 squadrons.										

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE																																																								
3. INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE, NORTH DAKOTA			4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE G																																																										
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER JFSD990079	8. PROJECT COST (\$000) 29.550																																																										
9 COST ESTIMATE																																																													
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)																																																									
MILITARY FAMILY HOUSING	UN	144	155,951	22,457																																																									
SUPPORTING FACILITIES	LS			4,168																																																									
SITE IMPROVEMENTS	LS			(558)																																																									
UTILITY MAINS	LS			(668)																																																									
STREETS	LS			(572)																																																									
SPECIAL FOUNDATIONS	LS			(900)																																																									
RECREATION	LS			(670)																																																									
DEMOLITION	LS			(800)																																																									
SUBTOTAL				26,625																																																									
CONTINGENCY (5%)				<u>1,331</u>																																																									
TOTAL CONTRACT COST				27,956																																																									
SUPERVISION INSPECTION AND OVERHEAD (5.7%;)				<u>1,594</u>																																																									
TOTAL REQUEST				29,550																																																									
AREA COST FACTOR	1.01																																																												
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 144 housing units. Site improvements include underground utilities, parking, landscaping, patios, privacy fencing, and community improvements. Amenities include energy efficiency, heating, air conditioning, floor coverings, attached garages, storage, and at least 6 units constructed as handicapped adaptable. Includes demolition of 14-1 existing units and environmental hazard remediation.																																																													
<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align:left;"><u>Paygrade Bedroom</u></th> <th colspan="3" style="text-align:center;"><u>Programmed</u></th> <th style="text-align:center;"><u>Project</u></th> <th style="text-align:center;"><u>Cost Per</u></th> <th style="text-align:center;"><u>No</u></th> <th style="text-align:center;">(\$000)</th> </tr> <tr> <th></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>Factor</u></th> <th style="text-align:center;"><u>GSM</u></th> <th style="text-align:center;"><u>Units</u></th> <th style="text-align:center;"><u>Total</u></th> </tr> </thead> <tbody> <tr> <td>E1-E6 3</td> <td style="text-align:center;">1,615</td> <td style="text-align:center;">2,002</td> <td style="text-align:center;">186</td> <td style="text-align:center;">1.010</td> <td style="text-align:center;">\$754</td> <td style="text-align:center;">64</td> <td style="text-align:right;">9,066</td> </tr> <tr> <td>E1-E6 4</td> <td style="text-align:center;">1,873</td> <td style="text-align:center;">2,322</td> <td style="text-align:center;">216</td> <td style="text-align:center;">1.010</td> <td style="text-align:center;">\$754</td> <td style="text-align:center;">58</td> <td style="text-align:right;">9,540</td> </tr> <tr> <td>E7-E9 3</td> <td style="text-align:center;">1,800</td> <td style="text-align:center;">2,232</td> <td style="text-align:center;">207</td> <td style="text-align:center;">1.010</td> <td style="text-align:center;">\$754</td> <td style="text-align:center;">4</td> <td style="text-align:right;">630</td> </tr> <tr> <td>E7-E9 4</td> <td style="text-align:center;">2,034</td> <td style="text-align:center;">2,522</td> <td style="text-align:center;">235</td> <td style="text-align:center;">1.010</td> <td style="text-align:center;">\$754</td> <td style="text-align:center;"><u>18</u></td> <td style="text-align:right;">3,221</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align:center;">144</td> <td style="text-align:right;">22,457</td> </tr> </tbody> </table>						<u>Paygrade Bedroom</u>	<u>Programmed</u>			<u>Project</u>	<u>Cost Per</u>	<u>No</u>	(\$000)		<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>	E1-E6 3	1,615	2,002	186	1.010	\$754	64	9,066	E1-E6 4	1,873	2,322	216	1.010	\$754	58	9,540	E7-E9 3	1,800	2,232	207	1.010	\$754	4	630	E7-E9 4	2,034	2,522	235	1.010	\$754	<u>18</u>	3,221							144	22,457
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Maximum size: E1-E6/3 Bedroom (1720 NSF/3133 GSF) Maximum size: E1-E6/4 Bedroom (2090 NSF/2592 GSF) Maximum size: E7-E9/3 Bedroom (1950 NSF/2418 GSF) Maximum size: E7-E9/4 Bedroom (2320 NSF/2877 GSF)																																																													
11. REQUIREMENT: 1,585 UN ADEQUATE: 788 UN SUBSTANDARD: 797 UN																																																													
PROJECT: Replace Military Family Housing Phase G (Current Mission)																																																													
REQUIREMENT: Project will provide modern and efficient housing for military members and their families assigned at Grand Forks AFB. All units will meet "whole house/ neighborhood" standards and provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. Project is programmed in accordance with the Housing Community Plan and Family Housing Master Plan. At least 6 units will be constructed as handicapped adaptable. Each unit includes additional 300 net square feet (NSF) authorized for recreation space at harsh climate bases.																																																													

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE. NORTH DAKOTA		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE G	5. PROJECT NUMBER JFSD990079	
<p><u>CURRENT SITUATION:</u> This project replaces houses constructed 1958-1959. The units are undersized, meet few of the "whole house/neighborhood" standards, and show the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families. Roofs, walls, foundations, and exterior pavements require major repair or replacement owing to the effects of age. Roof structures show signs of rot. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors are inadequate by any modern criteria. Bedrooms are small and lack closet space. Bathrooms are small, and fixtures are outdated and energy-inefficient. Kitchens lack sufficient storage and counter space, cabinets are old and unsightly, and countertops and sinks are badly worn. Flooring throughout the house is outdated and contains asbestos. Outlets lack grounding protection, and there is no Ground Fault Interrupter circuit protection. Lighting systems are inefficient and require replacement, and units have no air conditioning. The units have no patio or backyard privacy. Housing lacks additional 300 net square feet for indoor recreation space authorized at harsh climate bases.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and families will continue to be inadequately housed. Low morale and retention problems can be expected since comparable, affordable off-base housing is not available. Units will continue to deteriorate resulting in escalating operations, maintenance, and repair costs to the Government.</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facilities Planning and Design Guide". 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. An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The cost to improve this housing is 85% of the replacement cost. The construction agent for this project is the Army Corps of Engineers resulting in SIOH costs of 5.7%. Base Civil Engineer: Lt Col Douglas Tarbett, (701) 7374768.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE, NORTH DAKOTA		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE G	5. PROJECT NUMBER JFSD990079	
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 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		(\$1,350)
(b) All other Design Costs		1,350
(c) Total		0
(d) Contract		1,350
(e) In-house		1,350
(4) Construction Start		
		04 May
(5) Construction Completion		
		05 Aug
b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Dec-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 Jul-01	a. NAME GRAND FORKS AIR FORCE BASE		Phase G	b. LOCATION NORTH DAKOTA							
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				312	245	2,152	2,709	307	236	2,093	2,636
7. PERMANENT PARTY PERSONNEL				312	245	2,152	2,709	307	236	2,093	2,636
6. GROSS FAMILY HOUSING REQUIREMENTS				185	218	1,241	1,644	183	211	1,204	1,598
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)				0	22	122	144				
a. INVOLUNTARILY SEPARATED				0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED				0	22	122	144				
c. UNACCEPTABLE HOUSED IN COMMUNITY				0	0	0	0				
10. VOLUNTARY SEPARATIONS				2	2	9	13	2	2	9	13
II. EFFECTIVE HOUSING REQUIREMENTS				183	216	1,232	1,631	181	209	1,195	1,585
12. HOUSING ASSETS (a + b)				422	264	1,110	1,796	422	257	1,073	1,752
a. UNDER MILITARY CONTROL				393	138	814	1,345	393	138	814	1,345
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED				393	138	814	1,345	393	138	814	1,345
(2) UNDER CONTRACT/APPROVED								0		0	0
(3) VACANT				0	0	0	0				
(4) INACTIVE				0	0	0	0				
b. PRIVATE HOUSING				29	126	296	451	29	119	259	407
(1) ACCEPTABLY HOUSED				29	126	296	451				
(2) ACCEPTABLE VACANT RENTAL				0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT				(239)	(48)	122	(165)	(241)	(48)	122	(167)
14. PROPOSED PROJECT								0	22	122	144
15. REMARKS											
<p>Item 12.a.(1): 797 on-base units are inadequate. 289 surplus units (241 Officer, 48 SNCO) will be demolished when useful life ends.</p>											

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION MINOT AIR FORCE BASE, NORTH DAKOTA				COMMAND: AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.10			
6. Personnel Strength AS OF 30 SEP 02 END FY 2007	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	596	4112	498	0	0	0	0	1	54	
	596	4113	498	0	0	0	0	1	54	5,262
7: INVENTORY DATA (\$000)										
Total Acreage:										5,383
Inventory Total as of : (30 Sep 02)										1,202,673
Authorization Not Yet in Inventory:										18,000
Authorization Requested in this Program:										41,117
Authorization Included in the Following Program: (FY 2005)										40,668
Planned in Next Three Years Program:										215,226
Remaining Deficiency:										0
Grand Total:										1,517,684
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			200 UN	41 ,117	Jul-02	May-03			
9a. Future Projects: Included in the Following Program: (FY2005)										
711-142	Replace Family Housing			170 UN	40,668					
9b. Future Projects: Typical Planned Next Three Years: (FY06-09)										
71 I-142	Replace Family Housing			198 UN	41,440					
711-142	Replace Family Housing			186 UN	42,227					
711-142	Replace Family Housing			178 UN	43,030					
711-142	Replace Family Housing			190 UN	43,848					
711-142	Replace Family Housing			178 UN	44,681					
9c. Real Property Maintenance Backlog This Installation										332,258
IO. Mission or Major Functions: A host bomb wing with B-52H aircraft, and an AF Space Command space wing with Minuteman III missiles.										

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE																																											
3. INSTALLATION AND LOCATION MINOT AIR FORCE BASE. NORTH DAKOTA			4 PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 10																																													
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7 PROJECT NUMBER QJVF049001	8. PROJECT COST.(\$000) 41.117																																													
9. COST ESTIMATE																																																
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)																																												
MILITARY FAMILY HOUSING	UN	200	149.255	29.85 1																																												
SUPPORTING FACILITIES	LS			7,197																																												
UTILITY MAINS	LS			(1,800)																																												
STREETS	LS			(1,707)																																												
LANDSCAPING	LS			(295)																																												
RECREATION	LS			(995)																																												
SEPCIAL CONSTRUCTION	LS			(2,400)																																												
SUBTOTAL				37,048																																												
CONTINGENCY (5%)				<u>1,852</u>																																												
TOTAL CONTRACT COST				38,900																																												
SUPERVISION INSPECTION AND OVERHEAD (5.7%)				<u>2,217</u>																																												
TOTAL REQUEST				41,117																																												
AREA COST FACTOR 1.10																																																
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 200 housing units with all necessary supporting facilities including: garages, patios, fencing, utilities, air conditioning, appliances, exterior storage, roads, parking, sidewalks, playground, landscaping, and all other necessary support facilities. Units will be new construction to replace units removed by the Walking Shield program.																																																
<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Programmed</th> <th rowspan="2">Project</th> <th rowspan="2">Cost Per</th> <th rowspan="2">No</th> <th rowspan="2">(\$000)</th> </tr> <tr> <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>Paygrade Bedroom</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EI-E6 3</td> <td>1,615</td> <td>2,002</td> <td>186</td> <td>1.023</td> <td>\$754</td> <td>150</td> <td>21,521</td> </tr> <tr> <td>EI-E6 4</td> <td>1,873</td> <td>2,322</td> <td>216</td> <td>1.023</td> <td>\$754</td> <td><u>50</u></td> <td><u>8,330</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>200</td> <td>29,851</td> </tr> </tbody> </table>							Programmed	Project	Cost Per	No	(\$000)	NSF	GSF	GSM	Factor	GSM	Units	Total	<u>Paygrade Bedroom</u>						EI-E6 3	1,615	2,002	186	1.023	\$754	150	21,521	EI-E6 4	1,873	2,322	216	1.023	\$754	<u>50</u>	<u>8,330</u>							200	29,851
	Programmed	Project	Cost Per	No	(\$000)																																											
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Maximum size: E I-E6/3 Bedroom (1720 NSF/2 133 GSF)																																																
Maximum size: E I-E6/4 Bedroom (2090 NSF/3592 GSF)																																																
11. REQUIREMENT: 2,591 UN ADEQUATE: 1,265 UN SUBSTANDARD: 1,326 UN																																																
<u>PROJECT:</u> Replace Military Family Housing, Phase 10. (Current Mission).																																																
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at hlinot AFB. Units will be new construction to replace units removed by the Walking Shield program and will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This project is programmed in accordance with the f lousing Community Plan. The new housing units will provide a modern kitchen, living room, and bath configuration with ample interior and exterior storage plus an additional 300 SF per unit to provide an indoor "Arctic" recreation room as authorized for harsh climate bases. Single or double car garages will be provided. Off street parking will be provided for a second vehicle if a double car garage is not provided.																																																

COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MINOT AIR FORCE BASE. NORTH DAKOTA		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE IO	5. PROJECT NUMBER QJVF049001	
<p><u>CURRENT SITUATION:</u> This project was originally programmed to replace the relocatable units that were put at Minot AFB in the late 1960s to support the Space Wing mission. The relocatables are currently being removed through the Walking Shield program and moved to various Indian reservations at no expense to the Air Force. The Walking shield program is saving Minot AFB approximately \$2.1 million in demolition costs. This also provides a clean site to build on. With the shortened construction season at MAFB and the scope of the MFH program it is imperative that we have a clean site to build on. Therefore, the demolition costs saved on this phase can then be used for demolition of 176 units on phase 11 and the conveying of 24 units to Walking Shield.</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 Design Guide. The improvement cost represents 71.3% of the replacement cost. Since this is replacement housing, there will be no increase in the student population or impact on the local school district to support base dependents. 5.7% Supervision, Inspection, and Overhead (SIOH) is being programmed for Army Corps of Engineers. The neighborhood support infrastructure will be upgraded to meet modern housing needs, to include landscaping, playgrounds and recreation areas. Base Civil Engineer: Lt Col Les Martin. (701) 723-3895.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MINOT AIR FORCE BASE. NORTH DAKOTA		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 10	5. PROJECT NUMBER QJVF049001	
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 20 (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): (\$1,880) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 1,880 (b) All other Design Costs 0 (c) Total 1,880 (d) Contract 1,880 (e) In-house (4) Construction Start 04 Mar (5) Construction Completion 05 Jun). Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Aug-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 May-01		a. NAME MINOT AIR FORCE BASE Phase 10			b. LOCATION NORTH DAKOTA				
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)
5. TOTAL PERSONNEL STRENGTH		580	334	3,753	4,667	570	341	3,677	4,588
7. PERMANENT PARTY PERSONNEL		580	334	3,753	4,667	570	341	3,677	4,588
3. GROSS FAMILY HOUSING REQUIREMENTS		407	315	1,925	2,647	397	321	1,906	2,624
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	0	200	200				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	200	200				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		5	6	22	33	5	6	22	33
11. EFFECTIVE HOUSING REQUIREMENTS		402	309	1,903	2,614	392	315	1,884	2,591
12. HOUSING ASSETS (a + b)		479	326	1,959	2,764	476	333	1,939	2,748
a. UNDER MILITARY CONTROL		474	254	1,459	2,187	474	254	1,459	2,187
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		474	254	1,459	2,187	474	254	1,459	2,187
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		5	72	500	577	2	79	480	561
(1) ACCEPTABLY HOUSED		5	72	500	577				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(77)	(17)	(56)	(150)	(84)	(18)	(55)	(157)
14. PROPOSED PROJECT						0	0	200	200
15. REMARKS									
Item 12.a.(1): 1326 on-base units are inadequate. 157 surplus units (84 Officer, 18 SNCO, 55 JNCO) will be demolished when useful life ends.									

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE					
INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE, SOUTH DAKOTA					COMMAND: AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.91				
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL	
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV		
AS OF 30 SEP 02		336	3066	377	0	5	2	1	1	54	3,842	
END FY 2007		336	3065	377	0	5	2	1	1	54	3,841	
7. INVENTORY DATA (\$000)												
Total Acreage:		6,395										
Inventory Total as of : (30 Sep 02)											1,749,808	
Authorization Not Yet in Inventory:											24,446	
Authorization Requested in this Program:											16,240	
Authorization Included in the Following Program: (FY 2005)											14,897	
Planned in Next Three Years Program:											46,104	
Remaining Deficiency:											0	
Grand Total:											1,851,491	
3. 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						75 UN	16,240	Jul-02	May-0:		
3a. Future Projects: Included in the Following Program: (FY2005)												
711-142	Replace Family Housing						83 UN	14,897				
3b. Future Projects: Typical Planned Next Three Years: (FY06-09)												
711-142	Replace Family Housing						98 UN	17,188				
711-142	Replace Family Housing						93 UN	17,515				
711-142	Replace Family Housing						64 UN	11,401				
3c. Real Property Maintenance Backlog This Installation											64,176	
10. Mission or Major Functions: A wing with two B-1 squadrons.												

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA			2 DATE				
3. INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE. SOUTH DAKOTA		4 PROJECT TITLE REPLACE FAMILY HOUSING PHASE 3						
5. PROGRAM ELEMENT 8874 I	6. CATEGORY CODE 711-142	7 PROJECT NUMBER FXBM994504	8. PROJECT COST (\$000) 16,240					
9 COST ESTIMATE								
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)				
MILITARY FAMILY HOUSING	UN	75	126.440	9.483				
SUPPORTING FACILITIES	LS			5,149				
SITE IMPROVEMENTS	LS			(1,973)				
UTILITY MAINS	LS			(672)				
STREETS	LS			(793)				
LANDSCAPING	LS			(497)				
RECREATION	LS			(314)				
DEMOLITION	LS			(900)				
SUBTOTAL				14,632				
CONTINGENCY (5%)				732				
TOTAL CONTRACT COST				15,364				
SUPERVISION INSPECTION AND OVERHEAD (5.7%)				876				
TOTAL REQUEST				16,240				
AREA COST FACTOR		0.91						
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and design/construction of single and duplex housing units with basements. Provides normal amenities, to include appliances, garages, parking, air conditioning, patios, privacy fencing, neighborhood playgrounds, and recreation areas. Provides fire detection.								
	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	0.946	\$754	8	862
E1-E6	4	1,573	1,950	181	0.946	\$754	25	3,228
E7-E9	3	1,500	1,860	172	0.946	\$754	30	3,681
E7-E9	4	1,734	2,150	200	0.946	\$754	<u>12</u>	<u>1,712</u>
							75	9,483
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/3050 GSF)								
Maximum size: E7-E9/4 Bedroom (2020 NSF/2500 GSF)								
II. REQUIREMENT: 2,108 UN ADEQUATE: 1,605 UN SUBSTANDARD: 503 UN								
PROJECT: Replace Military Family Housing, Phase 3. (Current Mission).								
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Ellsworth AFB. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off base civilian community. This is the second phase of an initiative to provide adequate housing for base personnel. The replacement housing will provide a modern kitchen, living room, family room and bath configuration, with ample interior and exterior storage. A double car garage will be provided. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood enhancements								

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE. SOUTH DAKOTA		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 3	5. PROJECT NUMBER FXBM994504	
<p>will include landscaping, playgrounds, and recreation areas. Proper disposal of asbestos and lead-based paint is included. The expansive clay soils require special foundation considerations. Antiterrorism/force protection measures are included.</p> <p><u>CURRENT SITUATION:</u> This project replaces housing that was constructed in 1961-1964. They have had no major upgrades or renovation since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens are undersized and do not provide adequate cabinet and countertop space. The bathrooms are small and in poor condition. Bathroom fixtures and lighting throughout the houses are outdated and energy inefficient. The exterior of these units lack landscaping and recreation space. There are no garages, and vehicles are subjected to extremely cold winters with no protection from the elements. There is inadequate exterior storage. There is no ground fault circuit interrupter protection as required by current National Electrical building codes. There is no air conditioning. The current Housing Market Analysis recommends no reduction in military family houses. Ellsworth has a vision of walkable neighborhoods as an investment in a quality of life initiative. This initiative is a commitment to the Air Force (AF) mission and an improved sense of community or social cohesion among AF personnel and their families.</p> <p><u>IMPACT IF NOT PROVIDED:</u> AF members and their families will continue to live in extremely outdated, unsuitable and unsatisfactory housing. This 40 to 43 year old housing neighborhood will continue to deteriorate with age, resulting in increasing and unacceptable maintenance and repair costs, and extreme inconvenience to the occupants. Without this and subsequent phases of this initiative, repairs will continue in a costly, piecemeal fashion with little or no improvement in occupant quality of life. These deficiencies will continue to adversely affect the morale of all personnel assigned to Ellsworth AFB.</p> <p><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, the status quo operation was found to be the most cost efficient over the life of the project. However, this alternative is unacceptable because it does not repair the deteriorated structures and would force Air Force personnel to continue to live in inadequate housing. Since this is replacement housing there will be no increase in the student population or impact on the ability of the local school to support base dependents. The improvement cost is 120% of the replacement cost. The SIOH is 5.7% since the Army Corp of Engineers will be the construction agent. Base Civil Engineer: Lt Col Richard (605) 385-2658</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE. SOUTH DAKOTA		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 3	5. PROJECT NUMBER FXBM994504	
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): (\$745) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 745 (b) All other Design Costs 0 (c) Total 745 (d) Contract 745 (e) In-house (4) Construction Start 04 May (5) Construction Completion 05 Jul). Equipment associated with this project will be provided from other appropriations: N/A		

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							
5. DATA AS OF 2000		a. NAME ELLSWORTH AIR FORCE BASE Phase 3			b. LOCATION SOUTH DAKOTA				
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT			PROJECTED				
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		395	283	2,591	3,269	376	285	2,631	3,292
7. PERMANENT PARTY PERSONNEL		395	283	2,591	3,269	376	285	2,631	3,292
8. GROSS FAMILY HOUSING REQUIREMENTS		295	263	1,595	2,153	273	265	1,610	2,148
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	42	33	75				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	42	33	75				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		4	7	29	40	4	7	29	40
11. EFFECTIVE HOUSING REQUIREMENTS		291	256	1,566	2,113	269	258	1,581	2,108
12. HOUSING ASSETS (a + b)		501	421	1,647	2,569	467	391	1,642	2,500
a. UNDER MILITARY CONTROL		429	367	1,165	1,961	429	367	1,165	1,961
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		429	367	1,165	1,961	429	367	1,165	1,961
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		72	54	482	608	38	24	477	539
(1) ACCEPTABLY HOUSED		72	54	482	608				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(210)	(165)	(81)	(456)	(198)	(133)	(61)	(392)
14. PROPOSED PROJECT						0	42	33	75
5. REMARKS									
Item 12.a.(1): 503 on-base units are inadequate. 392 surplus units (198 Officer, 133 SNCO, 61 JNCO) will be demolished when useful life ends.									

1. COMPONENT AIR FORCE			FY 2004 MILITARY CONSTRUCTION PROGRAM				2. DATE				
INSTALLATION AND LOCATION DYESS AIR FORCE, TEXAS			COMMAND: AIR COMBAT COMMAND				5. AREA CONST COST INDEX 0.97				
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL	
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV		
	AS OF 30 SEP 02	289	4400	332	394	0	10	1	9		60
END FY 2007	289	4392	332	394	0	10	1	9	60	5,487	
7. INVENTORY DATA (\$000)											
Total Acreage:										6,342	
Inventory Total as of : (30 Sep 02)										1,345,452	
Authorization Not Yet in Inventory:										28,654	
Authorization Requested in this Program:										19,973	
Authorization Included in the Following Program: (FY 2005)										42,695	
Planned in Next Three Years Program:										65,047	
Remaining Deficiency:										0	
Grand Total:										1,501,821	
3. 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>C</u>	<u>M</u>	<u>P</u>	<u>L</u>
711-142	Replace Family Housing			116 UN		19,973	Jul-02				May-03
}a. Future Projects: Included in the Following Program (FY 2005)											
'1 I-142	Replace Family Housing			84 UN		20,745					
'1 I-142	Replace Family Housing			110 UN		21,950					
}b. Future Projects: Typical Planned Next Three Years: (FY06-09)											
'11-142	Replace Family Housing			110 UN		21,139					
'11-142	Replace Family Housing			110 UN		21,541					
'11-142	Replace Family Housing			96 UN		22,367					
}c. Real Property Maintenance Backlog This Installation										118,4813	
0. Mission or Major Functions: A wing with three B-1 bomber squadrons, one of which is responsible or training all B-1 aircrews, and two C-1 30 airlift squadrons in an AMC airlift group.											

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION DYESS AIR FORCE BASE. TEXAS				4 PROJECT TITLE REPLACE FAMILY HOUSING PHASE 4				
5. PROGRAM ELEMENT 8874 1		6. CATEGORY CODE 71 I-141		7 PROJECT NUMBER FNWZ043001		8. PROJECT COST (\$000) 19,973		
9 COST ESTIMATE								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	116	113,845	13,206
SUPPORTING FACILITIES					LS			4,790
SITE IMPROVEMENTS					LS			(610)
UTILITY MAINS					LS			(1,430)
STREETS					LS			(1,150)
LANDSCAPING					LS			(400)
RECREATION					LS			(320)
DEMOLITION					LS			(880)
SUBTOTAL								17,996
CONTINGENCY (5%)								<u>900</u>
TOTAL CONTRACT COST								18,896
SUPERVISION INSPECTION AND OVERHEAD (5.7%)								<u>1,077</u>
TOTAL REQUEST								19,973
AREA COST FACTOR		0.97						
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 116 single and multiplex family housing units with all necessary amenities including sound reduction as needed and supporting facilities. Project includes site preparation, attached garages, air conditioning, vehicle parking, exterior patios and privacy fencing, support infrastructure of roads and utilities, neighborhood playgrounds, recreation areas, and all landscaping. Includes demolition of 116 single and multiplex housing units, site demolition and asbestos 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	3	1,315	1,630	151	0.970	\$754	98	10,823
E1-E6	4	1,573	1,950	181	0.970	\$754	<u>18</u>	2,383
							116	13,206
Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF)								
Maximum size: E1-E6/4 Bedroom (1790 NSF/2220 GSF)								
11. REQUIREMENT: 2,489 UN ADEQUATE: 1,766 UN SUBSTANDARD: 723 UN								
PROJECT: Replace Military Family Housing, Phase 4. (Current Mission).								
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Dyess AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The housing will provide safe, comfortable, and appealing living environment comparable to the off-base civilian community. The design will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from three to four, as identified in the most recent housing market analysis. Units will be provided with an attached garage and exterior parking for a second vehicle. Land area will be used for adequate infrastructure requirements (roads, recreation areas, utilities). This is the fourth phase of a multiphase initiative to replace all substandard housing units at Dyess AFB. Replacement of all supporting facilities is required. To support the whole neighborhood concept, new roads, utility systems, neighborhood playgrounds, recreation areas and area landscaping must be installed.								

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION DYESS AIR FORCE BASE. TEXAS		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 4	5. PROJECT NUMBER FNW7043001	
<p><u>CURRENT SITUATION:</u> Existing family housing units were constructed in 1957. They show the effects of age and heavy use. These units have had no comprehensive upgrade program since construction, and they do not meet the needs of today's military families, nor do they provide a modern home environment. Budget constraints have limited Dyess AFB's ability to maintain and repair these housing units to minimally acceptable occupancy standards. Interiors are inadequate by modern criteria. The existing jalousie windows are those originally installed when the housing units were constructed. These windows are difficult to open and drafty, with broken latches and cranks. These Capehart units were constructed with one bathroom, which is small and lacks adequate closet space. Kitchens have insufficient cabinets, storage and counter space.</p> <p>Lighting, heating and air-conditioning systems require upgrade and replacement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Original aged electrical wiring is causing increased faults and potential for fire and safety problems. The existing under-slab piping systems are old and deteriorated. Frequency of leaking pipes under the concrete floor slab is increasing.</p> <p>Roof, walls, foundations, and exterior pavements require major repair or replacement due to age. Severe summer heat, extreme winter freezing ice and snow storms, routine high winds and dust storms, frequent turbulent hail/thunderstorms, occasional tornados and highly expansive clay soil conditions have an adverse aging effect on the family housing units. The built-up roofing system on most housing unit carports is old and deteriorated. The membrane felts are cracking, blistering, and wrinkling. Carport support structure and decking are experiencing structural deterioration due to chronic leaks. Termite damage to family housing units is encountered frequently. The existing concrete sidewalks and driveways are cracking and lifting; the potential for a tripping hazard exists. The soffits and fascia on the family housing units are deteriorating and need resurfacing. The shingle roofs are experiencing serious loss of surfacing</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> A rate of 5.7% will be used for supervision, inspection, and overhead for using the Army Corps of Engineers. This project meets the criteria/scope specified in part II of Military Handbook 1190, Facility Planning and Design Guide. The local school authority indicates a capability exists to accept the increase in the student population generated by this project. No additional school construction will be required. 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. The cost to improve this housing is 113% of the replacement cost. Commander, 7th Civil Engineer Squadron: Lt Col Darren R. Daniels, (915) 696-2250.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION DYESS AIR FORCE BASE, TEXAS		
4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 4	5. PROJECT NUMBER FNWZ043001	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 02 Jun 126 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2002 35 (d) Date 35% Designed 02 Dec 13 (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): (\$910) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 910 (b) All other Design Costs 0 (c) Total 910 (d) Contract 910 (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 Jul-01		2. FISCAL YEAR		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF 2001		a. NAME DYESS AIR FORCE BASE Phase 4			b. LOCATION TEXAS				
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		685	386	3,666	4,737	662	418	3,845	4,925
7. PERMANENT PARTY PERSONNEL		685	386	3,666	4,737	662	418	3,845	4,925
8. GROSS FAMILY HOUSING REQUIREMENTS		419	279	1,740	2,438	402	302	1,822	2,526
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	0	116	116				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	116	116				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		5	5	26	36	5	5	27	37
11. EFFECTIVE HOUSING REQUIREMENTS		414	274	1,714	2,402	397	297	1,795	2,489
12. HOUSING ASSETS (a + b)		414	274	1,598	2,286	397	297	1,679	2,373
a. UNDER MILITARY CONTROL		166	110	1,002	1,278	166	110	1,002	1,278
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		166	110	1,002	1,278	166	110	1,002	1,278
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		248	164	596	1,008	231	187	677	1,095
(1) ACCEPTABLY HOUSED		248	164	596	1,008				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT		0	0	116	116	0	0	116	116
4. PROPOSED PROJECT						0	0	116	116
5. REMARKS									
Item 12.a.(1): 723 on-base units are inadequate.									

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION RANDOLPH AIR FORCE BASE, TEXAS				COMMAND: AIR EDUCATION AND TRAINING COMMAND			5. AREA CONST COST INDEX 0.83			
3. Personnel Strength AS OF 30 SEP 02 END FY 2007	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	960	21481	5079	478	0	0	16	32	7	
	960	21251	5316	478	0	0	16	32	7	8,93
7. INVENTORY DATA (\$000)										
Total Acreage:		3,129								
Inventory Total as of : (30 Sep 02)					1,059,53					
Authorization Not Yet in Inventory:					19,31					
Authorization Requested in this Program:					13,75					
Authorization Included in the Following Program:		(FY 2005)			1					
Planned in Next Three Years Program:					22,15					
Remaining Deficiency:					1					
Grand Total:					1,114,75					
3. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2004)										
CATEGORY								COST DESIGN STATUS		
CODE	PROJECT TITLE			SCOPE		\$,000 START		C M P L		
11-142	Replace Family Housing			96 UN		13,754 Jul-02		May-0:		
3a. Future Projects: Included in the Following Program: (FY 2005)										
none										
3b. Future Projects: Typical Planned Next Three Years: (FY 06-09)										
11-142	Replace Family Housing			109 UN		14,557				
11-142	Replace Family Housing			64 UN		7,600				
3c. Real Property Maintenance Backlog This Installation										40,73
4. Mission or Major Functions: Headquarters Air Education and Training Command, a flying training wing which conducts navigator training and AETC instructor pilot training and the AF Personnel Center, the AF services Agency, Hq AF Recruiting Service, the AF Manpower and Innovation Center, and an AMC airlift light operating C-21 s.										

1. COMPONENT		FY 2004 MILITARY CONSTRUCTION PROJECT DATA			2. DATE				
AIR FORCE									
3. INSTALLATION AND LOCATION				4. PROJECT TITLE					
RANDOLPH AIR FORCE BASE. TEXAS				REPLACE FAMILY HOUSING PHASE 2					
5. PROGRAM ELEMENT		6. CATEGORY CODE	7. PROJECT NUMBER		8. PROJECT COST (\$000)				
88741		711-142	TYMX030004		13.754				
9 COST ESTIMATE									
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)	
MILITARY FAMILY HOUSING					UN	96	98.260	9.433	
SUPPORTING FACILITIES					LS			2.959	
SITE IMPROVEMENTS					LS			(420)	
UTILITY MAINS					LS			(1.039)	
STREETS					LS			(500)	
DEMOLITION					LS			(1,000)	
SUBTOTAL								12,392	
CONTINGENCY (5%)								<u>620</u>	
TOTAL CONTRACT COST								13,012	
SUPERVISION INSPECTION AND OVERHEAD (5.7%)								<u>742</u>	
TOTAL REQUEST								13,754	
AREA COST FACTOR		0.83							
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 96 Wherry housing units. Includes demolition, site clearing, replacement/upgrade/relocation of utility systems and roads. and construction of new multiplex housing. Provides parking. exterior patios, and privacy fencing. neighborhood playgrounds, recreation areas. Includes clean-up of asbestos and lead based paint.									
<u>Paygrade</u>		<u>Bedroom</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Project Factor</u>	<u>Cost Per</u>	<u>No Units</u>	<u>(\$000) Total</u>
E1-E6		3	1,315	1,630	151	0.863	754	<u>96</u>	9,433
								96	9,433
Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF)									
11. REQUIREMENT: 2,860 UN ADEQUATE: 2,170 UN SUBSTANDARD: 690 UN									
<u>PROJECT:</u> Replace Wherry Housing (Current Mission).									
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Randolph AFB, TX. 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 second phase of an initiative to provide adequate housing for base personnel. The replacement housing will provide a modern kitchen, living room, family room, three bedroom, and bath configuration. with ample interior and exterior storage and a single car garage. Exterior parking will be provided for a second vehicle. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood improvement include landscaping and recreation areas.									
<u>CURRENT SITUATION:</u> The East and West Wherry units, constructed in 1962, 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. Walls and exterior pavements require major replacement due to the effects of age and weather. Wall insulation is inadequate. Plumbing and electrical systems are antiquated and do not meet current standard for efficiency or safety. There are no GFI circuits, and the number of outlets is minimal which results in haphazard usage of extension cords. Housing interiors are inadequate by any modern criteria. Bedrooms are small and lack adequate closet space. Bathrooms are small, and fixtures are outdated and energy inefficient. Kitchens have inadequate storage and counter space. cabinets are old and unsightly,									

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION RANDOLPH AIR FORCE BASE, TEXAS		
4. PROJECT TITLE REPLACE FAMILY HOUSING, PHASE 2	5. PROJECT NUMBER TYMX030004	
<p>countertops and sinks are badly worn. Flooring throughout the house is outdated. Lighting throughout the houses is inefficient and does not meet modern needs. Heating and air conditioning systems require upgrade or replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> AF personnel will continue to occupy substandard housing. The housing will continue to be occupied until it becomes uninhabitable because adequate, affordable off-base housing is not available. The current Housing Market for the base shows an on-base deficit. Without this project and subsequent phases of this initiative, repairs of these units will be in a costly, piecemeal fashion, with no improvement in living quality.</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in Part II of Military Handbook 1190, Facility Planning and Design Guide. An economic analysis has been prepared comparing the alternatives of status quo operation, replacement, and direct compensation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The cost to improve this housing is 72% of the replacement cost. The SIOH is 5.7% since the Army Corp of Engineers will be the construction agent. Base Civil Engineer: Lt Col Allen J. Benefield. (210) 652-2401.</p>		

1. COMPONENTEN AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE																										
3. INSTALLATION AND LOCATION RANDOLPH AIR FORCE BASE. TEXAS																												
4. PROJECT TITLE REPLACE FAMILY HOUSING, PHASE 2	5. PROJECT NUMBER TYMX030004																											
<p>12. SUPPLEMENTAL DATA:</p> <p>a. Estimated Design Data: Design/Bid/Build</p> <p>(1) status:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">(a) Date Design Started</td> <td style="text-align: right;">02 Jul 20</td> </tr> <tr> <td style="padding-left: 20px;">(b) Parametric Cost Estimate used to develop costs</td> <td style="text-align: right;">N</td> </tr> <tr> <td style="padding-left: 20px;">(c) Percent Complete as of Jan 2002</td> <td style="text-align: right;">35</td> </tr> <tr> <td style="padding-left: 20px;">(d) Date 35% Designed</td> <td style="text-align: right;">02 Dec 20</td> </tr> <tr> <td style="padding-left: 20px;">(e) Date Design Complete</td> <td style="text-align: right;">03 May 20</td> </tr> <tr> <td style="padding-left: 20px;">(f) Energy Study/Life-Cycle analysis was performed</td> <td style="text-align: right;">\</td> </tr> </table> <p>(2) Basis:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">(a) Standard or Definitive Design -</td> <td style="text-align: right;">NO</td> </tr> <tr> <td style="padding-left: 20px;">(b) Where design was most recently used -</td> <td style="text-align: right;">N/A</td> </tr> </table> <p>(3) Total Cost (c) = (a) + (b) or (d) + (e):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">(a) Production of Plans and Specifications</td> <td style="text-align: right;">630</td> </tr> <tr> <td style="padding-left: 20px;">(b) All other Design Costs</td> <td style="text-align: right;">0</td> </tr> <tr> <td style="padding-left: 20px;">(c) Total</td> <td style="text-align: right;">630</td> </tr> <tr> <td style="padding-left: 20px;">(d) Contract</td> <td style="text-align: right;">630</td> </tr> <tr> <td style="padding-left: 20px;">(e) In-house</td> <td></td> </tr> </table> <p>(4) Construction Start 04 Mar</p> <p>(5) Construction Completion 05 Jul</p> <p>g. Equipment associated with this project will be provided from other appropriations: N/A</p>			(a) Date Design Started	02 Jul 20	(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 20	(f) Energy Study/Life-Cycle analysis was performed	\	(a) Standard or Definitive Design -	NO	(b) Where design was most recently used -	N/A	(a) Production of Plans and Specifications	630	(b) All other Design Costs	0	(c) Total	630	(d) Contract	630	(e) In-house	
(a) Date Design Started	02 Jul 20																											
(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 20																											
(f) Energy Study/Life-Cycle analysis was performed	\																											
(a) Standard or Definitive Design -	NO																											
(b) Where design was most recently used -	N/A																											
(a) Production of Plans and Specifications	630																											
(b) All other Design Costs	0																											
(c) Total	630																											
(d) Contract	630																											
(e) In-house																												

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT act-00		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 RANDOLPH AIR FORCE BASE Phase 2		b. LOCATION TEXAS					
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		1,379	775	1,236	3,390	1,439	a32	1,680	3,951
7. PERMANENT PARTY PERSONNEL		1,379	775	1,236	3,390	1,439	a32	1,690	3,951
a. GROSS FAMILY HOUSING REQUIREMENTS		1,098	646	817	2,561	1,144	693	1,074	2,911
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		2	0	96	98				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	96	96				
c. UNACCEPTABLE HOUSED IN COMMUNITY		2	0	0	2				
10. VOLUNTARY SEPARATIONS		22	11	5	38	23	13	15	51
11. EFFECTIVE HOUSING REQUIREMENTS		1,076	635	812	2,523	1,121	680	1,059	2,860
12. HOUSING ASSETS (a + b)		1,074	635	716	2,425	1,118	680	963	2,761
a. UNDER MILITARY CONTROL		218	142	347	707	218	142	347	707
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		218	142	347	707	218	142	347	707
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		856	493	369	1,718	900	538	616	2,054
(1) ACCEPTABLY HOUSED		856	493	369	1,718				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		2	0	96	98	3	0	96	99
14. PROPOSED PROJECT						0	0	96	96
15. REMARKS									
Item 12.a.(1): 690 on-base units are inadequate.									

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION LAJES AIR BASE, PORTUGAL				COMMAND: U.S. AIR FORCES IN EUROPE			5. AREA CONST COST INDEX 1.28			
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 02	96	853	692	20	69	6	4	6	
END FY 2007	96	853	693	20	69	6	4	6	45	1,792
7. INVENTORY DATA (\$000)										
Total Acreage:										944
Inventory Total as of : (30 Sep 02)										732,160
Authorization Not Yet in Inventory:										0
Authorization Requested in this Program:										13,428
Authorization Included in the Following Program: (FY 2005)										0
Planned in Next Three Years Program:										0
Remaining Deficiency:										0
Grand Total:										745,588
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>C M P L</u>	
71 I-142	Replace Family Housing			42 UN			13,428	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			none						
9c. Real Property Maintenance Backlog This Installation										19,933
10. Mission or Major Functions: The host air base wing provides en route support to transiting aircraft and hosts Headquarters US Forces Azores. Lajes Field serves as a logistical bridge to Europe, Africa, and Southwest Asia by providing a ground refueling and stop-over capability, functioning as a tanker staging location for in-flight refueling and serving as a primary divert base for deploying aircraft.										

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION LAJES FIELD. PORTUGAL			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 3				
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER MQNA023005	8. PROJECT COST (\$000) 13,428				
9. COST ESTIMATE							
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)			
MILITARY FAMILY HOUSING	UN	42	186,976	7,853			
SUPPORTING FACILITIES	LS			4,155			
SITE IMPROVEMENTS	LS			(880)			
UTILITY MAINS	LS			(825)			
STREETS	LS			(920)			
LANDSCAPING	LS			(340)			
RECREATION	LS			(235)			
DEMOLITION	LS			(955)			
SUBTOTAL				12,008			
CONTINGENCY (5%)				<u>600</u>			
TOTAL CONTRACT COST				12,608			
SUPERVISION INSPECTION AND OVERHEAD (6.5%)				<u>820</u>			
TOTAL REQUEST				13,428			
AREA COST FACTOR	1.28						
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 42 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new multiplex family housing units. Provides normal amenities to include appliances, storage, off-street parking, patios, privacy fencing, landscaping, and neighborhood playgrounds. Includes asbestos and lead based paint removal.							
		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	1.408	\$764	18	2,924
04-05	3	1,629	2,020	1.408	\$764	22	4,425
06	4	2,032	2,520	1.408	\$764	<u>2</u>	504
						42	7,853
Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF)							
Maximum size: O4-O5/3 Bedroom (1850 NSF/2300 GSF)							
Maximum size: O6/4 Bedroom (2350 NSF/2930 GSF)							
II. REQUIREMENT: 561 UN ADEQUATE: 369 UN SUBSTANDARD: 192 UN							
PROJECT: Replace Military Family Housing, Phase 3. (Current Mission).							
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and their dependents stationed at Lajes Field, Azores. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan and the Housing Master Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to typical off-base civilian communities found in the continental United States. This is the third phase of multiple phases to provide adequate housing for base personnel assigned to a remote location. The first two phases have been funded and are under construction providing 114 new replacement units. This replacement project will provide a modern kitchen, living room, dining room, and bathroom							

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION LAJES FIELD. PORTUGAL		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 3	5. PROJECT NUMBER MQNA023005	
<p>configuration with ample interior and exterior storage and a single car garage. Exterior parking will be provided for a second occupant vehicle and guests. The basic neighborhood support infrastructure will be upgraded.</p> <p><u>CURRENT SITUATION:</u> This project replaces housing units constructed in 1952 and 1961. These 41-plus year old homes have long been showing the effects of age, continuous heavy use, and the harsh climatic environment associated with being located in the middle of the Atlantic Ocean. Heavy rains that are routinely driven by hurricane-force winds subject the residents to poor drainage, leaking windows and doors, and infiltration. The units 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, floors, and pavements require extensive repairs and replacement. Plumbing, electrical, and mechanical systems are antiquated, require excessive maintenance, and do not meet current standards for efficiency and safety. Sinks, tubs, and sanitary lines drain exceptionally slow resulting in health hazards. Scaling in the sewer lines has significantly reduced the systems capacity causing frequent backups. Electrical systems lack ground fault circuits in bathrooms, kitchens, and on exterior outlets causing breakers to trip regularly. Interiors are generally inadequate by modern standards. Bathrooms are small with outdated fixtures, kitchens have inadequate storage and counter space, floors and counter tops are badly worn and cabinets are old and unsightly. Lead based paint and asbestos are present.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and their families will continue to live in outdated and unsatisfactory housing. As a result, major morale problems will continue to be an issue at this remote and isolated location. The existing housing will continue to deteriorate with age, driving up maintenance and repair costs, as well as impacting the quality of life of its occupants. Piecemeal repairs will continue with little or no substantive improvement in the resident's standards of living.</p> <p><u>ADDITIONAL:</u> This project has been programmed in accordance with the criteria and scope limitations outlined in AFI 32-6002, Family Housing Planning, Programming, Design, and Construction. Since this is replacement housing, there will be no impact on the student population at the local DoD school. An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The improvement cost is 80% of the replacement cost. This project is not eligible for NATO funding. The Naval Facilities Command will be the construction agent. Base Civil Engineer: Lt Col Terry Watkins, DSN 535-6113.</p> <p>The project will be solicited and awarded with US dollar.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION LAJES FIELD. PORTUGAL		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 3	5. PROJECT NUMBER MQNA023005	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 02 Jul 29 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2002 35 (d) Date 35% Designed 02 Dec 14 (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): (\$615) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 615 (b) All other Design Costs 0 (c) Total 615 (d) Contract 615 (e) In-house (4) Construction Start 04 Mar (5) Construction Completion 05 Jun). Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Aug-97			2. FISCAL YEAR 2004		REPORT CONTROL SYMBOL DD-A&L(AR)1716				
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION									
5. DATA AS OF Nov-96		a. NAME LAJES FIELD Phase 3			b. LOCATION AZORES, PORTUGAL						
ANALYSIS OF REQUIREMENTS AND ASSETS				CURRENT				PROJECTED			
				OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH				101	105	765	971	101	105	765	971
7. PERMANENT PARTY PERSONNEL				101	105	765	971	101	105	765	971
8. GROSS FAMILY HOUSING REQUIREMENTS				81	66	414	561	81	66	414	561
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)				24	0	18	42				
a. INVOLUNTARILY SEPARATED				0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED				24	0	18	42				
c. UNACCEPTABLE HOUSED IN COMMUNITY				0	0	0	0				
10. VOLUNTARY SEPARATIONS				0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS				81	66	414	561	81	66	414	561
12. HOUSING ASSETS (a + b)				57	79	396	532	57	79	396	532
a. UNDER MILITARY CONTROL				41	77	308	426	41	77	308	426
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED				41	77	308	426	41	77	308	426
(2) UNDER CONTRACT/APPROVED								0	0	0	0
(3) VACANT				0	0	0	0				
(4) INACTIVE				0	0	0	0				
b. PRIVATE HOUSING				16	2	66	106	16	2	88	106
(1) ACCEPTABLY HOUSED				16	2	88	106				
(2) ACCEPTABLE VACANT RENTAL				0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT				24	(13)	18	29	24	(13)	18	29
14. PROPOSED PROJECT								24	0	18	42
15. REMARKS											
Item 12.a.(1): 192 on-base units are inadequate.											

1. COMPONENT AIR FORCE			FY 2004 MILITARY CONSTRUCTION PROGRAM				2. DATE			
INSTALLATION AND LOCATION INCIRLIK AIR BASE, TURKEY			COMMAND: AIR COMBAT COMMAND				5. AREA CONST COST INDEX 0.91			
8. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 02	133	1246	255	0	0	1807	229	0	
END FY 2007	133	1255	255	0	0	1807	229	0	89	3,768
7. INVENTORY DATA (\$000)										
Total Acreage:										3,328
Inventory Total as of : (30 Sep 02)										779 722
Authorization Not Yet in Inventory:										8 990
Authorization Requested in this Program:										17 538
Authorization Included in the Following Program: (FY 2005)										
Planned in Next Three Years Program:										
Remaining Deficiency:										
Grand Total:										806,25
3. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2004)										
CATEGORY							COST DESIGN STATUS			
CODE	PROJECT TITLE			SCOPE			\$,000	START	C M P L	
'1 I-142	Replace Family Housing			100 UN			17,538	Jul-02	May-0:	
1a. Future Projects: Included in the Following Program (FY 2005)										
none										
1b. Future Projects: Typical Planned Next Three Years: (FY06-09)										
none										
1c. Real Property Maintenance Backlog This Installation										14,19
0. Mission or Major Functions: The 39th Wing provides host services to forces deployed in support of Operation Northern Watch. It is also home to an AMC Air Mobility Squadron.										

ID Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA			2. DATE				
3. INSTALLATION AND LOCATION INCIRLIK AIR BASE, TURKEY		4 PROJECT TITLE REPLACE MILITARY FAMILY HOUSING						
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 71 1-142	7. PROJECT NUMBER LJYC034004	8. PROJECT COST (\$000) 17,538					
9 COST ESTIMATE								
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)				
MILITARY FAMILY HOUSING	UN	100	137,410	13,741				
SUPPORTING FACILITIES	LS			1,943				
SITE IMPROVEMENTS	LS			(300)				
UTILITY MAINS	LS			(350)				
STREETS	LS			(300)				
LANDSCAPING	LS			(140)				
RECREATION	LS			(113)				
FORCE PROTECTION	LS			(450)				
DEMOLITION	LS			(290)				
SUBTOTAL				<u>15,684</u>				
CONTINGENCY (5%)				784				
TOTAL CONTRACT COST				16,468				
SUPERVISION INSPECTION AND OVERHEAD (6.5%)				<u>1,070</u>				
TOTAL REQUEST				17,538				
AREA COST FACTOR	0.91							
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 100 nonsmg units. Includes, demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new multiplex units. Provide normal amenities to include vehicle parking, air conditioning, exterior patios, privacy fencing and playgrounds. Includes demolition, asbestos and lead-based paint removal.								
	Programmed		Project	Cost Per	No	(\$000)		
Paygrade Bedroom	NSF	GSF	GSM	Factor	GSM	Units	Total	
E1-E6	4	1,573	1,950	181	0.910	\$764	50	6,292
E7-E9 / O1-3	4	1,734	2,150	200	0.910	\$764	14	1,946
O4-O5	4	1,863	2,310	215	0.910	\$764	32	4,783
O6	4	2,032	2,520	234	0.910	\$764	2	326
O6 + SCP	4	2,235	2,772	258	0.910	\$764	1	179
O7	4	2,686	3,330	309	0.910	\$764	1	215
							<u>100</u>	13,741
Maximum size: E1-E6/4 Bedroom		(1790 NSF/2220 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		(3350 NSF/2920 GSF)						
Maximum size: O6/4 Bedroom SCP		(2585 NSF/3212 GSF)						
Maximum size: O7/4 Bedroom		(3270 NSF/4060 GSF)						
II. REQUIREMENT: 850 UN ADEQUATE: 582 UN SUBSTANDARD: 268 UN								
PROJECT: Replace Military Family Housing. Project includes replacement of one General Officers Quarters. (Current Mission)								

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION INCIRLIK AIR BASE. TURKEY		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	5. PROJECT NUMBER LJYC034004	
<p><u>REQUIREMENT:</u> The project is required to provide modern and efficient housing for military members and their dependants stationed at Incirlik AB. All units will meet "whole-house" standards and are programmed in accordance with the Family Housing Master Plan. Replacement housing will provide a safe, comfortable, and appealing living environment. The new housing units will provide a modern kitchen, laundry room, family room, living room, bedroom and bath configuration, with ample interior and exterior storage and a single car garage. Exterior parking will be provided for a second occupant car or guests.</p> <p><u>CURRENT SITUATION:</u> The current MFH at Incirlik consists of 900 units; 750 units were constructed in 1983 thru 1985; 582 of these units are adequate facilities and 168 units need improvements to meet acceptable living standards. The remaining 150 units were constructed in 1961, which are in substandard condition and beyond economical upgrade/improvement. These units were surplus and prefabricated buildings, which were constructed into housing. Despite extensive maintenance and repair efforts and expenses, settlement and shifting of foundations continue to cause structural damages. Electric, mechanical, and other utility systems are outdated and do not meet USAF code regulations, energy capacity and efficiency requirements. The off-base housing is not a viable option at Incirlik due to force protection requirements. Incirlik's geographical location in relation to Iran, Iraq and other hot spots in the Middle East makes it a primary target for terrorist activity endangering the lives of our military and U.S. Government civilian personnel and their families.</p> <p><u>IMPACT IF NOT PROVIDED:</u> The assigned personnel and their families will continue to be housed in substandard housing units, resulting in poorer quality of life. These unsatisfactory conditions will affect the morale and welfare of our military personnel and their families. Also, the U.S. Government will continue to spend MFH funds conducting piecemeal maintenance and repair on outdated facilities.</p> <p><u>ADDITIONAL:</u> This project is not eligible for NATO funding. This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". An Economic Analysis has been prepared comparing the alternatives of new construction and status quo operation. Based on the net present values and benefit of the respective alternatives, new construction was found to be most cost effective over the life of the project. Improvement is not considered as a viable alternative because of the unrecoverable foundation problems. The cost to improve this housing is 100%+ of the replacement cost. There will be no increase in the student population generated with this project. SIOH is 6.5% to fund U.S. Army Corps of Engineers execution agent and Air Force oversight. Base Civil Engineer: Larry L. Meinders, Civ., DSN 676-6898.</p> <p>The project will be solicited and awarded with US dollar.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION INCIRLIK AIR BASE. TURKEY		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	5. PROJECT NUMBER LJYC03400-1	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 02 Jul 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): (\$730) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 730 (b) All other Design Costs 0 (c) Total 730 (d) Contract 730 (e) In-house (4) Construction Start 04 Apr (5) Construction Completion 05 Sep). Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Jan-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 Dec-00		a. NAME INCIRLIK AIR BASE			b. LOCATION TURKEY				
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		315	146	1,149	1,610	308	144	1,087	1,539
7. PERMANENT PARTY PERSONNEL		315	146	1,149	1,610	308	144	1,087	1,539
8. GROSS FAMILY HOUSING REQUIREMENTS		181	77	592	850	180	78	592	850
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		43	7	50	100				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		43	7	50	100				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS		181	77	592	850	180	78	592	850
12. HOUSING ASSETS (a + b)		155	93	552	800	155	93	552	800
a. UNDER MILITARY CONTROL		155	93	552	800	155	93	552	800
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		155	93	552	800	155	93	552	800
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(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		26	(16)	40	50	25	(15)	40	50
14. PROPOSED PROJECT						43	7	50	100
15. REMARKS									
<p>Item 12.a.(1): 268 on-base units are inadequate. 50 surplus units (18 Officer, 22 SNCO, 10 JNCO) will be demolished when useful life ends.</p>									

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROGRAM					2. DATE						
INSTALLATION AND LOCATION RAF LAKENHEATH, GREAT BRITAIN			COMMAND: U.S. AIR FORCES IN EUROPE			5. AREA CONST COST INDEX 1.35							
6. Personnel		PERMANENT			STUDENTS			SUPPORTED					
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTP		
AS OF 30 SEP 02		520	4183	652	0	0	0	41	6	45	5,410		
END FY 2007		520	4191	658	0	0	0	4	6	45	5,424		
7. INVENTORY DATA (\$000)													
Total Acreage:		2,004											
Inventory Total as of : (30 Sep 02)										1,234,244			
Authorization Not Yet in Inventory:										118,728			
Authorization Requested in this Program:										23,640			
Authorization Included in the Following Program:		(FY 2005)										24,073	
Planned in Next Three Years Program:										100,949			
Remaining Deficiency:													
Grand Total:										1,501,633			
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2004)													
CATEGORY						COST DESIGN STATU							
<u>CODE</u>		<u>PROJECT TITLE</u>		<u>SCOPE</u>		<u>\$,000 START C M P L</u>							
711-142		Replace Family Housing		89 UN		23,640 Jul-02		May-C					
9a. Future Projects: Included in the Following Program (FY 2005)													
711-142		Replace Family Housing		87 UN		24,073							
9b. Future Projects: Typical Planned Next Three Years. (FY06-09)													
711-142		Replace Family Housing		87 UN		25,470							
711-142		Replace Family Housing		87 UN		24,995							
711-142		Replace Family Housing		87 UN		25,955							
711-142		Replace Family Housing		87 UN		24,529							
9c. Real Property Maintenance Backlog This Installation										114.07			
10. Mission or Major Functions: A fighter wing equipped with two squadrons of F-15Es and one squadron of F-15C/Ds.													

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROJECT DATA			2. DATE			
3. INSTALLATION AND LOCATION RAF LAKENHEATH. UNITED KINGDOM				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER MSET044024		8. PROJECT COST (\$000) 23,640		
9 COST ESTIMATE								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	89	168,056	14,957
SUPPORTING FACILITIES					LS			6.692
SITE IMPROVEMENTS					LS			(2,065)
UTILITY MAINS					LS			(2,290)
STREETS'					LS			(749)
LANDSCAPING					LS			(170)
RECREATION					LS			(330)
DEMOLITION					LS			(1,088)
SUBTOTAL								21,649
CONTINGENCY (5%)								<u>1,082</u>
TOTAL CONTRACT COST								22,731
SUPERVISION INSPECTION AND OVERHEAD (4%)								<u>909</u>
TOTAL REQUEST								23,640
AREA COST FACTOR		1.35						
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 89 housing units. Includes demolition, site clearing, replacement/upgrading utility systems, new roads, and construction of new single and multiplex units meeting current size standards. Provide normal amenities including parking, garages, patios, privacy fencing, support infrastructure of roads and utilities, neighborhood playgrounds, and recreation areas.								
		Programmed			Project	Cost Per	No	(\$000)
<u>Payorade</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	1.404	\$764	65	10,529
E7-E9	3	1,500	1,860	172	1.404	\$764	24	4,428
							89	14,957
Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF)								
Maximum size: E7-E9/3 Bedroom (1650 NSF/2050 GSF)								
1. REQUIREMENT: 5,094 UN ADEQUATE: 4,528 UN SUBSTANDARD: 566 UN								
PROJECT: Replace 89 housing units. Includes demo, site clearing, replacement/upgrade of utilities, new roads, and construction of new single and multiplex units meeting current size standards. Provide parking, garages, fencing, playgrounds, and support infrastructure. (Current Mission)								
REQUIREMENT: This project is required to provide modern and efficient housing for military members stationed at RAF Lakenheath and RAF Mildenhall. All units will meet "whole-house" standards and are programmed in accordance with the Housing Community Profile. Replacement housing will provide safe, comfortable, and appealing living environments comparable to the off-base civilian community. This project is one of multiple phases to provide adequate housing for base personnel. The replacement housing will provide a modern kitchen, laundry room, family room, 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. Replacement construction includes reconfiguring neighborhood to create sense of community and increase efficiency. Neighborhood support infrastructure will be replaced or upgraded to meet modern need; New landscaping, playgrounds, and recreation areas will enhance the neighborhood.								

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION RAF LAKENHEATH. UNITED KINGDOM		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	5. PROJECT NUMBER MSET044024	
<p><u>CURRENT SITUATION:</u> This project replaces 89 housing units which were constructed in 1950. These 50-plus 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. Plumbing and electrical systems are antiquated and do not meet modern building codes. Electrical systems are undersized and quantity of receptacles is inadequate. Lighting systems throughout the houses are inefficient and require replacement. Existing house plans do not meet suitability standards. Three-bedroom units have only one undersized bathroom per unit and do not have family rooms. Units have no covered entry. inadequate storage, and no separate laundry rooms. Kitchens are undersized and galley shaped with old cabinets and badly worn countertops and sinks. Flooring throughout the house is outdated.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Major morale problems will result if this replacement initiative is not supported. The housing will continue to be occupied until it becomes uninhabitable because adequate, affordable off-base housing is not available. The current Housing Market Analysis states a projected housing deficit of 1,492 units. If units are not replaced, costly piecemeal repairs will continue with no improvement in the living quality.</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, acquisition, 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. The cost to improve this housing is approximately 85% 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. This project is not eligible for NATO funding. SIOH is 4% to fund United Kingdom execution agent. Base Civil Engineer: Lt Col Thomas D. Quasney 44 1638 522 100.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: British Pound US \$ 0.6517</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM		
4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	5. PROJECT NUMBER MSET044024	
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 3.5 (d) Date 35% Designed 02 Dec 20 (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): (\$1,060) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 1,060 (b) All other Design Costs 0 (c) Total 1,060 (d) Contract 1,060 (e) In-house (4) Construction Start 04 Mar (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 June-02			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 RAF LAKENHEATH			b. LOCATION UNITED KINGDOM				
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		1,368	717	6,648	8,733	1,350	721	6,697	8,768
7. PERMANENT PARTY PERSONNEL		1,368	717	6,648	8,733	1,350	721	6,697	8,768
8. GROSS FAMILY HOUSING REQUIREMENTS		996	600	3,609	5,205	990	603	3,629	5,222
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		313	124	1,085	1,522				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	24	65	89				
c. UNACCEPTABLE HOUSED IN COMMUNITY		313	100	1,020	1,433				
10. VOLUNTARY SEPARATIONS		19	3	107	129	1a	3	107	128
11. EFFECTIVE HOUSING REQUIREMENTS		977	597	3,502	5,076	972	600	3,522	5,094
12. HOUSING ASSETS (a + b)		664	473	2,417	3,554	679	488	2,435	3,602
a. UNDER MILITARY CONTROL		412	323	1,618	2,353	412	323	1,616	2,353
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		412	323	1,618	2,353	412	323	1,618	2,353
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		252	150	799	1,201	267	165	817	1,249
(1) ACCEPTABLY HOUSED		252	150	799	1,201				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		313	124	1,085	1,522	293	112	1,087	1,492
4. PROPOSED PROJECT						0	24	65	89
5. REMARKS									
Item 12.a.(1): 566 on-base units are inadequate.									