

# **POST ACQUISITION CONSTRUCTION**

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

FY 2004 POST ACQUISITION CONSTRUCTION

Program (In Thousands)  
FY 2004 Program \$ 248,998\*  
FY 2003 Program \$ 216,619\*\*  
Proposed Transfer to the FHIF \$7,800\*\*  
Total Before Proposed FHIF Transfer \$224,429\*\*

Purpose and Scope

The Air Force has approximately 104,000 family housing units (includes 24,000 privatized units) for FY 2004. The average age of housing units in the Air Force inventory is over 32 years. Based on recent analysis incorporated into the Air Force Family Housing Master Plan (AF FHMP). in the beginning of FY 2004 approximately 40,000 of these units now require improvement or renovation to meet contemporary' living standards during the next decade. Under existing agreements. it is expected the host nations will revitalize 3,000 units leaving 37,000 units for the Air Force to revitalize. Many of these units require major expenditures to repair or replace deteriorated mechanical. electrical. or structural components. and to provide some of the basic modern amenities found in comparable community housing. The Post Acquisition Construction Program provides this needed revitalization. Each project also includes a significant amount of concurrent maintenance and repair to maximize the project cost effectiveness (average per project is 60%).

The Air Force is the acknowledged DoD leader in developing the "whole house" revitalization concept. Whole house is the combination of needed maintenance and repair together with improvements to bring the unit to contemporary standards. In addition, we are looking beyond the house to the entire housing area in our requirements plan. Our "whole neighborhood" concept is being refined and includes the development of supporting housing infrastructure requirements. neighborhood vehicular and pedestrian circulation concepts to consider siting, density. landscaping. parking, playgrounds. recreation areas and utilities, in addition to the housing unit itself.

Since Congress has extended the authorities for privatizing military family housing, seven projects are identified as privatization candidates in this submission (Luke AFB, AZ; Altus AFB, OK; Tinker AFB. OK; Shaw AFB, SC; Sheppard AFB. TX. McChord AFB, WA, and F.E.

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

\*\* Reporting requirement of 1990 Federal Credit Reform Act and OMB regulations. Including the \$7,800,000 proposed transfer to the FHIF. FY03 Construction funds total \$224,429,000.

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Warren AFB, WY). If privatization proves not to be financially feasible or not in the best interest of the Air Force, the Air Force will instead execute an improvement project at such an installation as follows:

Luke AFB, AZ	(\$0M' - )
Altus AFB, OK	(\$3.093M/52 units)
Tinker AFB, OK	(\$14.338M/78 units)
Shaw AFB, SC	(\$3.087M/40 units)
Sheppard AFB, TX	(\$17.736M/187 units)
McChord AFB, WA	(\$0M' - )
F E Warren AFB, WY	(\$5.391 M/60 units)

Consistent with Authorization and Appropriation Committees' language in FY 1990, the Air Force is seeking to maintain funding in this account to continue revitalizing our aging homes. Consistent with Appropriation Committees' language in FY 1985, the Air Force has gathered data on the post acquisition construction projects to detail past projects on these units and any future work being programmed within a three year period. This information is provided as a part of this submittal.

Program Summary.

Authorization is requested for:

- (1) Various improvements to existing public quarters, as described on DD Form 1391.
- (2) Appropriation of \$244,998,000\* to fund projects in FY 2004.

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

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

1. COMPONENT AIR FORCE	<b>FY 2004 MILITARY CONSTRUCTION PROJECT DATA</b>	2. DATE
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3. INSTALLATION AND LOCATION  VARIOUS AIR FORCE BASES	4 PROJECT TITLE FAMILY HOUSING POST ACQUISITION CONSTRUCTION
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5. PROGRAM ELEMENT  88742	6. CATEGORY CODE  711-000	7 PROJECT NUMBER	8. PROJECT COST (\$000) Auth 248,998 Appr 244,998
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9 COST ESTIMATE	U/M	QUANTITY	UNIT COST	COST (\$000)
POST ACQUISITION CONSTRUCTION PROJECTS TO IMPROVE HOUSING UNITS PROJECTS TO PRIVATIZE HOUSING UNITS TOTAL CONTRACT COST TOTAL REQUEST FUNDS DERIVED FROM FY02 INFLATION SAVINGS	UN UN	1,524 6,950		248,998 (205,353) (43,645) 248,998 248,998 <u>-4,000</u> 244,998

**10. DESCRIPTION OF PROPOSED CONSTRUCTION:** Includes all work necessary to revitalize military family housing by providing: air-conditioning, where authorized; modern functional layouts; soundproofing; and utility and site improvements. Energy conservation actions include new and additional insulation, storm windows, solar screens, and efficient heating and cooling systems.

**11. PROJECT:** This request is for an authorization of \$248.998 million and appropriation of \$244.998 million to accomplish improvement and privatization in family housing.

**REQUIREMENT:** To revitalize and improve the livability of older, obsolete family housing units, to conserve energy in these older housing units, and to bring utility systems up to current safety standards. Whole-house improvements include but are not limited to: kitchen upgrades, bathroom additions upgrades, repair/replacement of roofs, upgrade of mechanical and electrical systems, replacement of windows, doors, floors, and exterior improvements (patios, fences, storages, etc.)

**CURRENT SITUATION:** The majority of these family housing units were constructed during the late 1940's and 1950's using various design and construction criteria, with different types of material, equipment, and appliances. Many utility and structural systems were constructed during years of plentiful, inexpensive energy resources. Insulation, storm windows and doors, etc., not previously cost effective, are now sound investment. This program will extend the useful life of many of our older, less modern units by enhancing livability, functionality, reducing operation costs and improving safety standards.

**ADDITIONAL:** These projects meet the criteria scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." Energy evaluation life-cycle cost analysis was performed in support of these projects. The Air Force will improve existing family housing units to the size and floor pattern similar to the local standards and up to the following size: E1-E6: 2 Bedroom (1080 NSF/1340 GSF), 3 Bedroom (1310 NSF/1630 GSF), 4 Bedroom (1570 NSF/1950 GSF), 5 Bedroom (1850 NSF/2300 GSF); E7-E9/O1-O3: 2 Bedroom (1200 NSF/1490 GSF), 3 Bedroom (1500 NSF/1860 GSF), 4 Bedroom (1730 NSF/2150 GSF), 5 Bedroom (2020 NSF/2510 GSF); O4-O5: 3 Bedroom (1630 NSF/2020 GSF), 4 Bedroom (1860 NSF/2310 GSF); O-6/4 Bedroom (2030 NSF/2520 GSF); O-7/4 Bedroom (2690 NSF/3330 GSF).

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

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

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

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1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION LUKE AIR FORCE BASE, ARIZONA		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER NUEX024001	8. PROJECT COST (\$000) 0	
9. COST ESTIMATES				
ITEM	I/M	QUANTITY	UNIT	COST
FAM BSG, CAPEHART SUPPORTING FACILITIES	UN	874	0	0 0
UTILITIES	LS			( 0 )
PAVEMENTS	LS			( 0 )
SITE IMPROVEMENTS	LS			( 0 )
SUBTOTAL				0
TOTAL CONTRACT COST				0
TOTAL REQUEST				0
TOTAL REQUEST (ROUNDED)				0
<p>0. Description of Proposed Construction: Convey 874 existing units to include 346 adequate units, 157 units that require replacement, and 371 units that need improvement on leased land. Without privatization, the MILCON cost for the work is \$33.21 for an anticipated leverage of -1.52. Privatized units will provide general interior and exterior modernization and renovation. Includes utility upgrades and additions to meet current standards.</p>				
<p>1. REQUIREMENT: 874 UN      ADEQUATE: 346 UN      SUBSTANDARD: 528 UN</p> <p><u>PROJECT:</u> Convey 874 existing units to include 346 adequate units, 157 that require replacement, and 371 units that need improvement. Without privatization, the MILCON cost for the work is \$33.21 for an anticipated leverage of -1.52.</p> <p><u>EQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Luke APB. 528 units will be upgraded or replaced to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet code house standards and are programmed in accordance with the Housing Community Profile. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas.</p> <p><u>URRENT SITUATION:</u> This project upgrades and modernizes housing, which was constructed in 1960. These 42-year-old houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do not meet modern constructing codes. Ground fault circuit interrupter protecting is not provided in bathrooms, kitchens, and exterior circuits. Flooring is stained, loose, and mismatched due to non-availability of original materials for replacement. Windows, siding, and insulation require replacement. The units have inadequate living space and</p>				

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3. INSTALLATION AND LOCATION LUKE AIR FORCE BASE, ARIZONA			4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT  88742	6. CATEGORY CODE  711-111	7. PROJECT NUMBER  NUEX024001	8. PROJECT COST (\$000)  0	
<p>storage, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient. Pavement areas need renovation.</p> <p><b>IMPACT IF NOT PROVIDED:</b> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Without this project repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality.</p> <p><b>ADDITIONAL:</b> This project contains no resale merchandise, services, or commercial recreation operations or activities IAW with the SAF/MI housing privatization Interim Operating Instructions memo dated 2 Mar 99 and AF/IL memo regarding coordination with AFES, DECA, and MWR Board dated 19 Mar 99. A viable proforma and preliminary economic analysis will be developed and provided during the concept approval process. The local school authority indicates a capability exists to accept the increased student population generated by this project. Base Civil Engineer: Lt Col John R. Lohr (623) 56-6135.</p>				

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION FORT MACARTHUR FAMILY HOUSING ANNEX, CALIFORNIA		4. PROJECT TITLE WHOLE HOUSE UPGRADE, FT MAC (MILCON)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER HHEK014065	8. PROJECT COST (\$000) 19,483
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
IMPROVE (279) FAMILY HOUSING UNITS SUPPORTING FACILITIES	UN	275	64,565
SUBTOTAL			18,015
CONTINGENCY (5%)			0
TOTAL CONTRACT COST			18,015
SUPERVISION, INSPECTION AND OVERHEAD (3%)			901
TOTAL REQUEST			18,915
AREA COST FACTOR 1.12			567
EFFECTIVE STATUTORY LIMIT 0			19,483
MOST EXPENSIVE UNIT 285,643			
10. Description of Proposed Work: Upgrade Military Family Housing at Ft Mac through "Whole House" Renovation in accordance with Air Force Family Housing Master Plan (AF FHMP).			
11. REQUIREMENT: 625UN ADEQUATE: 71UN SUBSTANDARD: 554 UN PROJECT: Upgrade Military Family Housing (MPH) at Ft. Mac. through "Whole House" Renovation. Improve General Officers Quarters, Senior Grade Officers, Field Grade Officers, and Enlisted units. (Current Mission). REQUIREMENT: The existing housing units require upgrading to meet Air Force Family Housing Guide standards to improve units for the next twenty-five (25) years. This project is to comply with the Air Force goal to revitalize all inadequate units by 2007. This involves a total of 279 housing units, including (14) of the (33) historic units as follows: (212) Junior Enlisted units: (96) 2-Bedrooms, (75) 3-Bedrooms, and (41) 4-Bedrooms; (53) Senior Enlisted units: (43) 2-Bedrooms, and (10) 4-Bedrooms; (8) Field grade Officer units: (8) 3-Bedrooms; (4) Senior Grade Officer Quarters: (4) Bedrooms; and (2) General Officer Quarters: (2) 4-Bedrooms. SGO and GOQ units require basement renovation work to comply with Life Safety standards per NFPA and Uniform Building Code. CURRENT SITUATION: Currently, Fort MacArthur Military Family Housing (MPH) area serves as the primary location for the dedicated Air Force personnel that work at Los Angeles Air Force Base (LAAFB) along with their families to meet their housing needs. Fort MacArthur has a long history of providing housing for the military as far back as 1918. The 12-acre parade ground of 500 Varas Square District (Registered as a National Historic District in 1986) is overlooked by seven Mission Revival-style GOQ/SOQ single and duplex officers' houses. When Ft. Mac. was transferred to the Air Force in 1982, extensive construction of new housing units began east and south of 500 Varas Square. These housing units consisted of over three hundred townhouse units constructed in two phases (1982 and 1985). These townhouse units require renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families. The asphalt shingle roofs are deteriorated and should be replaced. The kitchen, bath, and laundry room require electrical upgrading, due to lack of GFCI receptacles. Kitchen and bath room cabinets, countertop, fixtures, and flooring are worn and out-of-date and needs replacement. The			

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION FORT MACARTHUR FAMILY HOUSING ANNEX. CALIFORNIA		4. PROJECT TITLE WHOLE HOUSE UPGRADE, FT MAC (MILCON)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER HHEK014065	8. PROJECT COST (\$000) 19,483
<p>GOQ Master Plan and the Individual Facility Profile (IFP) requires basement renovation work (Historic District) and the Housing Community Plan (HCP) has identified several deficiencies including upgrading HVAC, Plumbing, and Electrical systems, interior improvements (kitchens and bathrooms), and exterior improvements (exterior finishes, roofs, and basements). The IFP Quarter's # 1 (GOQ) survey recommendations includes foundation repairs, redesigning the stairs, and required mechanical/electrical/plumbing repairs.</p> <p><u>IMPACT IF NOT PROVIDED:</u> The existing housing units will continue to degrade and deteriorate with no other long range program to support this vital housing area for the men and women serving at LAAFB. Families will be forced to live in inadequate units. Failure of the Air Force to provide these improvements at Ft. Mac. will in turn cause a severe decrease in morale of the personnel, and will adversely impact the retention rate of these vital Air Force Members. The ability of these dedicated personnel to continue to carry out their increasingly difficult and demanding tasks required of our all-volunteer force at Los Angeles Air Force Base to carry out its assigned mission.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> FY01- None.  FY02- Exterior Improvements, Quarter's # 2 for 57,500 (HHEK004171).  FY03-Change in Occupancy for all GOQ's as required \$2.5K each.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p> <p><u>ADDITIONAL:</u> This project has been identified as a Quality of Life issue for the FY04 FH Program.</p> <p>An Economic Analysis (EA) has been prepared which supports improvement and the improvement to replacement cost ratio is 68.86%.  Base Civil Engineer: WILLIAM A. KITCH, Lt. Col, USAF  Commercial: (310) 363-0287</p>			

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION HICKAM AIR FORCE BASE, HAWAII			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 8		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER KNMD044450	8. PROJECT COST (\$000) 26,955		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
IMPROVE FAMILY HOUSING		UN	190	99,601	10,924
SUPPORTING FACILITIES					6,000
ROADS AND PAVING		LS			( 1,551
UTILITIES		LS			( 1,405
LANDSCAPING		LS			( 1,002
RECREATION		LS			( 560
ASBESTOS/LBP ABATEMENT		LS			( 972
DEMOLITION		UN	30	17,000	( 510
SUBTOTAL					24,924
CONTINGENCY (5%)					1,246
TOTAL CONTRACT COST					26,170
SUPERVISION, INSPECTION AND OVERHEAD (3%)					785
TOTAL REQUEST					26,955
AREA COST FACTOR		1.55			
EFFECTIVE STATUTORY LIMIT		0			
MOST EXPENSIVE UNIT		169,033			
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 190 housing units. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bathrooms, improves floor plans, and increases energy efficiency. Provides carpports, patios, playgrounds, recreation areas and utilities replacement. Includes asbestos/lead-based paint removal.					
11. REQUIREMENT: 2,660 UN                      ADEQUATE: 1,700 UN                      SUBSTANDARD: 960 UN PROJECT: Improve Family Housing (Phase 8). (Current Mission). This project converts 3 JNCO (4 BR) and 158 JNCO (4 BR) to 132 SNCO (3 BR) and 58 JNCO (3 BR). REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Hickam AFB. Housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet whole house standards. Renovated housing will provide modern kitchen, living room, family room, bedroom and bath configuration with ample interior and exterior storage. Units will be air conditioned. The demolition of 30 units is to reduce the housing density. CURRENT SITUATION: The project upgrades and modernizes housing which were constructed in 1974. These 30 year old houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do not meet modern construction codes. Ground Fault Circuit Interrupter protection is not provided					



1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
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3. INSTALLATION AND LOCATION HICKAM AIR FORCE BASE, HAWAII	4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 8
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5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER KNMD044450	8. PROJECT COST (\$000) 26,955
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for bathrooms, kitchens, and exterior circuits. Flooring is stained, loose, and mismatched due to non-availability of original materials for replacement. Windows, siding, and insulation require replacement. The units have inadequate living space and storage. Landscaping and recreation areas for housing residents are deficient. Pavement areas need renovation.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the Government and inconvenience to residents. Without this project repair of these units will continue in a costly and piecemeal fashion with little or no improvement in living quality. Low morale and retention problems will result if conditions are permitted to continue.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Projects KNMD974005 and KNMD984001 M/R Interiors, Onizuka, MFH (130) units for \$1,894K.

WORK PROGRAMMED FOR NEXT THREE YEARS: None.

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, improvement and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve this housing is 53% of the replacement cost.

Base Civil Engineer: Col Steven E. Roam (808) 449-1660

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION				4. PROJECT TITLE		
ALTUS AIR FORCE BASE, OKLAHOMA				PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT		6. CATEGORY CODE	7. PROJECT NUMBER		8. PROJECT COST (\$000)	
88742		711-142	AGGN044001		Auth 3,093 Appr 1,093	
		9 COST	ESTIMATE			
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
PRIVATIZE FAMILY HOUSING		UN	966	3,202	3,093	
TOTAL CONTRACT COST					3,093	
TOTAL REQUEST					3,093	
FUNDS PROVIDED FROM FY2002 MILCON					-2,000	
SAVINGS					1,093	
AREA COST FACTOR		0.96				
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Convey 966 existing units for a privatization end state of 966 units on lease land. The life cycle cost for privatization is less than continued ownership. The leverage is greater than 3:1 or infinite, meeting the Air Force leverage criterion. Privatized units will provide general interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards.</p> <p>11. REQUIREMENT: 970 UN ADEQUATE: 609 UN SUBSTANDARD: 361 UN PROJECT: Privatize Military Family Housing (Current Mission).</p> <p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Altus AFB. One GOQ unit will be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. Additionally, 82 units will be replaced by new construction. All units will meet "wholehouse" standards and are programmed in accordance with the Housing Community Profile. Renovated and new housing will provide a modern kitchen, living room, family room, bedroom and bath configuration with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car garages and off-street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreation area..</p> <p>CURRENTSITUATION: This project upgrades and modernizes houses, which were constructed in 1959-1976. There are 406 houses requiring major renovation and repair or replacement to correct deterioration resulting from age and heavy use. They do not meet the needs of today's families, nor do they provide a modern home improvement. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained and separating at the seams. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do not meet modern construction codes. Ground Fault Circuit Interrupter protection is not provided for bathrooms, kitchens and exterior circuits. Flooring is stained, loose, and mismatched due to non-availability of original materials for replacement. Windows, siding, and insulation require replacement. The units have inadequate living space and storage, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient. Pavement areas need renovation.</p> <p>IMPACT IF NOT PROVIDED: Units will continue to deteriorate resulting in increasing operations, maintenance and repair costs to the AF. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Housing Market Analysis shows an on-base housing deficit of 0 units.</p> <p>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.</p> <p>WORK PROGRAMMED FOR NEXT THREE YEARS: None</p>						

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION ALTUS AIR FORCE BASE, OKLAHOMA		
4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	5. PROJECT NUMBER AGGN044001	
<p><b>ADDITIONAL:</b> The installation commander agreed these units are severable. This project contains no resale merchandise, services or commercial recreation operations or activities IAW the SAF/MI Housing Privatization Interim Operating Instructions memo dated 2 Mar 99 and AF/IL memo regarding coordination with AAFES, DeCa, and MWR Board dated 19 Mar 99. A viable proforma and a preliminary economic analysis will be developed and provided during the concept approval process, and a certified economic analysis will be accomplished prior to completion of the solicitation process. In the event the privatization is financially infeasible, the Air Force will execute an improvement project for 52 units at the programmed amount requested by this project IAW the installation's HCP. Base Civil Engineer: LTC McCaughan, DSN 866-6530.</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION TINKER AIR FORCE BASE, OKLAHOMA			4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER WY 044003	8. PROJECT COST (\$000) 14,338		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
PRIVATIZE FAMILY HOUSING		UN	935	15,335	14,338
SUPPORTING FACILITIES					0
SUBTOTAL					14,338
TOTAL CONTRACT COST					14,338
TOTAL REQUEST					14,338
AREA COST FACTOR		.86			
10. Description of Proposed Construction: Convey 730 existing units and construct 205 units on leased land for a privatization end state of 935 units. Without privatization, the MILCON cost for this work is \$69.4M for an anticipated leverage of 4.7:1. Privatized units will provide general interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards.					
11. REQUIREMENT: 730 UN                      ADEQUATE: 393 UN                      SUBSTANDARD: 337 UN					
<u>PROJECT:</u> Privatize Military Family Housing (Current Mission)					
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Tinker APB. 378 units will be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. Additionally, 205 units will be constructed to eliminate the current deficit. All units will meet "wholehouse" standards and are programmed in accordance with the Housing Community Profile. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas.					
<u>CURRENT SITUATION:</u> This project upgrades and modernizes housing which was constructed in 1950, 1969 and 1980. These houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction and do not meet the needs of today's families, nor do they provide a modern home improvement. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do not meet modern construction codes. Ground Fault Circuit Interrupter protection is not provided for the bathrooms, kitchens, and exterior circuits. Flooring is stained, loose and mismatched due to non-availability of original materials for replacement. Windows, siding and insulation require replacement. The units have inadequate living space and storage, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient. Pavement areas need renovation.					
<u>IMPACT IF NOT PROVIDED:</u> Outside of those units currently planned for the whole house improvements, the remaining units will continue to deteriorate resulting in increasing operations maintenance and repair costs to the AF. Without this project repair of these units will continue in a costly, piecemeal fashion with little or no improvement in					

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION TINKER AIR FORCE BASE, OKLAHOMA		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER WWYK044003	8. PROJECT COST (\$000) 14,338
<p>living quality. Housing Market Analysis shows an on-base housing deficit of 205 units.  <u>WORK ACCOMPLISHHD IN PREVIOUS THREE YEARS:</u> FY01 Improve Capehart Family Housing, 144  units, \$7,741,700.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> The installation commander agreed these units are severable according to  the 2002 Air Force Family Housing Master Plan. This project contains no real  merchandise, services, commercial recreation operations or activities IAW SAF/MI memo  dated 3/2/99 and AF/IL memo regarding coordination with AAFES, DeCA, and MWR Board dated  1/19/99. A viable proforma and a preliminary economic analysis will be developed and  provided during the concept approval process, and a certified economic analysis will be  accomplished prior to completion of the solicitation process. The local school authority  indicates it can accept the increased student population generated by this project. The  Air Force will execute an improvement project for 78 units with the most expensive unit  cost of \$177,629 in the event privatization is not financially feasible. Base Civil  Engineer: Dean Holt, 405-734-3451.</p>			

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION SHAW AIR FORCE BASE, SOUTH CAROLINA				4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-142	7. PROJECT NUMBER VLSB030009R2		8. PROJECT COST (\$000) Auth 3, 087 Appr 1, 087	
		9. COST ESTIMATE				
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
PRIVATIZE FAMILY HOUSING		UN	1,447	2,177	3,087	
TOTAL CONTRACT COST					3,087	
TOTAL REQUEST					3,087	
FUNDS PROVIDED FROM FY2002 MILCON					<u>-2,000</u>	
SAVINGS					1,087	
AREA COST FACTOR		0.82				
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Conveys 1,702 existing housing units for privatization, demolish 255 units, replace 549 units, for a final inventory of 1447 units, which is the core requirement, on approximately 443 acres of leased land. Without privatization, the MILCON cost for this work is \$97,800,000. Privatized units will provide modern interior and exterior conveniences and meet current space and floor plan standards.</p> <p>11. REQUIREMENT: 1,704 UN                      ADEQUATE: 0 UN                      SUBSTANDARD: 1,704 UN PROJECT: Privatize Military Family Housing (Current Mission). REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents at Shaw AFB. Units must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. After completion, all units will meet the whole house standards. programmed in accordance with the Housing Community Plan. Modern kitchens, bathrooms and floor coverings, as well as privacy fencing, patios, screened porches, playgrounds and recreational areas. are necessary to meet these standards. Modern conveniences include all necessary amenities and supporting facilities to include site preparation, carpports, energy efficient air conditioning, ceiling fans, exterior lighting for force protection, energy solar features, parking, and support infrastructure of roads, utilities, and landscaping, special foundations complying to Seismic Zone 2, and 100 mph Wind Load per 1609.6.2, 2000 Int'l Bldg Code. CURRENT SITUATION: The current housing units were constructed between 1952 and 1975. These 29 to 52 year old houses require major renovations and repair to correct deterioration from age and heavy use. Some of these houses had major upgrades, but the remainder has not had major upgrades since they were constructed and therefore do not meet family needs nor do they provide a modern home environment. Bathroom cabinets and fixtures are deteriorated and obsolete. Counter tops are warped, stained and separating at the seams. Plumbing and lighting fixtures are antiquated. Electrical systems do not meet current construction codes, especially in Wherry units that do not have grounding systems. Ground fault circuit interrupter protection is not provided in bathrooms, kitchens and exterior receptacles. Exterior siding and insulation require replacement. These units have inadequate living and storage space and no patio or privacy. Numerous units do not have carpports or adequate off-street parking. Landscaping and recreation areas for housing residents are deficient. Existing units are not constructed to meet current seismic and hurricane requirements for this area, which suffered significant wind damage during hurricane Hugo. IMPACT IF NOT PROVIDED: Housing units will continue to deteriorate resulting in increased operation, maintenance and repair costs to the AF. Without this project, repairs to these units will continue in a costly, piecemeal type fashion, with little or no overall improvement to the quality of living standards. The impact will be a major morale problem for those families living in substandard military family housing units.</p>						

1. COMPONENT AIR FORCE	<b>FY 2004 MILITARY CONSTRUCTION PROJECT DATA</b>	2. DATE
3. INSTALLATION AND LOCATION SHAW AIR FORCE BASE, SOUTH CAROLINA		
4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	5. PROJECT NUMBER VLSB030009R2	
WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.		
WORK PROGRAMMED FOR NEXT THREE YEARS: None		
<p>ADDITIONAL: Scope approved by FW/CC &amp; units are severable IAW 1999 AF FHMP. No resale merchandise, services or commercial recreation operations or activities IAW SAF/MI memo dated 2 Mar 99 &amp; AF/IL memo dated 9 Mar 99. A viable proforma and a preliminary EA will be developed &amp; a certified EA prior to completion of the solicitation process. Local school authority can accept any increase in student population if generated. No additional school construction will be required. If privatization is infeasible, AF will execute an improvement project for 40 units at the PA of this project IAW HCP. Base Civil Engineer: Lt Col Jeffrey A. Jackson, DSN 965-9562</p>		

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION SHEPPARD AIR FORCE BASE, TEXAS			4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER VNVP044001	8. PROJECT COST (\$000) 17,736	
<b>9. COST ESTIMATES</b>				
<b>ITEM</b>	<b>U/M</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>COST</b>
PRIVITIZE MILITARY FAMILY HOUSING SUPPORTING FACILITIES	UN	1288	13,770	17,736 0
SUBTOTAL				17,736
TOTAL CONTRACT COST				17,736
TOTAL REQUEST				17,736
AREA COST FACTOR	.94			
EFFECTIVE STATUTORY LIMIT	0			
10. Description of Proposed Work: Convey 1,288 existing units for a privatization end state of 1,288 units on approximately 297.82 acres of leased land. Without privatization, the MILCON cost for this work is \$88.1M for an anticipated leverage of 5.02:1. Privatized units will provide general interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards.				
11. REQUIREMENT: 1,288 UN                      ADEQUATE: 567 UN                      SUBSTANDARD: 721 UN PROJECT: Privatize Military Family Housing. (Current Mission) <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Sheppard AFB. One GOQ unit will be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. Additionally, 722 units will be replaced by new construction. All units will meet <input type="checkbox"/> "wholehouse" standards and are programmed in accordance with the Housing Community Profile. Renovated and new housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas. <u>CURRENT SITUATION:</u> This project upgrades and modernizes housing, which was constructed in 1952, 1960 and 1975. There are 722 houses requiring major renovation and repair or replacement to correct deterioration resulting from age and heavy use. They do not meet the needs of today's families, nor do they provide a modern home improvement. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained and separating at the seams. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do not meet modern construction codes. Ground Fault Circuit Interrupter protection is not provided for bathrooms, kitchens and exterior circuits. Flooring is stained, loose, and mismatched due to non-availability of original materials for replacement. Windows, siding, and insulation require replacement. The units have inadequate living space and storage, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient. Pavement areas need renovation. <u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate resulting in increasing operations, maintenance and repair costs to the AF. Without this project repair of these units will continue in a costly, piecemeal fashion with little or no improvement				



1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION SHEPPARD AIR FORCE BASE, TEXAS			4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING		
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER VNVP044001	8. PROJECT COST (\$000) 17,736		

in living quality. Housing Market Analysis shows an on-base housing deficit of 0 units.  
WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: The installation commander agreed these units are severable. This project contains no resale merchandise, services or commercial recreation operations or activities IAW with the SAF/MI Housing Privatization Interim Operating Instructions memo Sated 2 Mar 99 and AF/IL memo regarding coordination with AAFES, DeCA, and MWR Board dated 19 Mar 99. A viable proforma and a preliminary economic analysis will be developed and provided during the concept approval process, and a certified economic analysis will be accomplished prior to completion of the solicitation process. In the event the privatization is financially infeasible, the Air Force will execute an improvement project for 187 units at the programmed amount requested by this project IAW the installation's HCP. Base Commander: Col Hal M. Tinsley, (940) 676-7890.

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION MCCHORD AIR FORCE BASE, WASHINGTON		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING			
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER POWY044001	8. PROJECT COST (\$000) 0		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
FAM HSG, CAPEHART		UN	983	0	0
SUPPORTING FACILITIES					0
SUBTOTAL					0
TOTAL CONTRACT COST					0
TOTAL REQUEST					0
AREA COST FACTOR		1.06			
EFFECTIVE STATUTORY LIMIT		0			
<p>10. Description of Proposed Construction: Conveys 950 severable units (one fire-damaged unit will have to be replaced) on approximately 290 acres of leased land, and 33 non-severable units on the base proper. Without privatization, the MILCON cost for this work is \$55.1M for an anticipated infinite leverage ratio. Privatized units will provide general interior and exterior modernization and renovation.</p>					
<p>11. REQUIREMENT: 983 UN                      ADEQUATE: 515 UN                      SUBSTANDARD: 468 UN</p> <p><b>PROJECT:</b> Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas.</p> <p><b>REQUIREMENT:</b> Privatize Military Family Housing. (Current Mission) This project is required to provide modern and efficient housing for military members and their dependents stationed at McChord APB. 902 units will be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. One unit will be constructed to replace a unit destroyed by fire. All units will meet wholehouse standards and are programmed in accordance with the Housing Community Profile (HCP). Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas.</p> <p><b>CURRENT SITUATION:</b> This project upgrades and modernizes housing, the majority of which was constructed in 1958 and 1959. Out of the 983 units, one needs to be built, 420 units require minor improvements in order to meet privatization criterion such as installation of utility meters and energy efficient systems/appliances, and 554 units require major renovation and repair to correct deterioration resulting from age and heavy use. The majority to be renovated 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. Electrical systems do not meet current code. Plumbing and lighting fixtures are deteriorated and dated. Windows, siding, and insulation require replacement. Landscaping and recreation areas for housing residents are deficient.</p> <p><b>IMPACT IF NOT PROVIDED:</b> Units will continue to deteriorate resulting in increasing operations, maintenance and repair costs to the AF. Without this project repair of these units will continue in a costly, piecemeal fashion with little or no improvement</p>					

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MCCHORD AIR FORCE BASE, WASHINGTON		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER PQWY044001	8. PROJECT COST (\$000) 0
<p>in living quality. The latest Housing Market Analysis shows a requirement for 983 housing units based on core requirements plus housing demand.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p> <p><u>ADDITIONAL:</u> The installation commander agreed that 950 units are severable according to the criteria contained in the 2002 Air Force Family Housing Master Plan. This project contains no resale merchandise, services or commercial recreation operations or activities IAW the SAF/MI Housing Privatization Interim 01 memo, 2 Mar 99 and AF/IL memo regarding coordination with AAFES, DeCA, and MWR Board, 19 Mar 99. A viable proforma and a preliminary economic analysis will be developed and provided during the concept approval process, and a certified economic analysis will be accomplished prior to completion of the solicitation process.</p> <p>Base Civil Engineer: Lt Col Bryan J. Gallagher. (253) 984-5209/2294</p>			

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION FRANCIS E WARREN AIR FORCE BASE, WYOMING			4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER GHLN044000	8. PROJECT COST (\$000) 5,391		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
PRIVATIZE FAMILY HOUSING		UN	457	11,797	5,391
SUPPORTING FACILITIES					0
<b>SUBTOTAL</b>					5,391
<b>TOTAL CONTRACT COST</b>					5,391
<b>TOTAL REQUEST</b>					5,391
<b>AREA COST FACTOR</b>		1.04			
<b>EFFECTIVE STATUTORY LIMIT</b>		0			
10. Description of Proposed Work: Convey 265 existing Carlin Heights MFH units for privatization with the expectation that the contractor will improve conveyed units to whole-house standards and construct 192 new MFH units resulting in an end state of 457 units on approximately 76 acres of leased land. Privatized units will adhere to current MF standards. MILCON cost of new units would be \$35.21 resulting a leverage ratio of 1.9:1.					
11. REQUIREMENT: 457UN ADEQUATE: OUN SUBSTANDARD: 457UN <u>PROJECT:</u> Privatize Military Family Housing. (Current mission)					
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at FE Warren APB. 265 units will be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. Additionally, 192 new units will be constructed to reduce housing deficits. All units will meet whole house standards and are programmed in accordance with the FE Warren AFB Housing Community Profile. Renovated housing will provide a modern kitchen, living room, family room, bedroom, and bath configuration with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds, and recreation areas.					
<u>CURRENT SITUATION:</u> This project upgrades and modernizes housing, which was constructed in 1987. These units require major renovation and repair to correct deterioration resulting from heavy use and poor initial construction processes and materials. They have had no major upgrades since construction and do not meet the needs of today's families. Windows, siding, and insulation require replacement. Many interior components are mismatched due to the non-availability of original materials for replacement. The units have inadequate living space and storage, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient. Some pavement areas need replacement. The current Housing Market Analysis shows an on-base housing deficit of 213 units.					
<u>IMPACT IF NOT PROVIDED:</u> Existing units will continue to deteriorate resulting in increased operations, maintenance, and repair costs to the AF. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Lack of sufficient quantity of MFH units will continue to force families to live in inadequate community housing.					

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION FRANCIS E WARREN AIR FORCE BASE, WYOMING		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER GHLN044000	8. PROJECT COST (\$000) 5,391
<p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> GHLN 984001 Install Water Cutoff Access, Carlin \$62K  SHLN 974027 Replace Windows Carlin Heights \$400K  <u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> The scope has been reviewed by the PO SW/CC. The units are severable according to 'MPH Severability' criteria in the 1999 AF FHMP. Project has no resale merchandise, services, or commercial recreation operations/activities IAW with the JAF/MI Housing Privatization Interim 01 memo of 2 Mar 99 and AF/IL memo regarding coordination with AAFES, DeCA, and MWR Board dated 19 Mar 99. A viable proforma and a preliminary economic analysis (EA) have been provided during the concept approval process, and a certified EA will be accomplished prior to completion of the solicitation. If privatization is infeasible, AF will execute an improvement project for 60 units at the same programmed amount IAW FEW's Housing Community Profile. The school authority indicates a capability exists to accept the increased student population. BCE: Lt Col Steven W. Ditmer, (307) 773-3600.</p>			

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY			4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 99742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER TYFR044116	8. PROJECT COST (\$000) 62,211		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
?AM HSG		UN	216	217,692	47,021
SUPPORTING FACILITIES					8,611
SITE PREPARATION		LS			( 800)
UTILITIES		LS			( 3,200)
LANDSCAPING		LS			( 1,100)
ROADS, PAVING & SIDEWALKS		LS			( 3,511)
SUBTOTAL					55,632
CONTINGENCY (5%)					2,782
TOTAL CONTRACT COST					50,414
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					3,797
TOTAL REQUEST					62,211
AREA COST FACTOR			1.45		
MOST EXPENSIVE UNIT			260,000		
0. Description of Proposed Work: Provides general interior and exterior modernization and realignment of the number of family housing units within the existing multi-story buildings. Includes upgrades on utilities, kitchen, bathrooms and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas.					
1. REQUIREMENT: 5,019 UN                      ADEQUATE: 2,138 UN                      SUBSTANDARD: 2, 881 UN					
PROJECT: Improve Military Family Housing at Ramstein Air Base, Germany. (Current Mission)					
Grade Mix: CGO 76/3BR, CGO 16/4BR, CGO 16/5BR, FGO 76/3BR, FGO 16/4BR, PGO 16/5BR.					
EQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed in the Kaiserslautern Military Community, which supports Ramstein AB and the adjacent military activities. The housing must be upgraded to meet current life-safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet "wholehouse" standards. Renovated housing will provide a modern kitchen, living room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded as necessary to meet current space authorizations. Mechanical and electrical systems will be upgraded to meet current standards and provide adequate capacity and quality to support the lifestyles of today's families. The project will convert the current 16-24 unit buildings to 12 units thereby reducing the terrorist threat and decreasing the density associated with this highly compact living style.					
CURRENT SITUATION: This project upgrades and modernizes housing constructed in the 1952 through 1956 period. These 52 year-old houses require major renovation and repair to correct deterioration resulting from age and the particularly heavy use associated with the overseas rotation of the military members and their families. The units were built on a stairwell design of 3 and 4 story concrete buildings, offering minimal					

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER TYFR044116	8. PROJECT COST (\$000) 62,211
<p>possibilities for that renovation necessary to keep them current with the modern lifestyles of today's military families. 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. In most of the buildings laundry facilities are consolidated and located in the basements and not readily available to the families to allow their use within the units in conjunction with other on-going family activities. Roofs, walls, and exterior pavements require major repair or replacement owing to the effects of age and the environment. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors are generally inadequate by storage and counterspace, cabinets are old and countertops and sinks are badly worn. Flooring throughout the house is outdated, and contains evidence of asbestos. There is no Ground Fault Interrupter Circuit protection and many electrical outlets lack GFCI protection. Lighting systems throughout the houses are inefficient and require replacement. Heating systems are outdated.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate resulting in increasing operations, maintenance and repair costs to the AF. Without this project, repair of these units will be done in costly, piecemeal fashion with little or no improvements in living quality, and cause continual interruption to the families living in the units and on the installation. Low morale and decreased retention can be expected if conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> 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, improvement, and status quo operation. Based on the net present values and benefit of this respective alternative, improvement was found to be the most cost effective over the life of the project. The cost to improve this housing is 66% of the replacement cost. The project is not eligible for NATO common funding. The construction agent for this project is the Army Corps of Engineers resulting in 6.5% SIOH costs. Base Civil Engineer: Col Jeffrey L. Leptrone, 80-6228.</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: EURO-DOLLAR 1.0314</p>			

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION SPANGDAHLEM AIR BASE, GERMANY		4. PROJECT TITLE IMPROVE FAMILY HOUSING, 55 UNITS		
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER VYHK044001	0. PROJECT COST (\$000) 21,019	
<b>9. COST ESTIMATES</b>				
<u>ITEM</u>	<u>U/A</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST</u>
IMPROVE MILITARY FAMILY HOUSING	UN	55	262,203	14,421
SUPPORTING FACILITIES				4,375
UTILITIES	LS			( 1,025
PAVEMENT	LS			( 1,250
LANDSCAPING	LS			( 375
SITE PREPARATION	LS			( 750
RECREATION FACILITIES	LS			( 625
ASBESTOS / LBP ABATEMENT	LS			( 350
<b>SUBTOTAL</b>				<b>10,796</b>
CONTINGENCY (5%)				940
TOTAL CONTRACT COST				19,736
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)				1,203
TOTAL REQUEST				21,019
AREA COST FACTOR 1.20				
EFFECTIVE STATUTORY LIMIT 0				
COST EXPENSIVE UNIT 310,230				
0. Description of Proposed Work: Provides general modernization and renovation of housing units. Includes utility, landscaping, recreation facilities and pavement upgrades to meet current standards. Upgrades kitchen, bathrooms, floor coverings, stairwell and entryways, improves floor plans, corrects fire deficiencies, improves balconies, replaces roofs and provides garages/carports. Asbestos and Lead-Based Paint abatement.				
.1. REQUIREMENT: 1,604 UN ADEQUATE: 1,230 UN SUBSTANDARD: 374 UN PROJECT: Improve Military Family Housing (Current Mission). Grade Mix: 4 SW - 4BR; 4 GO - 4BR; 6 CGO - 3BR; 0 CGO - 2BR; 0 SNCO - 2BR; 6 SNCO - 3BR; 0 SNCO - 4BR; 4 JNCO - BR; 3 JNCO - 3BR; 4 JNCO - 4BR. REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Spangdahlem AB, Germany. All units will meet current life safety codes and provide a comfortable and appealing living environment comparable to the off-base civilian community. All housing will meet "whole house" standards. The improved housing will provide a modern kitchen, living room, bedroom and bath configuration, with ample interior and exterior storage, and, including exterior parking for a second occupant vehicle and guests. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood enhancement will include landscaping, playgrounds, and recreation areas. This project will reduce the density of units in a building from 10 to 11 units, thereby reducing the terrorist threat and relieving a highly compact housing area. CURRENT SITUATION: These almost 52 year-old buildings require major renovation and repair to correct deterioration resulting from age and use associated with the overseas				



1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION SPANGDAHLEM AIR BASE, GERMANY		4. PROJECT TITLE IMPROVE FAMILY HOUSING, 55 UNITS	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER VYHK044001	8. PROJECT COST (\$000) 21,019
<p>rotation of military members and their families. Sizes are inadequate compared to today's standards; some as much as 30% less than authorized. Roofs, walls, foundations, and exterior pavements require major repair or replacement. Roof structures have rotted; leaks have made already inadequate insulation less effective. 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. Sousing interiors are generally inadequate by storage and counterspace, cabinets are old and countertops and sinks are badly worn. Flooring throughout the 10 unit buildings is outdated and is asbestos contaminated. Lighting systems throughout the units are inefficient and require replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not funded, structural deterioration will continue. Major morale problems with crowding and undersized units continue to persist. Inadequate family housing will have a negative affect on retaining AF members.</p> <p><u>ADDITIONAL:</u> This project is not eligible for the North Atlantic Treaty Organization (NATO) Security Investment Program. 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 <b>alternatives</b> of new construction, improvement, and status quo operation. Based on the net present values and benefit of this respective alternative, improvement was found to be most cost effective over the life of the project. Since this improves housing, there will be no increase in the students population or impact on the ability of school district to support base dependents. The cost to improve these housing units is 65% of the replacement cost. The construction agent will be the Army Corps of Engineers, SIOH = 6.5%. Base Civil Engineer: Lt Col Kurt Kaisler, 011-49-6565-61-6302.</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: EURO-DOLLAR 1.0314</p>			

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION ANDERSEN AIR FORCE BASE, GUAM			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 12		
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AJJY044401	0. PROJECT COST (\$000) 24,456		
9 COST ESTES					
ITEM		U/M	QUANTITY	UNIT	COST
IMPROVE FAMILY HOUSING		UN	165	126,103	20,007
SUPPORTING FACILITIES					1,006
UTILITIES		LS			( 1,105
LANDSCAPING/PLAYGROUNDS/TOT LOTS		LS			( 150
BUFFER WALLS/WALK TRAIL/PAVER CROSSWALK		LS			( 145
ASBESTOS/LEAD PAINT REMOVAL		LS			( 326
SUBTOTAL					22,613
CONTINGENCY (5%)					1,131
TOTAL CONTRACT COST					23,744
SUPERVISION, INSPECTION AND OVERHEAD (3%)					712
TOTAL REQUEST					24,456
AREA COST FACTOR			2.03		
MOST EXPENSIVE UNIT			150,000		
<p>10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 165 housing units. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bathrooms, improves floor plans, and increases energy efficiency. Provides patios, playgrounds, recreation areas and utilities replacement. Includes asbestos/lead-based paint removal.</p>					
<p>11. REQUIREMENT: 1,390 UN                      ADEQUATE: 1,009 UN                      SUBSTANDARD: 332 UN  PROJECT: Improve Family Housing (Phase 12). (Current Mission) 10 JNCO (4), 101 JNCO (3), 54 JNCO (2)</p> <p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents Stationed at Andersen APB. Housing must be upgraded to meet current building and life safety codes, provide a comfortable, safe and appealing living environment comparable to the off-base civilian community. All units will meet whole house standards. Renovated housing will provide modern kitchen, living room, family room, bedroom and bath configuration with ample interior and exterior storage. Units will be air conditioned.</p> <p>CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in 1960. These over 40 year old Capehart housing units require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens do not provide adequate storage, cabinet space or countertop area, and are not functionally arranged. Plumbing and lighting fixtures are deteriorated. The electrical systems do not meet modern construction codes. Ground fault circuit interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring, windows, and roofing require replacement. The units have inadequate living space and storage. Playgrounds, parking areas, and landscaping are inadequate or nonexistent.</p> <p>IMPACT IF NOT PROVIDED: Units will continue to deteriorate resulting in increasing</p>					

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION ANDERSEN AIR FORCE BASE, GUAM		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 12	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AJJY044401	8. PROJECT COST (\$000) 24,456
<p>operations, maintenance and repair costs to the AF. Without this project repair of these units will be accomplished in a costly and piecemeal fashion with little or no improvement in living quality. Low morale and retention problems will result if conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve this housing is 60% of the replacement cost. Base Civil Engineer: Lt Col Bruce Arnold, (671)366-7101</p>			

1. COMPONENT AIR FORCE		FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN				4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 4		
5. PROGRAM ELEMENT 80742		6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ044122		8. PROJECT COST (\$000) 24,224	
<b>9. COST ESTIMATES</b>						
<b>ITEM</b>		<b>U/M</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>COST</b>	
IMPROVE FAMILY HOUSING		UN	122	163,354	19,929	
SUPPORTING FACILITIES					2,469	
SITE IMPROVEMENTS		LS			( 1,069)	
UTILITY		LS			( 750)	
PARKING/CARPORT/SIDEWALK		LS			( 550)	
LANDSCAPING		LS			( 50)	
DEMOLITION/ASB/LBP REMOVAL		LS			( 50)	
SUBTOTAL					22,398	
CONTINGENCY (5%)					1,120	
TOTAL CONTRACT COST					23,518	
SUPERVISION, INSPECTION AND OVERHEAD (3%)					706	
TOTAL REQUEST					24,224	
REA COST FACTOR		1.52				
PROSPECTIVE STATUTORY LIMIT		0				
COST EXPENSIVE UNIT		201,953				
0. Description of Proposed Work: Provides interior and exterior modernization and renovation of 122 units. Includes utility upgrades to meet current standards. Upgrades kitchens/bathrooms, improves floor plans, improve HVAC, plumbing and electrical systems, provides signage, landscaping, additional outside storage and 2-car carport (SOQ only) and parking spaces. Includes asbestos/lead-based paint removal and radon mitigation.						
1. REQUIREMENT: 8,162 UN                      ADEQUATE: 4,811 UN                      SUBSTANDARD: 3,351 UN EQUIPMENT: Family Housing (Phase 4). (Current Mission) 18 SGO (4) 24 SNCO (4) 64 NCO (3) 16 JNCO (2) EQUIPMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Kadena AB. Housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet whole house standards. Renovated housing will provide modern kitchen, living room, family room, bedroom and bath configuration with ample interior and exterior storage. Units will be air conditioned. CURRENT SITUATION: This project upgrades and modernizes housing which was constructed from 1977-1979 by the Government of Japan. These housing units require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens do not provide adequate storage, cabinet space or countertop area, and are not functionally arranged. Plumbing and lighting fixtures are deteriorated. The electrical systems do not meet modern construction codes. Ground fault circuit interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring, windows, and roofing require						

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 4	
5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ044122	8. PROJECT COST (\$000) 24,224

replacement. The units have inadequate living space and storage. Playgrounds, parking areas, and landscaping are inadequate or nonexistent.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate resulting in increasing operation, maintenance and repair costs to the AF. Without this project repair of these units will continue in a costly and piecemeal fashion with little or no improvement in living quality. Low morale and retention problem will result if conditions are permitted to continue.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: (FY01) Kitchen renovation in 2BR/3BR JWCO for \$291K.

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: An economic analysis has been prepared comparing the alternative of new construction, improvement and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be most cost effective over the life of the project. This project is not eligible for Host Nation Funding. The cost to improve this housing is 26% of the replacement cost. Base Civil Engineer: Col William A. Pormwalt (DSN 634-1807)

FOREIGN CURRENCY: FCF Budget Rate Used: YEN 125.49

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 2	
5. PROGRAM ELEMENT 08742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE044301	8. PROJECT COST (\$000) 26,035
<b>9. COST ESTIMATES</b>			
ITEM	U/M	QUANTITY	UNIT COST
IMPROVE FAMILY HOUSING	UN	263	79,255
SUPPORTING FACILITIES			20,845
UTILITY	LS		3,228
DEMOLITION	LS		( 1,500
ASBESTOS ABATEMENT	LS		( 728
SUBTOTAL			( 1,000
CONTINGENCY (5%)			24,073
TOTAL CONTRACT COST			1,204
SUPERVISION, INSPECTION AND OVERHEAD (3%)			25,277
TOTAL REQUEST			758
AREA COST FACTOR 1.64			26,035
EFFECTIVE STATUTORY LIMIT 0			
MOST EXPENSIVE UNIT 120,000			
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 263 housing units. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bathr-, reconfigures floor layout, and increases energy efficiency. Provides patios, playgrounds, recreation areas and utilities replacement. Includes asbestos/lead-based paint removal.			
11. REQUIREMENT: 2,709UN ADEQUATE: 1,615UN SUBSTANDARD: 791UN <u>Improve</u> Family Housing, Phase 2. (Current Mission) 5 SW (4) 24 FGO (4) 12 FGO (3) 28 CGO (4) 38 CGO (3) 24 SNCO (4) 20 SNCO (3) 84 JNCO (4) 28 JNCO (3) <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Yokota AB. Housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet whole house standards. Renovated housing will provide modern kitchen, living room, family room, bedr- and bath configuration with ample interior and exterior storage. Units will be air conditioned. <u>CURRENT SITUATION:</u> This project upgrades and modernizes housing which was constructed in the early 1970s. These housing units require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens do not provide adequate storage, cabinet space or countertop area, and are not functionally arranged. Plumbing and lighting fixtures are deteriorated. The electrical systems do not meet modern construction codes. Ground fault circuit interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring, windows, and roofing require replacement. The units have inadequate living space and storage. Playgrounds, parking areas, and landscaping are inadequate or nonexistent. <u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate resulting in increasing			

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 2	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE044301	8. PROJECT COST (\$000) 26,035
<p>operations, maintenance and repair costs to the AF. Without this project repair of these units will be accomplished in a costly and piecemeal fashion with little or no <b>improvement</b> in living quality. Low morale and retention problems will result if conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared <b>comparing</b> the alternatives of new construction, improvement, and status <b>quo</b> operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the <b>most</b> cost effective over the life of the project. The cost to improve this housing is 11% of the replacement cost. Base Civil Engineer: Lt Col Judith <b>Bittick</b> 011-81-3117-55-7215 (DSN 225-7215).</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: <b>YEN</b> 125.49</p>			

# **ADVANCE PLANNING AND DESIGN**



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

FY 2004 ADVANCE PLANNING AND DESIGN

Program (In Thousands)  
FY 2004 Program \$33,488  
FY 2003 Program \$33,940

Purpose and Scope

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

Program Summary

Authorization is requested for:

- (1) Advance planning and design for future year housing programs:
- (2) FY 2004 Authorization and Appropriation of \$33,488,000 to fund this effort as outlined in the following exhibit:

1. COMPONENT AIR FORCE		<b>FY 2004 MILITARY CONSTRUCTION PROJECT DATA</b>			2. DATE	
3. INSTALLATION AND LOCATION  VARIOUS AIR FORCE BASES				4. PROJECT TITLE FAMILY HOUSING ADVANCE PLANNING AND DESIGN		
5. PROGRAM ELEMENT  88742		6. CATEGORY CODE  71 1-000	7. PROJECT NUMBER		8. PROJECT COST (\$000)  33,488	
9. COST ESTIMATE						
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
FAMILY HOUSING ADVANCE PLANNING AND DESIGN			LS			33,488
SUBTOTAL						33,488
TOTAL CONTRACT COST						33,488
TOTAL REQUEST						33,488
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: <b>Architect-engineer services, survey, fees, etc., in connection with advance planning and design of family housing dwelling units and properties included in or proposed for the Air Force Family Housing Construction Account.</b></p> <p>11. <b>PROJECT:</b> This request is for an authorization and appropriation of \$33.488 million to provide planning and design costs in connection of family housing new or post acquisition construction programs.</p> <p><b>REQUIREMENT:</b> The funds requested are necessary to procure architect-engineer services to make site and utility investigations; one time multi-phase design. and housing community profiles (HCP) developments and for the preparation of design and specifications of advance plans for future year family housing programs in connection with any family housing new or post acquisition construction programs.</p> <p><b>IMPACT IF NOT PROVIDED:</b> The funds requested are necessary to support the development of the housing community plans and to support the new and post acquisition construction programs.</p>						