

FAMILY HOUSING

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

NARRATIVE SUMMARY

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

This budget request fully funds the AF FHMP to meet Air Force's 2007/2009 goal: eliminating all inadequate housing units in CONUS by FY 2007 (except 4 northern bases by FY 2008) and overseas by FY 2009. The Air Force FHMP provides a balanced, requirements based strategy that integrates and prioritizes traditional construction and operations and maintenance, with a measured approach to privatization into a single "roadmap." The FHMP recognizes that we rely on the local community to provide 60 percent of our military family housing needs. When local community housing is unavailable, or inadequate, or demand for base housing is high due to economic factors, we construct, replace, improve, or repair and maintain existing military family housing to modern-day, industry standards. Also, where possible and fiscally appropriate, we attempt to lease adequate housing for our families.

Consistent with AF FHMP priorities, this budget provides a program that emphasizes construction to upgrade homes to whole-house standards, and supports operations and maintenance of our housing inventory for daily operations to "keep the doors open" and where needed to keep "good houses good." In this way we prevent deterioration in our existing adequate inventory. We are accelerating revitalization of inadequate homes in the worst condition by improving or replacing to contemporary standards, where economically justifiable.

The operations, maintenance and leasing accounts predominantly support "must pay" requirements. These costs include service contracts, lease contracts, utilities, and essential maintenance for operating the units and contract funding to correct life safety, health, and facility preservation issues that cannot wait for MILCON funding.

The Air Force is also committed to continuing a measured approach to privatization to revitalize where projected life-cycle costs are similar or better than traditional military construction and operations and maintenance life-cycle costs. The AF FHMP proposes six additional housing privatization initiatives in FY 2005. We propose to privatize more than 6,800 housing units at six bases: Tyndall AFB, FL; Scott AFB, IL; Columbus AFB, MS; Keesler AFB, MS; Holloman AFB, NM; and Fairchild AFB, WA. The alternative project will only be executed if privatization is unsuccessful. These six improvement projects have a total budget cost of \$82.9 million.

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We believe this funding profile represents a well-balanced, fiscally constrained program. By allocating more funds to construction investment, we are more aggressively attacking our inadequate units, and ensuring M&R dollars are working to fund “must pay” bills and essential housing repairs. We respectfully request full support for the Air Force family housing needs presented herein.

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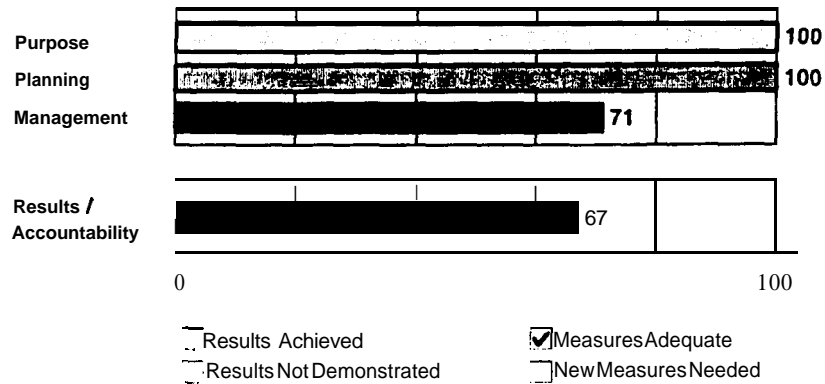
Program Assessment Rating Tool

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

Program: Housing

Agency: Department of Defense--Military

Bureau: Military Personnel



Key Performance Measures

	Year	Target	Actual
Long-term Measure: Reduce the number of inadequate houses to zero by 2007	2002	153,249	163,195
	2003	125,366	
	2004	96,953	
Annual Measure: Number of housing units privatized	2002	13,905	10,284
	2003	34,649	
	2004	41,258	
Annual Measure: Percent of service members out-of-pocket housing expenses as a fraction of the national median housing costs	2002	11.3%	11.3%
	2003	7.5%	
	2004	3.5%	
	2005	0%	

***Rating: Moderately Effective**

Program Type Direct Federal

Program Summary:

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

1. The PART reveals that DoD received high scores for the sections because the housing program *meets* the *specific* n has long-term and short-term goals.
2. The PART shows that, even though DoD has an ambitic the number of inadequate houses by 2007 (a Presidential DoD is lagging behind in meeting its targets as shown in t measures table on the left. At the end of 2002, DoD owne housing units, higher than what was projected.
3. However, DoD met its goal for reducing service member expenses to 11.3% by increasing housing allowances in 200
4. DoD is making attempts to reduce the federal role by in allowances and privatization of government-owned housing

Based on these findings, the Administration will:

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

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

Program Funding Level (in millions o

* This assessments has not changed since publication in th updated program funding levels, see Data File • Funding,

Air Force Inadequate Family Housing Units Eliminated in FY2004

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2004			96,872	55,155	
FY2004 traditional construction, improvement, and O&M projects to eliminate inadequate units (Note 1)					3,844
PACAF	Improve Hsg	Andersen	1,341	332	165
AMC	Replace Hsg	Andrews	2,077	1,693	50
ACC	Replace Hsg	Davis-Monthan	1,256	1,028	93
ACC	Replace Hsg	Dyess	992	723	116
AFMC	Replace Hsg	Eglin	2,359	1,476	279
ACC	Replace Hsg	Ellsworth	1,008	567	75
AMC	Replace Hsg	Grand Forks	1,489	1,098	144
PACAF	Improve Hsg	Hickam	2,660	1,056	190
USAFE	Replace Hsg	Incirlik (Note 2)	900	268	
PACAF	Improve Hsg	Kadena	8,162	3,351	122
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,019	2,881	216
USAFE	Replace Hsg	Lajes Field	468	196	42
AFSPC	Improve Hsg	Los Angeles	645	546	279
AFSPC	Replace Hsg	Malmstrom	1,406	884	94
ACC	Replace Hsg	Minot	2,387	1,347	200
ACC	Replace Hsg	Mountain Home	1,530	1,171	186
PACAF	Construct Hsg	Osan	123	0	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	648	89
AETC	Replace Hsg	Randolph	803	626	96
ACC	Replace Hsg	Seymour Johnson	1,689	1,170	138
USAFE	Improve Hsg	Spangdahlem (Note 2)	1,604	374	
AMC	Replace Hsg	Travis	2,428	1,102	56
ACC	Replace Hsg	Whiteman	1,129	656	100
PACAF	Improve Hsg	Yokota	2,7091	1,094	263
Privatization projects executed to eliminate inadequate housing (Note 3)			-17,013		13,137
ACC	Privatize Hsg	Beale	-1,444		1,246
ACC	Privatize Hsg	Cannon	-1,372		712
AMC	Privatize Hsg	Dover	-1,548		1,262
AFSPC	Privatize Hsg	FE Warren	-457		265
AFMC	Privatize Hsg	Hanscom	-687		575
PACAF	Privatize Hsg	Hickam	-1,356		886
AFMC	Privatize Hsg	Hill	-1,141		703
ACC	Privatize Hsg	Langley	-1,182		1002
AETC	Privatize Hsg	Little Rock	-1,535		1201
AFSOC	Privatize Hsg	Moody	-300		78
ACC	Privatize Hsg	Nellis	-1,313		900
ACC	Privatize Hsg	Offutt	-2,456		2,307
ACC	Privatize Hsg	Shaw	-1,704		1,704
AFMC	Privatize Hsg	Wright-Patterson	-518		296

Air Force Inadequate Family Housing Units Eliminated in FY2004

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
	Units demolished/otherwise permanently removed from family housing inventory		-96		96
	Projects added by Congress in previous FY		0		
	Deficit Construction projects		112		
PACAF	Construct Hsg	Osan	112		
	Units at end of FY2004		79,875	38,078	17,077
	Different from Beginning amount by =		-16,997	-17,077	
NOTES:					
1. Bases without projects are not shown.					
2. Budget amendment removed project from program.					
3. Privatization projects shown in execution year.					

Air Force Inadequate Family Housing Units Eliminated in FY2005

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2005			79,875	38,078	
FY2005 traditional construction, improvement, and O&M projects to eliminate inadequate units (Note 1)					3,247
AMC	Improve Hsg	Andrews	2,077	1,643	239
ACC	Improve Hsg	Barksdale	729	426	53
ACC	Replace Hsg	Davis-Monthan	1,256	935	250
ACC	Replace Hsg	Dyess	992	607	127
AFMC	Replace Hsg	Edwards	1,761	1,117	205
ACC	Replace Hsg	Ellsworth	1,008	492	75
AETC	Replace Hsg	Goodfellow	98	96	
AMC	Replace Hsg	Grand Forks	1,489	954	90
PACAF	Improve Hsg	Kadena	8,162	2,498	132
USAFE	Replace Hsg	Kaiserslautern / Ramstein	5,019	2,665	144
AMC	Replace Hsg	MacDill	794	503	52
AFSPC	Replace Hsg	Malmstrom	1,406	790	115
ACC	Replace Hsg	Minot	2,387	1,147	142
ACC	Replace Hsg	Mountain Home	1,530	985	147
PACAF	Construct Hsg	Osan	235	0	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	559	154
AETC	Improve Hsg	Randolph	803	530	198
AFMC	Improve Hsg	Robins	807	634	245
ACC	Replace Hsg	Seymour Johnson	1,689	1,032	167
AFSPC	Replace Hsg	Vandenberg	1,976	1,160	120
ACC	Replace Hsg	Whiteman	1,129	556	160
PACAF	Improve Hsg	Yokota	2,709	831	88
Privatization projects executed to eliminate inadequate housing (Note 2)			-11,858		6,440
AETC	Privatize Hsg	Altus	-966		406
AFMC	Privatize Hsg	Eglin	-2359		1197
PACAF	Privatize Hsg	Elmendorf	-960		434
AFSOC	Privatize Hsg	Hurlburt	-380		69
AETC	Privatize Hsg	Lackland	-564		564
ACC	Privatize Hsg	Luke	-874		528
AETC	Privatize Hsg	Maxwell	-968		361
AMC	Privatize Hsg	McChord	-983		498
AMC	Privatize Hsg	McGuire	-1,882		1,420
AETC	Privatize Hsg	Sheppard	-1192		626
AFMC	Privatize Hsg	Tinker	-730		337

Air Force Inadequate Family Housing Units Eliminated in FY2005

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units demolished/otherwise permanently removed from family housing inventory			-2,654		2,152
Projects added by Congress in previous FY			0		0
Deficit Construction projects			244		0
AETC	Construct Hsg	Goodfellow	127		
PACAF	Construct Hsg	Osan	117		
Units at end of FY2005			65,607	26,239	11,839
Different from Beginning amount by =			-14,268	-11,839	
NOTE:					
1. Bases without projects are not shown.					
2. Privatization projects shown in execution year.					

Air Force Inadequate Family Housing Units Eliminated in FY2006

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2006			65,607	26,239	
FY2006 traditional construction, improvement, and O&M projects to eliminate inadequate units					4,650
Privatization projects executed to eliminate inadequate housing (Note 1)			-9,683		5,854
Units demolished/otherwise permanently removed from family housing inventory			-3,065		3,065
Projects added by Congress in previous FY			0		0
Units at end of FY2006			52,859	12,670	13,569
Different from Beginning amount by =			-12,748	-13,569	
Note:					
1. Privatization shown in execution year.					

Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
			52,859	12,670	
					4,607
			0		0
			-2,877		2,877
			0		0
			49,982	5,186	7,484
		Different from Beginning amount by =	-2,877	-7,484	

Air Force Inadequate Family Housing Units Eliminated in FY2008

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2008			49,982	5,186	
FY2008 traditional construction, improvement, and O&M projects to eliminate inadequate units					2,380
Privatization projects executed to eliminate inadequate housing			0		0
Units demolished/otherwise permanently removed from family housing inventory			-862		862
Projects added by Congress in previous FY			0		0
Units at end of FY2008			49,120	1,944	3,242
Different from Beginning amount by =			-862	-3,242	

Air Force Inadequate Family Housing Units Eliminated in FY2009

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
			49,120	1,944	
					1,786
			0		0
			-158		158
			0		0
			49,591	0	1,944
			471	-1,944	

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SUMMARY

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FY 2005 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2005:

<u>FUNDING PROGRAM FY 2005</u>	<u>(\$000)</u>
Construction	\$570,340
Post-Acquisition Construction	238,353
Advance Planning and Design	38,266
<u>Appropriation Request: Construction</u>	846,959
Operations, Utilities and Maintenance	704,846
Operating Expenses	143,605
Utilities	125,459
Maintenance	435,782
Housing Privatization	39,104
Leasing - Worldwide	119,908
Debt Payment	
Premiums for Servicemen's Mortgage Insurance Coverage	38
<u>Appropriation Request: O&M, Leasing, Housing Privatization and Debt Payment</u>	863,896
<u>Appropriation Request</u>	1,710,855
Reimbursement Program	11,596
<u>FY 2005 FAMILY HOUSING PROGRAM</u>	\$1,722,451

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LEGISLATIVE LANGUAGE

DEPARTMENT OF THE AIR FORCE
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FY 2005 Authorization Language

SEC. 2302. FAMILY HOUSING

(a) CONSTRUCTION AND ACQUISITION. - Using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A)), the Secretary of the Air Force may construct or acquire family housing units (including land acquisition) at the installations, for the purposes, and in the amounts set forth in the following table:

<u>STATE</u>	<u>INSTALLATION</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Arizona	Davis-Monthan AFB	250 Units	\$48,500,000
California	Edwards AFB	218 Units	\$41,202,000
California	Vandenberg AFB	120 Units	\$30,906,000
Florida	MacDill AFB	61 Units	\$21,723,000
Florida	MacDill AFB	Housing Maint Facility	\$1,250,000
Idaho	Mt. Home AFB	147 Units	\$39,333,000
Mississippi	Columbus AFB	Housing Office	\$7 11,000
Missouri	Whiteman AFB	160 Units	\$37,087,000
Montana	Malmstrom AFB	115 Units	\$29,910,000
North Carolina	Seymour Johnson AFB	167 Units	\$32,693,000
North Dakota	Grand Forks AFB	90 Units	\$26,169,000
North Dakota	Minot AFB	142 Units	\$37,087,000
South Carolina	Charleston AFB	Fire Station	\$1,976,000
South Dakota	Ellsworth AFB	75 Units	\$21,482,000
Texas	Dyess AFB	127 Units	\$28,664,000

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Texas	Goodfellow AFB	127 Units	\$20,604,000
Germany	Ramstein AB	144 Units	\$57,691,000
Italy	Aviano AB	Housing Office	\$2,542,000
Korea	Osan AB	117 Units	\$46,834,000
UK	RAF Lakenheath	154 Units	\$43,976,000
		Total	\$570,340,000

(b) PLANNING AND DESIGN. - Using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may carry out architectural and engineering services and construction design activities with respect to the construction or improvement of military family housing units in an amount not to exceed \$38,266,000.

SEC. 2303. IMPROVEMENT TO MILITARY FAMILY HOUSING UNITS

Subject to section 2825 of Title 10, United States Code, and using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may improve existing military family housing units in an amount not to exceed \$238,353,000.

SEC. 2304. AUTHORIZATION OF APPROPRIATIONS, AIR FORCE

(a) IN GENERAL

(6) for Military Family Housing functions -

(A) For construction and acquisition, planning and design, and improvement of military family housing and facilities, \$846,959,000.

(B) For support of military family housing (including functions described in section 2833 of Title 10, United States Code), \$863,896,000.

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FY 2005 Appropriation Language

For expenses of family housing for the Air Force for construction, including acquisition, replacement, addition, expansion, extension and alteration and for operations and maintenance, including debt payment, leasing, minor construction, and insurance premiums, as authorized by law as follows: for [FY04] FY05 Construction [\$657,065,000] \$846,959,000, for Operation and Maintenance, and Debt Payment [\$816,074,000] \$863,896,000; in all [\$1,473,139,000] \$1,710,855,000: Provided: That the amount for construction shall remain available until September 30, [2008] 2009.

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NEW CONSTRUCTION

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FY 2005 NEW/CURRENT MISSION ACTIVITIES

In compliance with the Senate Appropriations Committee Report (100-380) on the FY 1989 Military Construction Appropriation Act, the Air Force has included the following exhibit that displays construction projects requested in two separate categories: new mission and current mission. "New Mission" projects are projects that support deployment and beddown of new weapon systems, new program initiatives, and major mission expansions. "Current Mission" projects are projects that either replace inadequate existing facilities or construct new facilities which are not available to meet current requirements.

<u>LOCATION</u>	<u>MISSION</u>	<u>NUMBER OF UNITS</u>	<u>REQUESTED AUTHORIZATION AMOUNT (\$0001)</u>
<u>CONSTRUCTION HOUSING</u>			
Goodfellow AFB, Texas	Current	127	\$20,604
Osan AB, Korea	Current	117	\$46,834
<u>REPLACEMENT HOUSING</u>			
Davis-Monthan AFB, AZ	Current	250	\$48,500
Edwards AFB, CA	Current	218	41,202
Vandenberg AFB, CA	Current	120	30,906
MacDill AFB, FL	Current	61	21,723
MacDill AFB, FL	Current	Housing Maint. Facility	1,250
Mountain Home AFB, ID	Current	147	39,333
Columbus AFB, MS	Current	Housing Office	711
Whiteman AFB, MO	Current	160	37,087
Malmstrom AFB, MT	Current	115	29,910
Seymour Johnson AFB, NC	Current	167	32,693
Grand Forks AFB, ND	Current	90	26,169
Minot AFB, ND	Current	142	37,087
Charleston AFB, SC	Current	Fire Station	1,976
Ellsworth AFB, SD	Current	75	21,482
Dyess AFB, TX	Current	127	28,664
Ramstein AB, Germany	Current	144	57,691
Aviano AB, Italy	Current	Housing Office	2,542
RAF Lakenheath, UK	Current	154	43,976

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<u>SUMMARY:</u>	<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
NEW MISSION TOTAL	\$ 0
CURRENT MISSION TOTAL	\$570,340
IMPROVEMENTS	238,353
PLANNING AND DESIGN	<u>38,266</u>
GRAND TOTAL	\$846,959

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FY 2005 NEW CONSTRUCTION

Program (In Thousands)

FY 2005 Program \$570,340

FY 2004 Program \$399,598

Purpose and Scope

This program provides for the construction of new homes where the local community cannot provide adequate housing and replacement of existing homes, where improvements for Air Force personnel are not economically feasible, and support facilities where existing facilities are inadequate. Costs reflect all amounts necessary to provide complete and usable facilities.

Program Summary

Authorization is requested for: replacement of 1970 units and construction of 244 units.

A summary of the funding program for FY 2005 is as follows:

<u>AUTHORIZATION</u> <u>Type/Locations</u>	<u>Mission</u>	<u>Number of</u> <u>Units</u>	<u>Requested</u> <u>Amount (\$000)</u>
CONSTRUCTION HOUSING			
Goodfellow AFB, Texas	Current	127	\$20,604
Osan AB, Korea	Current	117	\$46,834
REPLACEMENT HOUSING			
Davis-Monthan AFB, AZ	Current	250	\$48,500
Edwards AFB, CA	Current	218	41,202
Vandenberg AFB, CA	Current	120	30,906
MacDill AFB, FL	Current	61	21,723
MacDill AFB, FL	Current	Housing Maint. Facility	1,250
Mountain Home AFB, ID	Current	147	39,333
Columbus AFB, MS	Current	Housing Office	711
Whiteman AFB, MO	Current	160	37,087
Malmstrom AFB, MT	Current	115	29,910
Seymour Johnson AFB, NC	Current	167	32,593
Grand Forks AFB, ND	Current	90	26,164
Minot AFB, ND	Current	142	37,087

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<u>AUTHORIZATION</u> <u>Type/Locations</u>	<u>Mission</u>	<u>Number of</u> <u>Units</u>	<u>Requested</u> <u>Amount (\$000)</u>
Charleston AFB, SC	Current	Fire Station	1,976
Ellsworth AFB, SD	Current	75	21,482
Dyess AFB, TX	Current	127	28,664
Ramstein AB, Germany	Current	144	57,691
Aviano AB, Italy	Current	Housing Office	2,542
RAF Lakenheath, UK	Current	154	43,976

<u>AUTHORIZATION</u>	<u>Requested</u> <u>Amount (\$000)</u>
NEW MISSION TOTAL	\$ 0
CURRENT MISSION TOTAL	\$570,340
IMPROVEMENTS	238,353
PLANNING AND DESIGN	<u>38,266</u>
GRAND TOTAL	\$846,959

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROGRAM					2. DATE			
3. INSTALLATION AND LOCATION HOODFELLOW AIR FORCE BASE, TEXAS			4. COMMAND AIR EDUCATION AND TRAINING COMMAND			5. AREA CONST COST INDEX 0.81				
j. Personnel strength AS OF 30 SEP 03 END FY 2008	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	135	1230	790	46	169	19	0	0	198	
	135	1290	761	46	169	19	0	0	198	2,618
k. INVENTORY DATA (\$000)										
Total Acreage:		1,119								
Inventory Total as of : (30 Sep 03)		29,167,312								
Authorization Not Yet in Inventory:		507								
Authorization Requested in this Program:		20,6084								
Authorization Included in the Following Program: (FY 2006)		0								
Planned in Next Three Years Program:		34,139								
Remaining Deficiency:		0								
Grand Total:		29,222,562								
l. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)										
CATEGORY						COST DESIGN STATUS				
CODE	PROJECT TITLE	SCOPE	\$,000	START	C.M.P.L.					
11-142	Construct Military Family Housing (PH 1)	127 UN	20,604	Aug-04	Jul-03					
m. Future Projects: Included in the Following Program (FY 2006)										
None										
n. Future Projects: Typical Planned Next Three Years: (FY07-09)										
11-142	Replace Military Family Housing	109 UN	34,139							
o. Real Property Maintenance Backlog This Installation 31,325										
p. A training wing providing technical training in cryptology, intelligence, linguistics, and firefighting careers.										

D Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION GOODFELLOW AIR FORCE BASE, TEXAS				4. PROJECT TITLE CONSTRUCT MILITARY FAMILY HOUSING (PHASE 1)				
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142	7. PROJECT NUMBER JCGU044502		8. PROJECT COST(\$000) 20,604			
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	127	98,315	12,486
SUPPORTING COSTS					LS			6,079
LOT COSTS					LS			(143)
SITE IMPROVEMENTS					LS			(851)
UTILITY MAINS					LS			(2,240)
STREETS					LS			(565)
LANDSCAPING					LS			(367)
RECREATION					LS			(173)
ENVIRONMENTAL					LS			(676)
DEMOLITION					LS			(942)
OTHER SITE WORK					LS			(122)
SUBTOTAL								18,565
CONTINGENCY (5.0%)								928
TOTAL CONTRACT COST								19,493
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)								1,111
TOTAL REQUEST								20,604
AREA COST FACTOR						0.81		
10. Description of Proposed Construction: Construct 127 military family housing units and all necessary amenities and supporting facilities to include: site development, utilities, roads, parking, sidewalks, street lighting, garages, storage, patios, privacy fencing, air conditioning, appliances, irrigated recreation and play areas, neighborhood improvements, landscaping, tire protection, and energy savings features.								
					Project Cost per No.		(\$000)	
Paygrade	Bedrooms	NSF	GSF	GSM	Factor	GSM	Units	Total
E1-E9/W1-O3	2	1,081	1,340	124	0.810	\$764	44	3,376
E1-E6	3	1,315	1,630	151	0.810	\$764	22	2,056
E1-E6	4	1,573	1,950	181	0.810	\$764	19	2,128
E7-E9/W1-O3	3	1,500	1,860	172	0.810	\$764	18	1,916
E7-E9/W	1-03	4	1,734	2,150	0.810	\$764	16	1,980
04-05	3	1,629	2,020	187	0.810	\$764	4	463
04-05	4	1,863	2,310	215	0.810	\$764	1	133
06	4	2,032	2,520	234	0.810	\$764	3	434
Total	Project	Size:	175,580	217,700	20,178	127		12,486
Maximum size: E1 -E9/W 1-O3/2 Bedroom					(1210 NSF/1500 GSF)			
Maximum size: E1-E6/3 Bedroom					(1420 NSF/1760 GSF)			
Maximum size: E1-E6/4 Bedroom					(1790 NSF/2220 GSF)			
Maximum size: E7-E9/W 1-O3/3 Bedroom					(1650 NSF/2050 GSF)			
Maximum size: E7-E9/W1-O3/4 Bedroom					(2020 NSF/2050 GSF)			
Maximum size: O4-O5/3 Bedroom					(1850 NSF/2300 GSF)			
Maximum size: O4-O5/4 Bedroom					(2 180 NSF/2700 GSF)			
Maximum size: O6/4 Bedroom					(2350 NSF/2920 GSF)			

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION GOODFELLOW AIR FORCE BASE, TEXAS		
5. PROJECT TITLE CONSTRUCT MILITARY FAMILY HOUSING PHASE 1	7. PROJECT NUMBER JCGU044502	
<p>11. REQUIREMENT: 1330 UN ADEQUATE: 1130 UN SUBSTANDARD: 200 UN <u>PROJECT:</u> Replace Military Family Housing (Phase 1). (Current Mission) <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Goodfellow AFB. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. This replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This is the first of multiple phases to provide adequate housing for base personnel. Of the 332 units to be replaced in this multiphase initiative; 127 are in this program and 205 will follow in subsequent phases. This housing will provide a modern kitchen, living room bedroom and bath configuration, with ample interior and exterior storage and a double car garage. <u>Exterior</u> parking will be provided for a second occupant vehicle and guests. The basic neighborhood support infrastructure will be constructed to meet modern housing needs. Neighborhood enhancements include landscaping, playgrounds, and recreation areas. <u>CURRENT SITUATION:</u> This project constructs 127 housing units that replaces part of the 200 unit 801 lease. The 801 leased community is inadequate to support Goodfellow's requirements. The shortage of suitable housing forces many military families to occupy substandard housing thus affecting family morale or forcing members to occupy housing at rents outside the acceptable range. This causes unacceptable financial hardships as other portions of limited budgets are used to offset high housing costs, thus decreasing the members' quality of life. <u>IMPACT IF NOT PROVIDED:</u> Major morale problems will result if this replacement initiative is not supported. Families will continue to be forced to live off-base at greater distances from base activities than are desirable and/or in expensive or otherwise unsuitable housing near the base. The latest Housing Market Analysis indicates that a current deficit of 36 increases to 236 after Goodfellow's 801 (non-renewable) lease on 200 units expires in January 2007. Ultimately, the mission will suffer from low morale due to financial strains on families. <u>ADDITIONAL:</u> A rate of 5.7% has been used for supervision, inspection, and overhead for using the Army Corps of Engineers. 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 the most cost effective over the life of the project. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. Base Civil Engineer: Maj Curt VanDe Walle. (915) 654-3464.</p>		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION GOODFELLOW AIR FORCE BASE, TEXAS		
5. PROJECT TITLE CONSTRUCT MILITARY FAMILY HOUSING PHASE 1	7. PROJECT NUMBER JCGU044502	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 03 Aug 04 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 18 (e) Date Design Complete 04 May 07 (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): (\$930) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 930 (b) All other Design Costs 0 (c) Total 930 (d) Contract 930 (e) In-house (4) Construction Start 05 May (5) Construction Completion 06 Jul b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Mar-01		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION							
5. DATA AS OF 2001	a. NAME GOODFELLOW AIR FORCE BASE PHASE 1			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	378	244	2,018	2,640	394	256	2,068	2,718
7. PERMANENT PARTY PERSONNEL	378	244	2,018	2,640	394	256	2,068	2,718
8. GROSS FAMILY HOUSING REQUIREMENTS	186	227	874	1,287	199	237	912	1,348
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	0	0	0	0				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	0	0	0				
c. UNACCEPTABLE HOUSED IN COMMUNITY	0	0	0	0				
0. VOLUNTARY SEPARATIONS	5	1	11	17	5	1	12	18
1. EFFECTIVE HOUSING REQUIREMENTS	181	226	863	1,270	194	236	900	1,330
2. HOUSING ASSETS (a + b)	139	223	849	1,211	154	196	734	1,084
a. UNDER MILITARY CONTROL	2	34	262	298	2	0	96	98
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	2	34	262	298	2	0	96	98
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	137	189	587	913	152	196	638	986
(1) ACCEPTABLY HOUSED	137	189	587	913				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT	42	3	14	59	40	40	166	246
4. PROPOSED PROJECT					26	22	79	127
5. REMARKS								
<p>This project provides partial replacement of Section 801 units which will not be available to SNCO and NCO members. Additional Section 801 replacement units will be in subsequent programs.</p>								

1. COMPONENT AIR FORCE			FY 2005 MILITARY CONSTRUCTION PROGRAM				2. DATE			
INSTALLATION AND LOCATION OSAN AIR BASE, KOREA (REPUBLIC OF)				COMMAND PACIFIC AIR FORCES			5. AREA CONST COST INDEX 1.11			
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 03	581	4815	1084	0	22	0	0	0	
END FY 2008	579	4676	1064	0	22	0	0	0	94	6,435
7. INVENTORY DATA (\$000)										
Total Acreage:										1,777
Inventory Total as of : (30 Sep 03)										28,629,993
Authorization Not Yet in Inventory:										77,295
Authorization Requested in this Program:										46,834
Authorization Included in the Following Program: (FY 2006)										0
Planned in Next Three Years Program:										0
Remaining Deficiency:										0
Grand Total:										28,754,122
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)										
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	Construct Family Housing (PH 3)	117				46,834	Aug-03	Jun-03		
9a. Future Projects: Included in the Following Program (FY 2006)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY07-09)										
None										
9c. Real Property Maintenance Backlog This Installation										40,485
10. Mission or Major Functions: A host fighter wing supporting a F-16 squadron and an A/OA-10 squadron; Headquarters Seventh Air Force; a civil engineering heavy repair squadron (RED HORSE); an Air Mobility Command air mobility support squadron; an Air Combat Command reconnaissance squadron; and an Air Intelligence Agency intelligence squadron.										

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE			
3. INSTALLATION AND LOCATION OSAN AIR BASE, KOREA (REPUBLIC OF)				4. PROJECT TITLE CONSTRUCT FAMILY HOUSING PH 3				
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142	7. PROJECT NUMBER SMYU0040 16		8. PROJECT COST(\$000) 46,834			
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	117	166,761	19,511
SUPPORTING FACILITIES					LS			22,371
LOT COSTS					LS			(176)
SITE IMPROVEMENTS					LS			(1,046)
UTILITY MAINS					LS			(2,753)
STREETS					LS			(694)
LANDSCAPING					LS			(451)
RECREATION					LS			(212)
ENVIRONMENTAL					LS			(831)
DEMOLITION					LS			(1,157)
OTHER SITE WORK					LS			(151)
SPECIAL CONSTRUCTION					LS			(14,900)
SUBTOTAL								41,882
CONTINGENCY (5.0%)								2,094
TOTAL CONTRACT COST								43,976
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)								2,858
TOTAL REQUEST								46,834
AREA COST FACTOR						1.11		
10. Description of Proposed Construction: Construct live senior officer quarters (SOQ) in a five-plex and 112 military family housing (MFH) units within one high rise tower. Includes demolition at two sites and site clearing. The tower includes special, non-standard housing construction such as fire sprinkler systems, HVAC, Force protection standards, architectural/electrical/plumbing systems, elevators, and structural concrete construction.								
					Project Cost per	No.	(\$000)	
Paygrade	Bedrooms	NSF	GSF	GSM	Factor	GSM	Units	Total
E7-E9/W 1-03	3	1,500	1,860	172	1.110	\$775	16	2,368
E7-E9/W1-O3	4	1,734	2,150	200	1.110	\$775	6	1,032
04-05	3	1,629	2,020	187	1.110	\$775	64	10,295
04-05	4	1,863	2,310	215	1.110	\$775	26	4,809
06	4	2,032	2,520	234	1.110	\$775	5	1,007
Total Project Size:		197,257	244,600	22,680			117	19,511
Maximum size: E7-E9/W 1-O3/3 Bedroom				(1650 NSF/2050 GSF)				
Maximum size: E7-E9/W1-O3/4 Bedroom				(2020 NSF/2050 GSF)				
Maximum size: O4-O5/3 Bedroom				(1850 NSF/2300 GSF)				
Maximum size: O4-O5/4 Bedroom				(2180 NSF/2700 GSF)				
Maximum size: O6/4 Bedroom				(2350 NSF/2920 GSF)				
11. REQUIREMENT: 350 UN ADEQUATE: 11 UN SUBSTANDARD: 0 UN PROJECT: Construct Family Housing Phase 3. (Current Mission)								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION OSAN AIR BASE, KOREA (REPUBLIC OF)		
5. PROJECT TITLE CONSTRUCT FAMILY HOUSING PH 3	7. PROJECT NUMBER SMYU004016	
<p><u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for SOQs and military members and their families stationed at Osan AB. All units will meet whole house standards and are programmed in accordance with the Air Force Family Housing Master Plan. The housing will provide a safe, comfortable, and appealing living environment. The design will provide a modern kitchen, living and family rooms, bedroom and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from three to four as identified in the most recent housing market analysis. Access to the parking structure will be controlled and parking will consist of 1.25 spaces per family with limited guest spaces. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs.</p> <p><u>CURRENT SITUATION:</u> This project constructs live SOQs and 112 units to deplete the housing deficit and reliance on leased housing units in Mustang Valley Village. Because of force protection considerations, specifically standoff distances and construction standards, the local community is not a source of adequate housing. Most off-base quarters are inadequate with substandard utilities, non-potable water, and a dangerous heating system. The shortage of adequate housing causes a low acceptance rate of personnel who are offered accompanied assignments on the Command Sponsored Priority List (CSPL) which are identified for critical positions that require continuity and provides stability. The direct impact of low CSPL acceptance rate is the fast turnover of personnel in critical positions because of the unaccompanied tour status versus the 24-month tour length for accompanied personnel.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Military members and their families will continue to live in outdated, unsuitable, and inadequate housing. The cost of leased housing continues to increase at an unacceptable pace. Personnel will be exposed to health and security risks affecting the overall quality of life and the future retention of personnel assigned to the base. Critical maintenance dollars will continue to be diverted from other much-needed projects.</p> <p><u>ADDITIONAL:</u> A rate of 6.5% has been used for supervision, inspection, and overhead for using the Army Corps of Engineers in Korea. This project meets the criteria/scope specified in Part II of Military Handbook 1190 Facility Planning and Design Guide. Due to antiterrorism and force protection concerns, the project replaces housing units for an existing lease at Mustang Valley Village. Since this is a replacement project for build-lease units, there is no school construction required. This project has been coordinated with the installation physical security plan, and all physical security and/or combating terrorism measures are included. The possibility of Host Nation funding for this project has been addressed, but sufficient funds from the Host Nation program are not available to support this requirement. Base Civil Engineer: Lt Col. Edward Piekarczyk, 0 1 1-82-3 1-66 1-43 12.</p> <p>FOREIGN CURRENCY: FCF Budget Rate: WON 1255</p>		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION OSAN AIR BASE, KOREA (REPUBLIC OF)		
5. PROJECT TITLE CONSTRUCT FAMILY HOUSING PH 3	7. PROJECT NUMBER SMYU0040 16	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: (a) Date Design Started 03 Aug 04 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 17 (e) Date Design Complete 04 May 07 (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): (\$2,110) (a) Production of Plans and Specifications 2,110 (b) All other Design Costs 0 (c) Total 2,110 (d) Contract 2,110 (e) In-house (4) Construction Start 05 May (5) Construction Completion 06 Jun b. 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 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION				b. LOCATION				
5. DATA AS OF Aug-00	a. NAME OSAN AIR BASE		PHASE 3		REPUBLIC OF KOREA				
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT			PROJECTED				
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		202	93	51	346	203	92	55	350
7. PERMANENT PARTY PERSONNEL		202	93	51	346	203	92	55	350
6. GROSS FAMILY HOUSING REQUIREMENTS		202	93	51	346	203	92	55	350
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		36	20	5	61				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	0	0				
c. UNACCEPTABLE HOUSED IN COMMUNITY		36	20	5	61				
10. VOLUNTARY SEPARATIONS		0	0	0	0	0	0	0	0
1. EFFECTIVE HOUSING REQUIREMENTS		202	93	51	346	203	92	55	350
2. HOUSING ASSETS (a + b)		166	73	46	285	102	92	39	233
a. UNDER MILITARY CONTROL		166	73	46	285	102	92	39	233
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		166	73	46	285	102	92	39	233
(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				
3. EFFECTIVE HOUSING DEFICIT		36	20	5	61	101	0	16	117
4. PROPOSED PROJECT						101	0	16	117
5. REMARKS									
<p>Force protection requires members be housed on base.</p> <p>Item 12.a.(1): Existing off-base units are being replaced with on-base facilities.</p> <p>224 units have been replaced in FY03 and FY04 projects.</p>									

1. COMPONENT AIR FORCE			FY 2005 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION DAVIS-MONTHAN AIR FORCE BASE, ARIZONA				COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.98				
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 03		961	5397	1629	0	16	0	1	14	2	8,020
END FY 2008		1040	5776	1535	0	16	0	1	14	2	8,384
7. INVENTORY DATA (\$000)											
Total Acreage:		10,975									
Inventory Total as of : (30 Sep 03)										143,191,861	
Authorization Not Yet in Inventory:										28,815	
Authorization Requested in this Program:										48,500	
Authorization Included in the Following Program: (FY 2006)										43,945	
Planned in Next Three Years Program:										39,053	
Remaining Deficiency:										0	
Grand Total:										143,352,17.	
3. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)											
CATEGORY				COST				DESIGN STATUS			
CODE	PROJECT TITLE			SCOPE	\$,000	START	C M P L				
711-142	Replace Family Housing (PH 6)			250 UN	48,500	Aug-03	Jun-0:				
3a. Future Projects: Included in the Following Program (FY 2006)											
711-142	Replace Family Housing (PH 7)			238 UN	43,945						
3b. Future Projects: Typical Planned Next Three Years: (FY07-09)											
711-142	Replace Family Housing (PH 8)			121 UN	39,053						
3c. Real Property Maintenance Backlog This Installation										117,367	
10. Headquarters 12th Air Force; a wing with two fighter training squadrons responsible for training all A/OA-10 aircrews; one A/OA-10 fighter squadron, two EC-130 electronic combat squadrons, a tactical air control wing; an Air Force Reserve HH-60 rescue squadron; and Air Force Material Command's Aerospace Maintenance and Regeneration Center.											

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION DAVIS-MONTHAN AIR FORCE BASE, ARIZONA					4. PROJECT TITLE REPLACE FAMILY HOUSING (PH 6)			
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 71 I-142	7. PROJECT NUMBER FBNV050011		8. PROJECT COST(\$000) \$48,500			
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	250	115,900	28,975
SUPPORTING FACILITIES					LS			14,725
LOT COSTS					LS			(346)
SITE IMPROVEMENTS					LS			(2,061)
UTILITY MAINS					LS			(5,425)
STREETS					LS			(1,369)
LANDSCAPING					LS			(890)
RECREATION					LS			(418)
ENVIRONMENTAL					LS			(1,639)
DEMOLITION					LS			(2,281)
OTHER SITE WORK					LS			(296)
SUBTOTAL								43,700
CONTINGENCY (5.0%)								2,185
TOTAL CONTRACT COST								45,885
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)								2,615
TOTAL REQUEST								48,500
AREA COST FACTOR						0.98		
10. Description of Proposed Construction: Replace 250 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new duplex units. Provides normal amenities to include parking, air conditioning, exterior patios, privacy fencing, neighborhood playgrounds, and recreation areas. Includes demolition, asbestos and lead-based paint abatement.								
					Project Cost per No.		(\$000)	
Paygrade	Bedrooms	NSF	GSF	GSM	Factor	GSM	Units	Total
E1-E6	3	1,315	1,630	151	0.911	\$764	132	13,873
E1-E6	4	1,573	1,950	181	0.911	\$764	100	12,597
E7-E9/W 1-03	4	1,734	2,150	200	0.911	\$764	18	2,505
Total Project Size:		361,976	448,860	41,632			250	28,975
Maximum size: E 1 -E6/3 Bedroom				(1420 NSF/1760 GSF)				
Maximum size: E1-E6/4 Bedroom				(1790 NSF/2220 GSF)				
Maximum size: E7-E9/W1-O3/4 Bedroom				(2020 NSF/2050 GSF)				
11. REQUIREMENT: 3705 UN ADEQUATE: 3096 UN SUBSTANDARD: 609 UN PROJECT: REPLACE FAMILY HOUSING (PH 6). (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Davis-Monthan 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 that is comparable to the off-base civilian community. This is the sixth of multiple phases to provide adequate housing for base personnel. Of the 766 units to be replaced in this multiphase initiative, 157 are completed or included in prior programs, and 359 will follow in subsequent phases. The replacement housing will provide a modern kitchen, living room, bedroom and bath configuration, with ample exterior storage and garage space. Exterior parking will also be provided. The basic neighborhood support								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION DAVIS-MONTHAN AIR FORCE BASE, ARIZONA		
5. PROJECT TITLE REPLACE FAMILY HOUSING (PH 6)	7. PROJECT NUMBER FBNV0500 11	
<p>infrastructure will be upgraded to meet modern housing needs. Neighborhood enhancement will include landscaping, playgrounds, and recreation areas.</p> <p>CURRENT SITUATION: This project replaces 250 housing units constructed before 1972. These houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction, do not meet the needs of today's families, and do not provide a modern home environment. Roofs, walls, foundations and exterior pavements require major repair or replacement. Pavements are showing signs of failure due to settlement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Water heaters and air conditioning / heating systems are located in the center of the house, resulting in excessive disruption to occupants during servicing. Housing is undersized and inadequate based on whole house criteria. Bedrooms are small and lack adequate closet space. Bathrooms are small, and fixtures are outdated and energy inefficient. Kitchens have inadequate storage and counter space, cabinets are old and unsightly, and countertops and sinks are badly worn. Laundry facilities are in the kitchen or front door entryway. Flooring throughout the house is outdated, and contains asbestos. Utility systems are outdated and require abnormal maintenance and repair. Electrical circuits do not meet National Electric Code requirements. There are no ground fault interrupt circuits in the bathrooms or kitchens. Lighting systems throughout the houses are inefficient and do not meet modern needs. Exterior storage is inadequate.</p> <p>IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in unsatisfactory housing. The housing will continue to deteriorate with age, resulting in unacceptable maintenance and repair costs, and inconvenience to the occupants. Piecemeal repairs will continue to be accomplished with little or no substantive improvement in occupant quality of life. These deficiencies will continue to adversely affect the morale of all MFH occupants assigned to the base resulting in reduced mission effectiveness.</p> <p>ADDITIONAL: A rate of 5.7% has been used for supervision, inspection, and overhead for using the Army Corps of Engineers. This project meets criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." An economic analysis has been prepared comparing the alternatives of new construction, acquisition, repair, and status quo operation. Based on the net present values and benefit of this respective alternative, new construction was found to be most cost effective over the life of the project. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. The 327 excess homes will be demolished as part of subsequent phases. The cost to improve this housing is 108.6% of the replacement cost. Base Civil Engineer: Lt Col Karl S. Bosworth, DSN 228-3401.</p>		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION DAVIS-MONTHAN AIR FORCE BASE, ARIZONA		
5. PROJECT TITLE REPLACE FAMILY HOUSING (PH 6)	7. PROJECT NUMBER FBNV050011	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 03 Aug 04 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 15 (e) Date Design Complete 04 Apr 29 (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): (\$2,180) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 2,180 (b) All other Design Costs 0 (c) Total 2,180 (d) Contract 2,180 (e) In-house (4) Construction Start 05 Apr (5) Construction Completion 06 Jun b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT May-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION								
5. DATA AS OF 2003	a. NAME DAVIS MONTHAN AIR FORCE BASE PHASE 6		b. LOCATION ARIZONA						
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		839	599	4,632	6,070	904	649	5,025	6,578
7. PERMANENT PARTY PERSONNEL		839	599	4,632	6,070	904	649	5,025	6,578
8. GROSS FAMILY HOUSING REQUIREMENTS		584	544	2,358	3,486	625	589	2,563	3,777
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	91	232	323				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	18	232	250				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	73	0	73				
10. VOLUNTARY SEPARATIONS		5	11	51	67	5	12	55	72
1. EFFECTIVE HOUSING REQUIREMENTS		579	533	2,307	3,419	620	577	2,508	3,705
2. HOUSING ASSETS (a + b)		594	442	2,164	3,200	620	559	2,276	3,455
a. UNDER MILITARY CONTROL		127	154	725	1,006	87	78	514	679
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		127	154	725	1,006	87	78	514	679
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		467	288	1,439	2,194	533	481	1,762	2,776
(1) ACCEPTABLY HOUSED		467	288	1,439	2,194				
(2)ACCEPTABLEVACANTRENTAL		0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT		(15)	91	143	219	0	18	232	250
4. PROPOSED PROJECT						0	18	232	250
5. REMARKS									
Item 12.a.(1): 609 on-base units are inadequate. 327 surplus units will be demolished when useful life is ended.									

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION EDWARDS AIR FORCE BASE, CALIFORNIA				COMMAND AIR FORCE MATERIAL COMMAND			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 03	818	2477	5129	0	0	0	0	0	
END FY 2008	786	2333	5141	0	0	0	0	0	547	8,80
7. INVENTORY DATA (\$000)										
Total Acreage: 300,797										
Inventory Total as of : (30 Sep 03)										248,371,59
Authorization Not Yet in Inventory:										59,77.
Authorization Requested in this Program:										41,20.
Authorization Included in the Following Program: (FY 2006)										53,98
Planned in Next Three Years Program:										68,85
Remaining Deficiency:										
Grand Total:										248,595,41
3. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)										
CATEGORY							COST DESIGN STATUS			
CODE	PROJECT TITLE			SCOPE		\$,000	START	C M P L		
711-142	Replace Capehart Housing Area F & I			218 UN		41,202	Aug-03	Jul-0:		
3a. Future Projects: Included in the Following Program (FY 2006)										
711-142	Replace Family Housing			159 UN		53,987				
3b. Future Projects: Typical Planned Next Three Years: (FY07-09)										
711-142	Replace Family Housing			254 UN		68,859				
3c. Real Property Maintenance Backlog This Installation										124,218
10. Air Force Flight Test Center which is responsible for flight test activities for all USAF aircraft and related avionics, flight control, and weapons systems; a test wing; an air base wing; Air Force Test Pilot School; the Propulsion Directorate of the Air Force Research Laboratory; a space surveillance squadron; and a landing site or the space shuttle.										

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION EDWARDS AIR FORCE BASE, CALIFORNIA					4. PROJECT TITLE REPLACE CAPEHART HOUSING AREA F AND I			
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142		7. PROJECT NUMBER FSPM044505		8. PROJECT COST(\$000) 41,202		
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	218	126,046	27,478
SUPPORTING FACILITIES					LS			9,646
LOT COSTS					LS			(227)
SITE IMPROVEMENTS					LS			(1,350)
UTILITY MAINS					LS			(3,554)
STREETS					LS			(897)
LANDSCAPING					LS			(583)
RECREATION					LS			(274)
ENVIRONMENTAL					LS			(1,073)
DEMOLITION					LS			(1,494)
OTHER SITE WORK					LS			(194)
SUBTOTAL								37,124
CONTINGENCY (5.0%)								1,856
TOTAL CONTRACT COST								38,980
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)								2,222
TOTAL REQUEST								41,202
AREA COST FACTOR						1.28		
10. Description of Proposed Construction: Demolish 205 housing units in Area F, construct 110 units in Area I, and 108 in Area F, JNCO/SNCO units. Provide site clearing, upgrade of utilities, roads and construction for a total of 218 units. Provide normal amenities to include parking, air conditioning, exterior patios and privacy fencing, neighborhood playgrounds, and recreation areas. Demolish and abate hazardous materials and paint.								
					Project Cost per No.		(\$000)	
Paygrade	Bedrooms	NSF	GSF	GSM	Factor	GSM	Units	Total
E1 -E9/W1-03	2	1,081	1,340	124	1.190	\$764	162	18,263
E1-E6	4	1,573	1,950	181	1.190	\$764	56	9,215
Total Project Size:		263,182	326,280	30,224			218	27,478
Maximum size: E1 -E9/W1-O3/2 Bedroom				(1210 NSF/1500 GSF)				
Maximum size: E1-E6/4 Bedroom				(1790 NSF/2220 GSF)				
11. REQUIREMENT: 2023 UN ADEQUATE: 1405 UN SUBSTANDARD: 618 UN PROJECT: Replace Area F Housing. (Current Mission)								
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military member and their dependents stationed at Edwards AFB. All units will meet "whole house" standards and are programmed in accordance with the Housing Master Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. The single family dwelling replacement housing will provide modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage, and a two-car garage. Exterior parking will be provided for visitor parking and guests. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood improvements will include landscaping and playgrounds, as well as automatic lawn sprinklers due to the arid western location of Edwards.								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION EDWARDS AIR FORCE BASE, CALIFORNIA		
5. PROJECT TITLE REPLACE CAPEHART HOUSING AREA F AND I	7. PROJECT NUMBER FSPM044505	
<p><u>CURRENT SITUATION:</u> This project replaces 205 housing units that were constructed in the 1950s with 218. These 40+ year old houses are showing the effects of age and continuous heavy use. They have not had any major upgrades since construction and do not meet the needs of today's families, nor do they provide a modern home environment. Plumbing, electrical, heating and air conditioning systems are in such poor repair that constant maintenance is required to maintain operability. The harsh environment has taken its toll, and the units have deteriorated to the point that all wooden surfaces need to be replaced.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Asbestos will continue to limit maintainability, and future repair costs will be exorbitant due to the environmental abatement requirements. Mechanical and electrical systems will fail, adding to the already heavy workload and high cost to maintain. The units will continue to be occupied until they become uninhabitable. Junior and senior enlisted families will be forced to live off-base. The nearest off-base community with adequate available housing is approximately 30 miles away.</p> <p><u>ADDITIONAL:</u> A rate of 5.7% has been used for supervision, inspection, and overhead for using the Army Corps of Engineers. An economic analysis has been prepared comparing the alternative of new construction, revitalization and status quo operation. Based on net present values and benefits to the respective alternative, new construction was found to be the most cost efficient over the life of the project. This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." 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 Base Civil Engineer is James E. Judkins, (661) 277-2910.</p>		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION EDWARDS AIR FORCE BASE, CALIFORNIA		
5. PROJECT TITLE REPLACE CAPEHART HOUSING AREA F AND I	7. PROJECT NUMBER FSPM044505	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: (a) Date Design Started 03 Aug 04 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 18 (e) Date Design Complete 04 May 07 (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): (\$1,850) (a) Production of Plans and Specifications 1,850 (b) All other Design Costs 0 (c) Total 1,850 (d) Contract 1,850 (e) In-house (4) Construction Start 05 Jun (5) Construction Completion 06 Jun b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Mar-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION								
5. DATA AS OF 2003	a. NAME EDWARDS AIR FORCE BASE AREAS F & I		b. LOCATION CALIFORNIA						
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT			PROJECTED				
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		690	325	2,269	3,304	675	326	2,312	3,313
7. PERMANENT PARTY PERSONNEL		690	325	2,289	3,304	675	326	2,312	3,313
8. GROSS FAMILY HOUSING REQUIREMENTS		494	301	1,238	2,033	486	302	1,250	2,038
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	0	218	218				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	218	218				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		3	1	11	15	3	1	11	15
1. EFFECTIVE HOUSING REQUIREMENTS		491	300	1,227	2,018	483	301	1,239	2,023
2. HOUSING ASSETS (a + b)		470	374	1,115	1,959	483	301	1,021	1,805
a. UNDER MILITARY CONTROL		400	275	868	1,543	173	130	602	905
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		400	275	868	1,543	173	130	602	905
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		70	99	247	416	310	171	419	900
(1) ACCEPTABLY HOUSED		70	99	247	416				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT		21	(74)	112	59	0	0	218	218
4. PROPOSED PROJECT						0	0	218	218
5. REMARKS									
Item 12.a.(1): 631 on-base units are inadequate. 638 surplus units will be demolished when useful life ends.									

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION VANDENBERG AIR FORCE BASE CALIFORNIA			COMMAND AIR FORCE SPACE COMMAND			5. AREA CONST COST INDEX 1.19				
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 03	691	2376	2903	44	168	0	0	0	
END FY 2008	626	2244	2806	44	168	0	0	0	10	5,898
7. INVENTORY DATA (\$000)										
Total Acreage: 115,513										
Inventory Total as of : (30 Sep 03)										217,676,985
Authorization Not Yet in Inventory:										50,194
Authorization Requested in this Program:										30,906
Authorization Included in the Following Program: (FY 2006)										98,447
Planned in Next Three Years Program:										100,120
Remaining Deficiency:										0
Grand Total:										217,956,652
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)										
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 (PH 8)		120 UN		30,906		Aug-03	Jun-03		
9a. Future Projects: Included in the Following Program (FY 2006)										
711-142	Replace Family Housing (PH 9)		293 UN		98,447					
9b. Future Projects: Typical Planned Next Three Years: (FY07-09)										
711-142	Replace Family Housing (PH 10)		327 UN		100,120					
9c. Real Property Maintenance Backlog This Installation										95,529
10. Headquarters Fourteenth Air Force; a space wing with UH-1 aircraft; West Coast space launch and missile test operations; an Air Education and Training Command space and missile operations and maintenance training group; an Air Force Reserve Command space operations squadron; and an Air National Guard space operations squadron.										

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION VANDENBERG AIR FORCE BASE, CALIFORNIA				4. PROJECT TITLE REPLACE FAMILY HOUSING, PH 8				
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142	7. PROJECT NUMBER XUMU024000		8. PROJECT COST(\$000) 30,906			
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	120	171,833	20,620
SUPPORTING FACILITIES					LS			7,227
LOT COSTS					LS			(170)
SITE IMPROVEMENTS					LS			(1,011)
UTILITY MAINS					LS			(2,663)
STREETS					LS			(672)
LANDSCAPING					LS			(437)
RECREATION					LS			(205)
ENVIRONMENTAL					LS			(804)
DEMOLITION					LS			(1,120)
OTHER SITE WORK					LS			(145)
SUBTOTAL								27,847
CONTINGENCY (5.0%)								1,392
TOTAL CONTRACT COST								29,239
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)								1,667
TOTAL REQUEST								30,906
AREA COST FACTOR						1.19		
10. Description of Proposed Construction: Replace 120 housing units. Includes demolition, site clearing, placement/upgrade of utility systems and roads, and construction of new single housing units. Provides normal amenities to include parking, storage, patios, fencing, tot lots/playground, recreation areas, and trails. Includes demolition and disposal of asbestos and lead-based paint materials.								
					Project Cost per No.	(\$000)		
‘aygrade	Bedrooms	NSF	GSF	GSM	Factor	GSM	Units	Total
E7-E9/W 1-03	3	1,500	1,860	172	1.190	\$764	49	7,662
E7-E9/W 1-03	4	1,734	2,150	200	1.190	\$764	32	5,819
O4-O5	3	1,629	2,020	187	1.190	\$764	19	3,230
O4-O5	4	1,863	2,310	215	1.190	\$764	20	3,909
Total Project Size:		197,197	244,520	22,681			120	20,620
Maximum size: E7-E9/W 1-O3/3 Bedroom					(1650 NSF/2050 GSF)			
Maximum size: E7-E9/W1-O3/4 Bedroom					(2020 NSF/2050 GSF)			
Maximum size: O4-O5/3 Bedroom					(1850 NSF/2300 GSF)			
Maximum size: O4-O5/4 Bedroom					(2 180 NSF/2700 GSF)			
11. REQUIREMENT: 1929 UN ADEQUATE: 1168 UN SUBSTANDARD: 761 UN PROJECT: Replace Military Family Housing, Phase 8 (Current Mission). REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Vandenberg 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 eighth of twelve phases to provide adequate housing for base personnel. Of the 1,575 housing units to be replaced in this multiphase								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION VANDENBERG AIR FORCE BASE, CALIFORNIA		
5. PROJECT TITLE REPLACE FAMILY HOUSING, PH 8	7. PROJECT NUMBER XUMU024000	
<p>initiative, 835 are completed or included in prior programs, and 740 will follow in subsequent phases. The replacement housing will provide a modern kitchen, living room bedroom and bath configuration, with ample interior and exterior storage and a double-car garage. Exterior parking will be provided for guests. Neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood enhancement will include landscaping, playgrounds and recreation areas.</p>		
<p>CURRENT SITUATION: Units are over 42 years old and have deteriorated to the point where replacement is the most economical alternative. Wiring and fixtures have been identified by the Fire Department and Base Safety as fire hazards; wiring is brittle and exposed. There are no ground fault interrupters (a life-safety hazard). Fixtures are not energy efficient. Plumbing systems have succumbed to the effects of hard water and corrosion, resulting in severe flow constriction and pipe leakage. Overhead pipes in the attics leak, causing ceiling and property damage. Corroded sewer lines leak in and under the floor slab. Roof structures are sagging. There is no dedicated family room and insufficient bulk storage. Kitchens have inefficient work space/circulation, worn out/insufficient cabinets. Bathroom fixtures and vanities are worn out and out dated. Plumbing fixtures are worn and failing. Bath are deteriorated and outdated; shower enclosures and medicine cabinets are corroded, discolored, and pitted. The units are presently configured inefficiently, providing no privacy for residents. These houses have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Roofs, walls, foundations, and sidewalks require replacement due to the effects of age and the environment. Housing interiors are inadequate by any modern criteria. The streetscape lacks trees, and open areas and is cluttered with utility lines and poles.</p>		
<p>IMPACT IF NOT PROVIDED: Major morale problems will result if this replacement initiative is not supported. Some Air Force members and their families will continue to occupy inadequate housing while neighborhoods and friends are in new, replaced units. The occupants of these housing units will suffer continual water leaks in their ceilings--damaging light fixtures and interior finishes. Without this and subsequent phases of this initiative, costly piecemeal repairs will continue out of necessity, with no improvement in the living quality.</p>		
<p>ADDITIONAL: A rate of 5.7% has been used for supervision, inspection, and overhead for using the Army Corps of Engineers. This project meets the criteria/scope in Part II of Military Handbook 1190, "Facility Planning/Design Guide". The cost of improving existing units is 97% of the cost to replace these units. Since this is a replacement housing project, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. All known alternative options were considered during the development of this project. No other option could meet the mission requirement; therefore, no Economic Analysis was needed or performed. A certificate of exception has been prepared. Base Civil Engineer: Col Douglas K. Tucker, DSN 276-6855.</p>		

1. COMPONENT		2. DATE
AIR FORCE FY 2005 MILITARY CONSTRUCTION PROJECT DATA		
(computer generated)		
3. INSTALLATION AND LOCATION		
VANDENBERG AIR FORCE BASE, CALIFORNIA		
5. PROJECT TITLE		7. PROJECT NUMBER
REPLACE FAMILY HOUSING, PH 8		XUMU024000
12. SUPPLEMENTAL DATA:		
a. Estimated Design Data:		Design/Bid/Build
(1) Status:		
(a) Date Design Started		03 Aug 04
(b) Parametric Cost Estimate used to develop costs		N
(c) Percent Complete as of Jan 2003		35
(d) Date 35% Designed		03 Dec 18
(e) Date Design Complete		04 May 07
(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):		(\$1,390)
(a) Production of Plans and Specifications		1,390
(b) All other Design Costs		0
(c) Total		1,390
(d) Contract		1,390
(e) In-house		
(4) Construction Start		05 Apr
(5) Construction Completion		06 Jun
b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Apr-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION a. NAME			b. LOCATION					
5. DATA AS OF 2003	VANDENBERG AIR FORCE BASE PHASE 6			CALIFORNIA					
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		760	305	2,270	3,363	791	315	2,336	3,444
7. PERMANENT PARTY PERSONNEL		760	305	2,276	3,363	791	315	2,336	3,444
6. GROSS FAMILY HOUSING REQUIREMENTS		501	277	1,146	1,924	510	286	1,177	1,973
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		120	0	0	120				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		120	0	0	120				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0				
0. VOLUNTARY SEPARATIONS		15	0	28	43	15	0	29	44
1. EFFECTIVE HOUSING REQUIREMENTS		486	277	1,118	1,881	495	286	1,148	1,929
2. HOUSING ASSETS (a + b)		304	213	1,387	1,904	375	230	1,148	1,753
a. UNDER MILITARY CONTROL		292	177	1,387	1,856	249	177	973	1,399
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		292	177	1,387	1,856	249	177	973	1,399
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		12	36	0	48	126	53	175	354
(1) ACCEPTABLY HOUSED		12	36	0	48				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT		162	64	(269)	(23)	120	56	0	176
4. PROPOSED PROJECT						120	0	0	120
5. REMARKS									
Item 12.a.(1): 740 on-base units are inadequate. 457 surplus units will be demolished when useful life ends.									

1. COMPONENT AIR FORCE			FY 2005 MILITARY CONSTRUCTION PROGRAM				2. DATE			
INSTALLATION AND LOCATION MACDILL AIR FORCE BASE, FLORIDA			COMMAND AIR MOBILITY COMMAND			5. AREA CONST COST INDEX 0.89				
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 03	939	3415	1367	0	18	0	700	686	
END FY 2008	962	3643	1384	0	18	0	700	686	28	7,421
7. INVENTORY DATA (\$000)										
Total Acreage: 5,767										
inventory Total as of : (30 Sep 03)										62,271,477
Authorization Not Yet in Inventory:										44,663
Authorization Requested in this Program:										21,723
Authorization Included in the Following Program: (FY 2006)										14,73
Planned in Next Three Years Program:										17,972
Remaining Deficiency:										1
Grand Total:										62,370,571
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)										
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 (PH 6)	61	UN	2,1723	Aug-03				Jul-0:	
3a. Future Projects: Included in the Following Program (FY 2006)										
711-142	Replace Family Housing (PH 7)	42	UN					14,739		
3b. Future Projects: Typical Planned Next Three Years: (FY07-09)										
711-142	Replace Family Housing (PH 8)	47	UN					17,974		
3c. Real Property Maintenance Backlog This Installation										82,481
IO. An air mobility wing with a KC-135 squadron and a command support airlift unit; tenants include US Special Operations Command and US Central Command.										

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE																																																																																												
3. INSTALLATION AND LOCATION MACDILL AIR FORCE BASE, FLORIDA				4. PROJECT TITLE REPLACE FAMILY HOUSING, PHASE 6																																																																																														
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142		7. PROJECT NUMBER NVZR023701		8. PROJECT COST(\$000) 21,723																																																																																												
9. COST ESTIMATES																																																																																																		
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)																																																																																										
MILITARY FAMILY HOUSING					UN	61	156,344	9,537																																																																																										
SUPPORTING COSTS					LS			10,073																																																																																										
LOT COSTS					LS			(111)																																																																																										
SITE IMPROVEMENTS					LS			(660)																																																																																										
UTILITY MAINS					LS			(1,738)																																																																																										
STREETS					LS			(438)																																																																																										
LANDSCAPING					LS			(285)																																																																																										
RECREATION					LS			(134)																																																																																										
ENVIRONMENTAL					LS			(525)																																																																																										
DEMOLITION					LS			(731)																																																																																										
OTHER SITE WORK					LS			(94)																																																																																										
SPECIAL CONSTRUCTION					LS			(5,357)																																																																																										
SUBTOTAL								19,610																																																																																										
CONTINGENCY (5.0%)								981																																																																																										
TOTAL CONTRACT COST								20,591																																																																																										
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)								1,132																																																																																										
TOTAL REQUEST								21,723																																																																																										
AREA COST FACTOR						0.89																																																																																												
10. Description of Proposed Construction: Replaces 61 Military Family Housing Units. Includes site work, replacement and/or upgrade of utility systems and roads, landscaping and recreational areas. Amenities in new units include: kitchen appliances, garages, HVAC, carpet, patios and privacy fencing. Demolishes 143 existing units and 8 multi-family garage buildings.																																																																																																		
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Paygrade</th> <th style="text-align: left;">Bedrooms</th> <th style="text-align: left;">NSF</th> <th style="text-align: left;">GSF</th> <th style="text-align: left;">GSM</th> <th style="text-align: left;">Project Factor</th> <th style="text-align: left;">Cost per GSM</th> <th style="text-align: left;">No. Units</th> <th style="text-align: left;">Total (\$000)</th> </tr> </thead> <tbody> <tr> <td>04-05</td> <td>3</td> <td>1,629</td> <td>2,020</td> <td>187</td> <td>0.926</td> <td>\$764</td> <td>20</td> <td>2,646</td> </tr> <tr> <td>04-05</td> <td>4</td> <td>1,863</td> <td>2,310</td> <td>215</td> <td>0.926</td> <td>\$764</td> <td>20</td> <td>3,042</td> </tr> <tr> <td>06</td> <td>4</td> <td>2,032</td> <td>2,520</td> <td>234</td> <td>0.926</td> <td>\$764</td> <td>14</td> <td>2,318</td> </tr> <tr> <td>07+</td> <td>4</td> <td>2,686</td> <td>3,330</td> <td>309</td> <td>0.926</td> <td>\$764</td> <td>7</td> <td>1,531</td> </tr> <tr> <td colspan="2">Total Project Size:</td> <td>117,088</td> <td>145,190</td> <td>13,479</td> <td></td> <td></td> <td>61</td> <td>9,537</td> </tr> <tr> <td colspan="5">Maximum size: 04-05/3 Bedroom</td> <td colspan="4">(1850 NSF/2300 GSF)</td> </tr> <tr> <td colspan="5">Maximum size: 04-05/4 Bedroom</td> <td colspan="4">(2180 NSF/2700 GSF)</td> </tr> <tr> <td colspan="5">Maximum size: 06/4 Bedroom</td> <td colspan="4">(2350 NSF/2920 GSF)</td> </tr> <tr> <td colspan="5">Maximum size: 07+/4 Bedroom</td> <td colspan="4">(3270 NSF/4060 GSF)</td> </tr> </tbody> </table>									Paygrade	Bedrooms	NSF	GSF	GSM	Project Factor	Cost per GSM	No. Units	Total (\$000)	04-05	3	1,629	2,020	187	0.926	\$764	20	2,646	04-05	4	1,863	2,310	215	0.926	\$764	20	3,042	06	4	2,032	2,520	234	0.926	\$764	14	2,318	07+	4	2,686	3,330	309	0.926	\$764	7	1,531	Total Project Size:		117,088	145,190	13,479			61	9,537	Maximum size: 04-05/3 Bedroom					(1850 NSF/2300 GSF)				Maximum size: 04-05/4 Bedroom					(2180 NSF/2700 GSF)				Maximum size: 06/4 Bedroom					(2350 NSF/2920 GSF)				Maximum size: 07+/4 Bedroom					(3270 NSF/4060 GSF)			
Paygrade	Bedrooms	NSF	GSF	GSM	Project Factor	Cost per GSM	No. Units	Total (\$000)																																																																																										
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11. REQUIREMENT: 3,476 UN ADEQUATE: 3,260 UN SUBSTANDARD: 216 UN PROJECT: Replace Military Family Housing, Phase 6. Project includes replacement of seven General Officers Quarters. (Current Mission)																																																																																																		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE															
3. INSTALLATION AND LOCATION MACDILL AIR FORCE BASE, FLORIDA																	
5. PROJECT TITLE REPLACE FAMILY HOUSING, PHASE 6	7. PROJECT NUMBER NVZR02370 1																
<p>REQUIREMENT: A safe, comfortable and appealing living environment, comparable to the off-base civilian community, for military members and their dependents. All units are programmed in accordance with MacDill's Family Housing Master Plan. Replacement GOQ, SGO and FGO units are conversions from other grades. The replacement housing will provide a modern kitchen, living room, dining room and bath configuration, with interior and exterior storage. GOQs and SGOs will be single-family units with 2-car garages. FGOs will be duplex units with 1-car garages and off-street parking for a second vehicle. The neighborhood support infrastructure will be replaced to meet modern housing needs. Utilities will be placed underground and roads will be rerouted. Recreational facilities will consist of jogging paths and covered rest areas. Special construction features are required to compensate for building in a flood plain and strengthen the homes to withstand severe storms.</p>																	
<p>CURRENT SITUATION: This project replaces houses that are 50 years old and are showing the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the need of today's families. Existing houses are well below the authorized net area. Roofs, walls, foundations, and exterior pavements require major repair or replacement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Lack of adequate parking spaces for occupants has created excessive congestion and safety hazards. Housing interiors are inadequate by any modern criteria. Bedrooms are small and lack sufficient closet space. Bathrooms are small; fixtures are outdated and in poor condition. Kitchens have inadequate storage and counter space; cabinets are old and unsightly; counter tops and sinks are badly worn. Flooring throughout the house is worn and some contain asbestos. Utility systems require excessive maintenance and repair. Housing density is excessive, creating a noisy, chaotic living environment.</p>																	
<p>IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in small, outdated and unsatisfactory housing. The units will deteriorate further, resulting in escalating and unacceptable maintenance and repair costs as well as inconveniencing 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 and their family members assigned to the base.</p>																	
<p>ADDITIONAL: This project meets the criteria of the Air Force Family Housing Guide for Planning, Programming, Design and Construction. 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. For facilities located in a flood plain, Building Code requires compliance with flood mitigation controls (elevate houses) if improvement costs exceed 50% of the building value. The cost to improve these units is 64% of the replacement cost. Therefore, replacement construction was selected. Base Civil Engineer: Lt Col Anthony A. Foti, (813) 828-3577.</p>																	
<table border="0"> <thead> <tr> <th>Project No.</th> <th>Units Built No.</th> <th>Units Demolished</th> </tr> </thead> <tbody> <tr> <td>Phases 1 - 5</td> <td>236</td> <td>266</td> </tr> <tr> <td>FY02/03 MFH O&M</td> <td>0</td> <td>8</td> </tr> <tr> <td>Phase 6 (this project)</td> <td>61</td> <td>143</td> </tr> <tr> <td>Total</td> <td>297</td> <td>413</td> </tr> </tbody> </table>			Project No.	Units Built No.	Units Demolished	Phases 1 - 5	236	266	FY02/03 MFH O&M	0	8	Phase 6 (this project)	61	143	Total	297	413
Project No.	Units Built No.	Units Demolished															
Phases 1 - 5	236	266															
FY02/03 MFH O&M	0	8															
Phase 6 (this project)	61	143															
Total	297	413															

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION MACDILL AIR FORCE BASE, FLORIDA		
5. PROJECT TITLE REPLACE FAMILY HOUSING, PHASE 6	7. PROJECT NUMBER NVZR023701	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 03 Aug 04 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 15 (e) Date Design Complete 04 May 06 (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): (\$980) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 980 (b) All other Design Costs 0 (c) Total 980 (d) Contract 980 (e) In-house (4) Construction Start 05 Jun (5) Construction Completion 06 Jun b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Jun-03	2. FISCAL YEAR 2005	REPORT CONTROL SYMBOL DD-A&L(AR)1716				
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION a. NAME MACDILL AIR FORCE BASE		b. LOCATION FLORIDA					
5. DATA AS OF 2003								
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	1,580	563	3,494	5,637	1,665	674	3,411	5,750
7. PERMANENT PARTY PERSONNEL	1,560	563	3,494	5,637	1,665	674	3,411	5,750
8. GROSS FAMILY HOUSING REQUIREMENTS	1,320	496	1,956	3,774	1,396	506	1,970	3,674
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	61	0	0	61				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	61	0	0	61				
c. UNACCEPTABLE HOUSED IN COMMUNITY	0	0	0	0				
10. VOLUNTARY SEPARATIONS	61	63	241	385	69	65	244	398
11. EFFECTIVE HOUSING REQUIREMENTS	1,239	435	1,715	3,369	1,307	443	1,726	3,476
12. HOUSING ASSETS (a + b)	1,084	403	1,801	3,292	1,176	443	1,726	3,345
a. UNDER MILITARY CONTROL	58	101	564	723	68	58	238	354
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	58	101	564	723	58	58	238	354
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	1,030	302	1,237	2,569	1,118	385	1,488	2,991
(1) ACCEPTABLY HOUSED	1,030	302	1,237	2,569				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT	151	32	(86)	97	131	0	0	131
4. PROPOSED PROJECT					61	0	0	61
5. REMARKS								
Item 12.a.(1): 495 on-base units are inadequate. 369 surplus units will be demolished when useful life ends.								

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION MACDILL AIR FORCE BASE, FLORIDA			4. PROJECT TITLE CONSTRUCT HOUSING MAINT FACILITY		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 219-944	7. PROJECT NUMBER NVZR043702	8. PROJECT COST (\$000) 1,250	
9. COST ESTIMATES					
ITEM		U/A	QUANTITY	UNIT	COST
MAINTENANCE FACILITY					822
HOUSING MAINTNANCE FACILITY		SM	512	1,60€	(822
SUPPORTING FACILITIES					304
UTILITIES		LS			(43
PAVEMENTS		LS			(78:
SITE IMPROVEMENTS		LS			(152:
DEMOLITION		SM	194	160	(31:
SUBTOTAL					1,126
CONTINGENCY (5%)					56
TOTAL CONTRACT COST					1,183
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)					67
TOTAL REQUEST					1,250
AREA COST FACTOR		.89			
10. Description of Proposed Construction: Reinforced concrete foundation and floor slab, split-faced masonry walls and standing seam metal roof. Normal interior features including heating, ventilating and air conditioning and fire protection systems. Exterior features include sidewalks, fencing, parking, driveways, curbs, gutters, signage, pavements markings, lighting and landscaping. Demolishes existing facility and restores the site. Air Conditioning: 56Tons					
11. REQUIREMENT: 512SM ADEQUATE: OSM SUBSTANDARD : 259 SM PROJECT: Constructs a family housing maintenance facility. (Current Mission) REQUIREMENT: An adequately sized facility to support military family housing maintenance activities and personnel. Space is also required for display, storage and issuance of equipment and materials in support of the housing Self-Help program. Finished floor must be above the 100-year flood level. Therefore, fill must be provided for the building site. CURRENT SITUATION: Housing maintenance activities are currently housed in a 50 year-old building that has a Condition Code of 3 (Forced Use). There is termite damage on both interior and exterior surfaces. The HVAC system is inadequate and several areas are not conditioned. The resulting high humidity level has caused damage to interior finishes and stored materials. The building is too small for the required maintenance activities and is subject to flooding. Craftsman are forced to use several MFH storage garages as workshops. The garages are small, poorly lighted and have no heating, cooling or ventilation systems. The current Self-Help store is remote to all housing areas and hinders participation. Florida's sub-tropical climate conditions force year-around yard maintenance. Lack of space limits storage of lawn equipment and landscaping materials. IMPACT IF NOT PROVIDED: Future phases of replacement family housing forces the relocation of the housing maintenance activities. Without a replacement facility,					

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MACDILL AIR FORCE BASE, FLORIDA		4. PROJECT TITLE CONSTRUCT HOUSING MAINT FACILITY	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 219-944	7. PROJECT NUMBER NVZR043702	8. PROJECT COST (\$000) 1,250
<p>maintenance activities will be forced into temporary locations further removed from the housing area. This will result in degraded service to housing occupants and lower morale. Self-Help program participation will suffer.</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> A rate of 5.7% has been used for supervision, inspection, and overhead for using the Army Corps of Engineers. Base Civil Engineer: Lt Col Anthony A. Foti, 813-328-3577</p>			

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA	1. DATE
3. INSTALLATION AND LOCATION MACDILL AIR FORCE BASE, FLORIDA		
4. PROJECT TITLE CONSTRUCT HOUSING MAINT FACILITY	5. PROJECT NUMBER NVZR043702	
12. SUPPLEMENTAL DATA:		
a. Estimated Design Data:		Design/Build
(1) Status:		
(a) Date Design Started		03 Aug 08
(b) Parametric Cost Estimate used to develop costs		N
(c) Percent Complete as of Jan 2004		35
(d) Date 35% Designed		03 Dec 20
(e) Date Design Complete		04 May 25
(f) Energy Study/Life-Cycle analysis was performed;		
(2) Basis:		
(a) Standard or Definitive Design -		NO
(b) Where design was most recently used -		N/A
(3) Total Cost (c) = (a) + (b) or (d) + (e):		(\$70)
(a) Production of Plans and Specifications		70
(b) All other Design Costs		0
(c) Total		70
(d) 6		
(e) In-house		
(4) Construction Start		05 Apr
(5) Construction Completion		06 Jul
b. Equipment associated with this project will be provided from other appropriations: N/A		

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE. IDAHO			COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.11					
6. Personnel		PERMANENT			STUDENTS		SUPPORTED			TOTAL	
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL		CIV
AS OF 30 SEP 03		453	4208	1139	0	32	0	0	0	53	5,885
END FY 2008		450	4139	601	0	32	0	0	0	53	5,275
7. INVENTORY DATA (\$000)		711-142									
Total Acreage:		4,979,734									
Inventory Total as of : (30 Sep 03)		190,171,036									
Authorization Not Yet in Inventory:		92,070									
Authorization Requested in this Program:		39,333									
Authorization Included in the Following Program: (FY 2006)		54,461									
Planned in Next Three Years Program:		92,031									
Remaining Deficiency:		0									
Grand Total:		190,448,931									
8. PROJECTS REQUESTED IN THIS PROGRAM:		(FY 2005)									
CATEGORY		PROJECT TITLE		SCOPE		COST \$,000		DESIGN START		STATUS C M P L	
711-142	Replace Military Family Housing (PH 6)	147	UN	39,333	Aug-03	May-04					
9a. Future Projects: Included in the Following Program		(FY 2006)									
711-142	Replace Military Family Housing (PH 7)	187	UN	54,461							
9b. Future Projects: Typical Planned Next Three Years:		(FY07-09)									
711-142	Replace Military Family Housing (PH 8)	180	UN	50,196							
711-142	Replace Military Family Housing (PH 9)	137	UN	41,835							
9c. Real Property Maintenance Backlog This Installation		172,097									
10. A composite wing with one F-16 squadron; one F-15 C/D squadron, one F-15E squadron, and the AEF Battlelab.											

DD Form 1390, 24 Jun 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE, IDAHO					4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PH6			
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142		7. PROJECT NUMBER QYZH887092		8. PROJECT COST(\$000) 39,333		
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	147	138,878	20,415
SUPPORTING FACILITIES					LS			15,025
LOT COSTS					LS			(353)
SITE IMPROVEMENTS					LS			(2,239)
UTILITY MAINS					LS			(5,536)
STREETS					LS			(1,397)
LANDSCAPING					LS			(908)
RECREATION					LS			(427)
ENVIRONMENTAL					LS			(1,672)
DEMOLITION					LS	274	8	(2,192)
OTHER SITE WORK					LS			(301)
SUBTOTAL								35,440
CONTINGENCY (5.0%)								1,772
TOTAL CONTRACT COST								37,212
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)								2,121
TOTAL REQUEST								39,333
AREA COST FACTOR					1.11			
10. Description of Proposed Construction: Demolish 274 existing units and 1 storage facility. Construct 147 new units on part of Presidential Acres housing area and 1 storage facility. Includes site clearing, excavation, utility systems, road upgrades and single-family housing units construction. Provides normal amenities to include appliances, garages, parking, air conditioning, patios, privacy fencing, playgrounds and landscaping.								
					Project Cost per No.		(\$000)	
Paygrade	Bedrooms	NSF	GSF	GSM	Factor	GSM	Units	Total
E1-E9/W1-O3	2	1,081	1,340	124	1.110	\$764	37	3,891
E1-E6	3	1,315	1,630	151	1.110	\$764	26	3,329
E1-E6	4	1,573	1,950	181	1.110	\$764	27	4,145
E7-E9/W	1-03	3	1,500	1,860	1.110	\$764	30	4,376
E7-E9/W	1-03	4	1,734	2,150	1.110	\$764	11	1,866
O4-O5	3	1,629	2,020	187	1.110	\$764	8	1,269
O4-O5	4	1,863	2,310	215	1.110	\$764	3	547
O6	4	2,032	2,520	234	1.110	\$764	5	992
Total	Project	Size:	209,388	259,750	24,072		147	20,415
Maximum size: E1-E9/W1-O3/2 Bedroom					(1210 NSF/1500 GSF)			
Maximum size: E1-E6/3 Bedroom					(1420 NSF/1760 GSF)			
Maximum size: E1-E6/4 Bedroom					(1790 NSF/2220 GSF)			
Maximum size: E7-E9/W1-O3/3 Bedroom					(1650 NSF/2050 GSF)			
Maximum size: E7-E9/W1-O3/4 Bedroom					(2020 NSF/2050 GSF)			
Maximum size: O4-O5/3 Bedroom					(1850 NSF/2300 GSF)			
Maximum size: O4-O5/4 Bedroom					(2180 NSF/2700 GSF)			
Maximum size: O6/4 Bedroom					(2350 NSF/2920 GSF)			

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE, IDAHO		
5. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PH 6	7. PROJECT NUMBER QYZH887092	
11. REQUIREMENT: 2588 UN ADEQUATE: 1894 UN SUBSTANDARD: 694 UN PROJECT: Replace Military Family Housing. (Current Mission).		
REQUIREMENT: Provide modern and efficient housing for military members and their dependents stationed at MHAFB, meeting "whole house" standards and programming in accordance with the Housing Community Plan. Construct housing, providing a comfortable and appealing living environment comparable to the off-base civilian community. Provide modern kitchens, living rooms, dining rooms, bath configuration, ample interior and exterior storage, garages plus off street parking for an additional vehicle. Upgrade the basic neighborhood support infrastructure and construct appropriate child recreation areas and bus shelters to meet modern housing needs. Perform lead/asbestos abatement as required.		
CURRENT SITUATION: Current units do not meet "whole house" standards and are in unsatisfactory condition. Deficiencies include infrastructure, electrical and mechanical systems, antiquated kitchens and bathrooms, low pitched/high maintenance roofs, lead paint/asbestos containing materials, deteriorating kitchen cabinets and sinks, inadequate storage and counter space plus plumbing in need of replacement.		
IMPACT IF NOT PROVIDED: Air Force families will continue to live in unsatisfactory housing conditions. As the existing units age, the maintenance costs on these units increases. With antiquated living conditions and constant attention to maintenance/repair, Air Force families slowly develop distaste for military family housing. Low morale and retention problems can be expected if such conditions are permitted to continue.		
ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning Design Guide". This project includes the demolishing 127 of the 253 remaining surplus units identified in the 2003-2008 HRMA. An economic analysis has been prepared comparing the alternatives of new construction, revitalization and status quo operation. Based on net present values and benefits of these respective alternatives, new construction was found to be most cost effective over the life of the project. There will be no increase in the student population or impact on the ability of the local school district to support base dependents as a result of this replacement housing. The cost to improve this housing is 95.7% of the replacement cost. The CoE will be used to do the engineering and contract supervision on this project. BCE: Lt. Col. Scott R. Jarvis, (208) 828-6353.		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE, IDAHO		
5. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PH 6	7. PROJECT NUMBER QYZH887092	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 03 Aug 08 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 18 (e) Date Design Complete 04 May 06 (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): (\$1,770) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 1,770 (b) All other Design Costs 0 (c) Total 1,770 (d) Contract 1,770 (e) In-house (4) Construction Start 05 Apr (5) Construction Completion 06 Jul b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Mar-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION							
5. DATA AS OF 2003	a. NAME MOUNTAIN HOME AIR FORCE BASE PHASE 5				b. LOCATION IDAHO			
	ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT			TOTAL	PROJECTED		
	OFFICER (a)	E9-E7 (b)	E6-E1 (c)	(d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	(h)
6. TOTAL PERSONNEL STRENGTH	407	420	3,405	4,320	417	449	3,655	4,521
7. PERMANENT PARTY PERSONNEL	407	420	3,465	4,320	417	449	3,655	4,521
6. GROSS FAMILY HOUSING REQUIREMENTS	281	397	1,809	2,487	288	416	1,906	2,610
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	42	92	76	210				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	38	33	76	147				
c. UNACCEPTABLE HOUSED IN COMMUNITY	4	59	0	63				
10. VOLUNTARY SEPARATIONS	1	4	17	22	1	4	17	22
1. EFFECTIVE HOUSING REQUIREMENTS	280	393	1,792	2,465	287	412	1,889	2,588
2. HOUSING ASSETS (a + b)	238	301	1,783	2,322	249	379	1,813	2,441
a. UNDER MILITARY CONTROL	148	136	1,095	1,379	72	107	913	1,092
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	148	136	1,095	1,379	72	107	913	1,092
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	90	165	688	943	177	272	900	1,349
(1) ACCEPTABLY HOUSED	90	165	688	943				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT	42	92	9	143	38	33	76	147
4. PROPOSED PROJECT					38	33	76	147
5. REMARKS								
Item 12.a.(1): 651 on-base units are inadequate. 287 surplus units will be demolished when useful life ends.								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION COLUMBUS AIR FORCE EASE, MISSISSIPPI		4. PROJECT TITLE FAMILY HOUSING MANAGEMENT FACILITY	
5. PROGRAM ELEMENT 85976	6. CATEGORY CODE 610-119	7. PROJECT NUMBER EEPZ034001B	8. PROJECT COST (\$000) 711
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
PRIMARY FACILITIES			480
FAMILY HOUSING MANAGEMENT FACILITY	SM	380	(480
SUPPORTING FACILITIES			162
SITE PREPARATION	LS		(31
UTILITIES	LS		(38
PAVEMENTS	LS		(62
LANDSCAPING	LS		(31
SUBTOTAL			642
CONTINGENCY (5%)			32
TOTAL CONTRACT COST			674
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)			37
TOTAL REQUEST			711
AREA COST FACTOR	.81		
10. Description of Proposed Construction: All site preparation, drainage improvements, concrete slab foundation, brick veneer exterior surfaces over concrete block, with decorative interior finishing. Project provides offices, restrooms, counseling and meeting rooms, customer waiting area, computer equipment room, and interior and exterior child play areas. Includes all utilities, parking, landscaping and irrigation system.			
11. REQUIREMENT: 380 ADEQUATE: 0 SUBSTANDARD: 120			
PROJECT: Construct Family Housing Management Facility (Current Mission)			
REQUIREMENT: An adequate facility is required for managing base owned/operated family housing assets, for assisting all arriving personnel in finding adequate on or off base housing, and for managing furnishings for authorized base personnel. The facility must be located for convenient access by arriving personnel and those already assigned to base housing. It must be handicapped accessible and have adequate parking for vehicles pulling trailers. The exterior of the facility must be landscaped to enhance customer appeal.			
CURRENT SITUATION: The current housing management office is located on the second floor of building 926, Military Personnel Flight. It is only 1300 square feet, much less than the required 4000 square feet. The facility does not have adequate space to accommodate housing management functions and furnishings. The poor facility represents a very unfavorable impression to the thousands of customers who transit the facility each year. The facility provides no counseling space, no play areas for children, no storage space, and is not convenient to the users.			
IMPACT IF NOT PROVIDED: Unusual and costly resource commitment will be necessary to keep the existing facility habitable. Major repair or improvement is not an option due to the inadequacy of the facility. Customers will continue to be served in extremely cramped, unprofessional environment. Management and operations of housing functions will continue from an inadequate facility which detracts from effectiveness of personnel			

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION COLUMBUS AIR FORCE BASE, MISSISSIPPI		4. PROJECT TITLE FAMILY HOUSING MANAGEMENT FACILITY	
5. PROGRAM ELEMENT 85976	6. CATEGORY CODE 610-119	7. PROJECT NUMBER EEPZ034001B	8. PROJECT COST (\$000) 711

and customer service.

ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". Base Civil Engineer: Lt Col Michael R. Hass, DSN 742-7327.

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION COLUMBUS AIR FORCE BASE, MISSISSIPPI		
4. PROJECT TITLE FAMILY HOUSING MANAGEMENT FACILITY	5. PROJECT NUMBER EEPZ034001B	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 03 Aug 15 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2004 35 (d) Date 35% Designed 03 Dec 20 (e) Date Design Complete 04 Jun 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): (\$40) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 40 (b) All other Design Costs 0 (c) Total 40 (d) 6 (e) In-house (4) Construction Start 05 Apr (5) Construction Completion 06 Aug c. Equipment associated with this project will be provided from other appropriations: N/A		

1. COMPONENT AIR FORCE			FY 2005 MILITARY CONSTRUCTION PROGRAM				2. DATE			
INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI			COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.04				
6. Personnel Strength AS OF 30 SEP 03 END FY 2008	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	4571	4098	916	0	5	0	0	1	0	
	450	4010	854	0	5	0	0	1	0	5,320
7. INVENTORY DATA (\$000)										
Total Acreage: 5,214										
Inventory Total as of : (30 Sep 03) 117,760,64										
Authorization Not Yet in Inventory: 61,28										
Authorization Requested in this Program: 37,08										
Authorization Included in the Following Program: (FY 2006) 14,27										
Planned in Next Three Years Program: 14.52										
Remaining Deficiency:										
Grand Total: 117,887,81										
3. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)										
CATEGORY				SCOPE		COST \$,000		DESIGN STATUS		
<u>CODE</u>	<u>PROJECT TITLE</u>			<u>SCOPE</u>		<u>\$,000</u>		<u>START C M P L</u>		
711-142	Replace Military Family Housing			160 UN		37,087 Aug-03		Jul-0:		
3a. Future Projects: Included in the Following Program (FY 2006)										
711-142	Replace Military Family Housing			72 UN		14,278				
3b. Future Projects: Typical Planned Next Three Years: (FY07-09)										
711-142	Replace Military Family Housing			72 UN		14,521				
3c. Real Property Maintenance Backlog This Installation 78,890										
10. A bomber wing with two squadrons of B-2 aircraft; and an Air Force Reserve fighter wing with one A/OA-10 squadron.										

JD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE			
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING				
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142	7. PROJECT NUMBER YWHG029302		8. PROJECT COST(\$000) 37,087			
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	160	142,675	23,506
SUPPORTING FACILITIES					LS			9,816
LOT COSTS					LS			(23 1
SITE IMPROVEMENTS					LS			(1,374
UTILITY MAINS					LS			(3,617
STREETS					LS			(912
LANDSCAPING					LS			(593
RECREATION					LS			(279
ENVIRONMENTAL					LS			(1,092
DEMOLITION					LS			(1,521
OTHER SITE WORK					LS			(197
SUBTOTAL								33,322
CONTINGENCY (5.0%)								1,666
TOTAL CONTRACT COST								34,988
SUPERVISION, INSPECTION AND OVERHEAD (6.0%)								2,099
TOTAL REQUEST								37,087
AREA COST FACTOR						1.04		
10. Description of Proposed Construction: Design and construct 160 various single or duplex family housing units with all necessary support. Includes: site development, utilities, pavements, street lighting, garages, storage, force protection, air conditioning, appliances, recreation facility and play areas, landscaping, storm shelters and all other necessary support. Project is to include demolition of 160 existing units.								
Paygrade	Bedrooms	NSF	GSF	GSM	Project Factor	Cost per GSM	No. Units	(\$000) Total
E1-E9/W1-O3	2	1,081	1,340	124	1.040	\$764	13	1,281
E1-E6	3	1,315	1,630	151	1.040	\$764	5	600
E1-E6	4	1,573	1,950	181	1.040	\$764	10	1,438
E7-E9/W	1-O3	3	1,500	1,860	172	1.040	47	6,423
E7-E9/W1-O3	4	1,734	2,150	200	1.040	\$764	50	7,946
O4-O5	3	1,629	2,020	187	1.040	\$764	14	2,080
O4-O5	4	1,863	2,310	215	1.040	\$764	15	2,563
O6	4	2,032	2,520	234	1.040	\$764	5	930
O7+	4	2,686	3,330	309	1.040	\$764	1	245
Total	Project	Size:	257,147	3	18,850	29,583	160	23,506
Maximum size: E 1-E9/W 1-O3/2 Bedroom					(1210 NSF/1500 GSF)			
Maximum size: E 1-E6/3 Bedroom					(1420 NSF/1 760 GSF)			
Maximum size: E 1-E6/4 Bedroom					(1790 NSF/2220 GSF)			
Maximum size: E7-E9/W1-O3/3 Bedroom					(1650 NSF/2050 GSF)			
Maximum size: E7-E9/W1-O3/4 Bedroom					(2020 NSF/2050 GSF)			
Maximum size: O4-O5/3 Bedroom					(1850 NSF/2300 GSF)			
Maximum size: O4-O5/4 Bedroom					(2 180 NSF/2700 GSF)			

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI		
5. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	7. PROJECT NUMBER YWHG029302	
Maximum size: O6/4 Bedroom (2350 NSF/2920 GSF) Maximum size: O7+/4 Bedroom (3270 NSF/4060 GSF)		
11. REQUIREMENT: 1978 UN ADEQUATE: 1640 UN SUBSTANDARD: 338 UN <u>PROJECT:</u> Replace Military Family Housing to meet whole-house and new housing size standards. (Current Mission) <u>REQUIREMENT:</u> 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. <u>CURRENT SITUATION:</u> The rural community surrounding Whiteman AFB does not have sufficient, adequate housing assets to support existing requirements. 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. <u>IMPACT IF NOT PROVIDED:</u> There are no reasonable alternatives to living in substandard or expensive off-base housing if families wish to avoid lengthy and involuntary separations pending assignments to base units. The base will continue to have a severe shortage of on-base housing which forces families to live in substandard, expensive housing. The impact is major morale and financial problems for the affected families. <u>ADDITIONAL:</u> A rate of 6% has been used for supervision, inspection, and overhead for using NAVFAC. This project meets the criteria/scope specified in Air Force Family Housing Guide for Planning, Programming, Design, and Construction. Estimated improvement/ replacement is 70%. Direct any questions to the Base Civil Engineer Maj Andrew Lambert at DSN 975-3503.		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI		
5. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	7. PROJECT NUMBER YWHG029302	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: (a) Date Design Started 03 Aug 04 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 18 (e) Date Design Complete 04 May 07 (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): (\$1,670) (a) Production of Plans and Specifications 1,670 (b) All other Design Costs 0 (c) Total 1,670 (d) Contract 1,670 (e) In-house (4) Construction Start 05 May (5) Construction Completion 06 Jul b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Feb-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION							
5. DATA AS OF 2002	a. NAME WHITEMAN AIR FORCE BASE PHASE 6		b. LOCATION MISSOURI					
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	425	336	2,621	3,582	424	336	2,817	3,577
7. PERMANENT PARTY PERSONNEL	425	336	2,821	3,582	424	336	2,817	3,577
8. GROSS FAMILY HOUSING REQUIREMENTS	348	315	1,337	2,000	348	315	1,336	1,999
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	312	194	15	521				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	94	49	15	158				
c. UNACCEPTABLE HOUSED IN COMMUNITY	218	145	0	363				
10. VOLUNTARY SEPARATIONS	3	6	12	21	3	6	12	21
II. EFFECTIVE HOUSING REQUIREMENTS	345	309	1,325	1,979	345	309	1,324	1,978
12. HOUSING ASSETS (a + b)	33	115	1,07	1,655	249	260	1,309	1,818
a. UNDER MILITARY CONTROL	0	29	942	971	0	0	571	571
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	0	29	942	971	0	0	571	571
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	33	86	565	684	249	260	738	1,247
(1) ACCEPTABLY HOUSED	33	86	565	684				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT	312	194	(182)	324	96	49	15	160
4. PROPOSED PROJECT					96	49	15	160
5. REMARKS								

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE, MONTANA				COMMAND AIR FORCE SPACE COMMAND			5. AREA CONST COST INDEX 1.16			
3. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 03	528	3257	832	0	0	0	0	0	
END FY 2008	531	3360	824	0	0	0	0	0	53	4,768
7. INVENTORY DATA (\$000)										
Total Acreage: 3,687										
Inventory Total as of : (30 Sep 03)										208,538,984
Authorization Not Yet in Inventory:										65,447
Authorization Requested in this Program:										29,910
Authorization Included in the Following Program: (FY 2006)										35,598
Planned in Next Three Years Program:										89,510
Remaining Deficiency:										0
Grand Total:										208,759,449
3. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)										
CATEGORY						COST DESIGN STATUS				
<u>CODE</u>	<u>PROJECT TITLE</u>	<u>SCOPE</u>		<u>\$,000</u>	<u>START</u>	<u>CMPL</u>				
'11-142	Replace Family Housing (PH 5)	115 UN		29,910	Aug-03		Jul-03			
9a. Future Projects: Included in the Following Program (FY 2006)										
'11-142	Replace Family Housing (PH 6)	164 UN		37,598						
9b. Future Projects: Typical Planned Next Three Years: (FY07-09)										
'11-142	Replace Family Housing (PH 7)	126 UN		38,225						
'11-142	Replace Family Housing (PH 8)	202 UN		51,285						
9c. Real Property Maintenance Backlog This Installation										171,116
10. AFSPC strategic missile base supporting the 341st Space Wing and an ANG/ACC RED HORSE Squadron										

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE																																		
3. INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE, MONTANA				4. PROJECT TITLE REPLACE MILITARY FAMILY HSG, PH 5																																				
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142		7. PROJECT NUMBER NZAS994005A		8. PROJECT COST(\$000) 29,910																																		
9. COST ESTIMATES																																								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)																																
MILITARY FAMILY HOUSING					UN	115	172,130	19,795																																
SUPPORTING FACILITIES					LS			7,155																																
LOT COSTS					LS			(168)																																
SITE IMPROVEMENTS					LS			(1,001)																																
UTILITY MAINS					LS			(2,636)																																
STREETS					LS			(665)																																
LANDSCAPING					LS			(432)																																
RECREATION					LS			(203)																																
ENVIRONMENTAL					LS			(796)																																
DEMOLITION					LS			(1,108)																																
OTHER SITE WORK					LS			(146)																																
SUBTOTAL								26,950																																
CONTINGENCY (5.0%)								1,347																																
TOTAL CONTRACT COST								28,297																																
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)								1,613																																
TOTAL REQUEST								29,910																																
AREA COST FACTOR						1.16																																		
<p>IO. Description of Proposed Construction: Replace 115 existing military family housing units. Includes construction, site preparation, utilities, streets, landscaping, and community development. Amenities include heating, air conditioning, carpeting, appliances, patios, and privacy fencing. Includes removal of existing units, asbestos, and lead-based paint removal and construction of garages.</p> <table border="1"> <thead> <tr> <th>Paygrade</th> <th>Bedrooms</th> <th>NSF</th> <th>GSF</th> <th>GSM</th> <th>Project Cost per Factor</th> <th>No. Units</th> <th>Total (\$000)</th> </tr> </thead> <tbody> <tr> <td>E1-E6</td> <td>3</td> <td>1,615</td> <td>2,002</td> <td>186</td> <td>1.160</td> <td>70</td> <td>11,539</td> </tr> <tr> <td>E7-E9/W 1-03</td> <td>3</td> <td>1,800</td> <td>2,232</td> <td>207</td> <td>1.160</td> <td>45</td> <td>8,256</td> </tr> <tr> <td colspan="2">Total Project Size:</td> <td>194,015</td> <td>240,580</td> <td>22,335</td> <td></td> <td>115</td> <td>19,795</td> </tr> </tbody> </table> <p>Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF) Maximum size: E7-E9/W1-O3/3 Bedroom (1650 NSF/2050 GSF)</p>									Paygrade	Bedrooms	NSF	GSF	GSM	Project Cost per Factor	No. Units	Total (\$000)	E1-E6	3	1,615	2,002	186	1.160	70	11,539	E7-E9/W 1-03	3	1,800	2,232	207	1.160	45	8,256	Total Project Size:		194,015	240,580	22,335		115	19,795
Paygrade	Bedrooms	NSF	GSF	GSM	Project Cost per Factor	No. Units	Total (\$000)																																	
E1-E6	3	1,615	2,002	186	1.160	70	11,539																																	
E7-E9/W 1-03	3	1,800	2,232	207	1.160	45	8,256																																	
Total Project Size:		194,015	240,580	22,335		115	19,795																																	
<p>11. REQUIREMENT: 1880 UN ADEQUATE: 1025 UN SUBSTANDARD: 855 UN PROJECT: Replace 115 family housing units. Phase 5 (Current Mission) REQUIREMENT: Project will provide modern and efficient housing for military members and their families assigned at Malmstrom AFB. All units are required to be upgraded 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 require replacement, i.e. electrical wiring, gas piping, water piping and sanitary drain lines. Streets, curbs, street lighting and sidewalks also require replacement CURRENT SITUATION: Units are Family Housing Facility Assessment Level 1. This project replaces 115 military family housing units constructed in 1965. These units are over 35 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</p>																																								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE, MONTANA		
5. PROJECT TITLE REPLACE MILITARY FAMILY HSG, PH 5	7. PROJECT NUMBER NZAS994005A	
<p>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 is 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 by any modern criteria. Bedrooms are outdated and units are energy-inefficient. Kitchens lack sufficient storage and counter space, cabinets are old and unsightly, and countertops and sinks are badly worn. Flooring throughout the units is outdated and contains asbestos. Additionally, the current unit configuration is inefficient resulting in major congestion. The units have no patio or backyard privacy and in all cases the net floor area of the living unit is below the established guidelines for the grade of occupant. 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 this and the subsequent phases of this initiative, Malmstrom's units will continue to deteriorate resulting in escalating operations, maintenance, and repair costs to the Government.</p> <p>ADDITIONAL: A rate of 5.7% has been 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, "Facilities Planning and Design Guide" and AFH 32-1084 "Facility Requirements". The cost of renovating existing units is 78% of the cost to replace these units. A preliminary economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. 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. "I have reviewed this document and certify that it is complete and accurate. I have validated the project's cost estimate and work classification. It has been coordinated with all appropriate agencies and approved by the Installation Commander." - PHILIP E. RAINFORTH, Lt Col, USAF: Base Civil Engineer, (commercial 406-731-6188).</p>		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE, MONTANA		
5. PROJECT TITLE REPLACE MILITARY FAMILY HSG, PH 5	7. PROJECT NUMBER NZAS994005A	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: (a) Date Design Started 03 Aug 08 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 18 (e) Date Design Complete 04 May 07 (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): (\$1,345) (a) Production of Plans and Specifications 1,345 (b) All other Design Costs 0 (c) Total 1,345 (d) Contract 1,345 (e) In-house (4) Construction Start 05 May (5) Construction Completion 06 Jul b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Jul-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION								
5. DATA AS OF 2003	a. NAME MALMSTROM AIR FORCE BASE PHASE 5			b. LOCATION MONTANA					
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		493	207	2,730	3,430	493	207	2,730	3,430
7. PERMANENT PARTY PERSONNEL		493	207	2,730	3,430	493	207	2,730	3,430
8. GROSS FAMILY HOUSING REQUIREMENTS		357	197	1,368	1,922	357	197	1,368	1,922
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	45	70	115				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	45	70	115				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		6	3	33	42	6	3	33	42
1. EFFECTIVE HOUSING REQUIREMENTS		351	194	1,335	1,660	351	194	1,335	1,660
2. HOUSING ASSETS (a + b)		351	151	1,352	1,654	343	149	1,215	1,707
a. UNDER MILITARY CONTROL		264	91	942	1,297	264	67	946	1,297
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		264	91	942	1,297	264	87	946	1,297
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		87	60	410	557	79	62	269	410
(1) ACCEPTABLY HOUSED		87	60	410	557				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT		0	43	(17)	26	6	45	120	173
4. PROPOSED PROJECT						0	45	70	115
5. REMARKS									
<p>Item 12.a.(1): 607 on-base units are inadequate. Projected civilian and military demand for private sector housing exceed supply.</p>									

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA			COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.83				
6. Personnel	PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 03	6171	4733	1007	7	1	0	0	0	0	6,365
END FY 2008	6131	4606	9381	7	1	0	0	0	0	6,16
7. INVENTORY DATA (\$000)										
Total Acreage: 4,107										
Inventory Total as of : (30 Sep 03)										148,939,11.
Authorization Not Yet in Inventory:										65,30
Authorization Requested in this Program:										32,69.
Authorization Included in the Following Program: (FY 2006)										25,98.
Planned in Next Three Years Program:										26,42.
Remaining Deficiency:										
Grand Total:										149,089,51
3. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)										
CATEGORY						COST DESIGN STATUS				
<u>CODE</u>	<u>PROJECT TITLE</u>		<u>SCOPE</u>			<u>\$,000</u>	<u>START</u>	<u>CMPL</u>		
'11-142	Replace Family Housing (PH 8)		167 UN			32,693	Aug-03	Jun-0:		
3a. Future Projects: Included in the Following Program (FY 2006)										
'11-142	Replace Family Housing (PH 9)		140 UN			25,982				
3b. Future Projects: Typical Planned Next Three Years: (FY07-09)										
'11-142	Replace Family Housing (PH 10)		95 UN			26,423				
3c. Real Property Maintenance Backlog This Installation										99,10
0. 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.										

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA				4. PROJECT TITLE REPLACE FAMILY HOUSING (PH 8)				
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142		7. PROJECT NUMBER VKAG046002		8. PROJECT COST(\$000) 32,693		
9. COST ESTIMATES								
ITEM				U/M	QUANTITY	UNIT COST	COST (\$000)	
MILITARY FAMILY HOUSING				UN	167	99,120	16,553	
SUPPORTING FACILITIES				LS			12,960	
LOT COSTS				LS			(305)	
SITE IMPROVEMENTS				LS			(1,814)	
UTILITY MAINS				LS			(4,775)	
STREETS				LS			(1,205)	
LANDSCAPING				LS			(783)	
RECREATION				LS			(368)	
ENVIRONMENTAL				LS			(1,442)	
DEMOLITION				LS			(2,008)	
OTHER SITE WORK				LS			(260)	
SUBTOTAL							29,513	
CONTINGENCY (5.0%)							1,476	
TOTAL CONTRACT COST							30,989	
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)							1,704	
TOTAL REQUEST							32,693	
AREA COST FACTOR					0.83			
10. Description of Proposed Construction: Replace 167 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.								
				Project Cost per		No.	(\$000)	
Paygrade	Bedrooms	NSF	GSF	GSM	Factor	GSM	units	Total
E1-E9/W1-O3	2	1,081	1,340	124	0.830	\$764	68	5,347
E1-E6	3	1,315	1,630	151	0.830	\$764	4	383
E1-E6	4	1,573	1,950	181	0.830	\$764	6	689
E7-E9/W1-O3	3	1,500	1,860	172	0.830	\$764	65	7,090
E7-E9/W 1-O3	4	1,734	2,150	200	0.830	\$764	24	3,044
Total Project Size:		227,317	281,840	26,102			167	16,553
Maximum size: E1-E9/W1-O3/2 Bedroom				(1210 NSF/1500 GSF)				
Maximum size: E 1 -E6/3 Bedroom				(1420 NSF/1760 GSF)				
Maximum size: E1-E6/5/4 Bedroom				(1790 NSF/2220 GSF)				
Maximum size: E7-E9/W 1-O3/3 Bedroom				(1650 NSF/2050 GSF)				
Maximum size: E7-E9/W 1-O3/4 Bedroom				(2020 NSF/2050 GSF)				
11. REQUIREMENT: 2365 UN ADEQUATE: 1738 UN SUBSTANDARD: 627 UN PROJECT: Replace Military Family Housing, Phase 8. (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								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA		
5. PROJECT TITLE REPLACE FAMILY HOUSING (PH 8)	7. PROJECT NUMBER VKAG046002	
<p>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 eighth of multiple phases to provide adequate housing for base personnel. Of the 1285 units to be replaced in this multiphase initiative, 685 are completed, or are included in prior programs, and 600 will follow in subsequent phases. The replacement housing will provide a modem 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 modem housing needs.</p> <p><u>CURRENT SITUATION:</u> This project replaces 167 housing units, which were constructed in 1958. These 45 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 modem home environment. Roofs and exterior walls require major repair or replacement owing to the effects of age and the environment. Ceiling and wall insulation is 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 generally inadequate by any modem 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 modem 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 over 70% of the replacement cost. Base Civil Engineer: Lt Col Michael J. Coats, DSN 722-5 142.</p>		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA		
5. PROJECT TITLE REPLACE FAMILY HOUSING (PH 8)	7. PROJECT NUMBER VKAG046002	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: (a) Date Design Started 03 Aug 04 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 17 (e) Date Design Complete 04 Apr 29 (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): (\$1,470) (a) Production of Plans and Specifications 1,470 (b) All other Design Costs 0 (c) Total 1,470 (d) Contract 1,470 (e) In-house (4) Construction Start 05 May (5) Construction Completion 06 Jun b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Apr-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION							
5. DATA AS OF 2003	a. NAME SEYMOUR JOHNSON AIR FORCE BASE			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	539	385	3,522	4,446	539	386	3,496	4,421
7. PERMANENT PARTY PERSONNEL	539	385	3,522	4,446	539	386	3,496	4,421
8. GROSS FAMILY HOUSING REQUIREMENTS	342	357	1,730	2,429	342	358	1,717	2,417
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	0	216	78	294				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	89	78	167				
c. UNACCEPTABLE HOUSED IN COMMUNITY	0	127	0	127				
10. VOLUNTARY SEPARATIONS	3	10	39	52	3	10	39	52
11. EFFECTIVE HOUSING REQUIREMENTS	339	347	1,691	2,377	339	348	1,678	2,365
12. HOUSING ASSETS (a + b)	380	220	1,774	2,374	339	259	1,600	2,198
a. UNDER MILITARY CONTROL	155	94	1,282	1,531	125	61	931	1,117
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	155	94	1,282	1,531	125	61	931	1,117
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	225	126	492	843	214	198	669	1,081
(1) ACCEPTABLY HOUSED	225	126	492	843				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	(41)	127	(83)	3	0	89	78	167
14. PROPOSED PROJECT					0	89	78	167
15. REMARKS								
<p>Item 12.a.(1): 994 on-base units are inadequate. 414 surplus units will be demolished when useful life ends</p>								

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE, NORTH DAKOTA				COMMAND AIR MOBILITY COMMAND			5. AREA CONST COST INDEX 0.95			
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 03	332	2582	461	0	0	0	5	8	
END FY 2008	327	2525	455	0	0	0	8	8	10	3,331
7. INVENTORY DATA (\$000)										
Total Acreage: 5,422										
Inventory Total as of : (30 Sep 03)										229,664,771
Authorization Not Yet in Inventory:										85,641
Authorization Requested in this Program:										26,161
Authorization Included in the Following Program: (FY 2006)										39,461
Planned in Next Three Years Program:										81,001
Remaining Deficiency:										()
Grand Total:										229,897,051
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)										
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 (PH H)			90 UN			26,169	Aug-03		Jul-0:
9a. Future Projects: Included in the Following Program (FY 2006)										
711-142	Replace Family Housing (PH J)			148 UN			39,468			
9b. Future Projects: Typical Planned Next Three Years: (FY07-09)										
711-142	Replace Family Housing (PH K)			152 UN			40,139			
711-142	Replace Family Housing (PH L)			152 UN			40,862			
9lc. Real Property Maintenance Backlog This Installation										113,770
0. An air refueling wing with four KC-135 squadrons.										

ID Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE, NORTH DAKOTA					4. PROJECT TITLE REPLACE FAMILY HOUSING PH H			
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142		7. PROJECT NUMBER JFSD200023		8. PROJECT COST(\$000) 26,169		
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	90	138,667	12,480
SUPPORTING FACILITIES					LS			11,099
LOT COSTS					LS			(261)
SITE IMPROVEMENTS					LS			(1,553)
UTILITY MAINS					LS			(4,089)
STREETS					LS			(1,032)
LANDSCAPING					LS			(671)
RECREATION					LS			(315)
ENVIRONMENTAL					LS			(1,235)
DEMOLITION					LS			(1,719)
OTHER SITE WORK					LS			(224)
SUBTOTAL								23,579
CONTINGENCY (5.0%)								1,179
TOTAL CONTRACT COST								24,758
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)								1,411
TOTAL REQUEST								26,169
AREA COST FACTOR						0.95		
10. Description of Proposed Construction: Replace 90 housing units. Site work 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 5 units constructed as handicapped adaptable. Includes demolition of 106 existing units and environmental hazard remediation.								
					Project Cost per	No.	(\$000)	
Paygrade	Bedrooms	NSF	GSF	GSM	Factor	GSM	Units	Total
E1-E9/W1-O3	2	1,381	1,712	159	0.988	\$764	46	5,521
E7-E9/W 1-O3	3	1,800	2,232	207	0.988	\$764	40	6,250
E7-E9/W 1-O3	4	2,034	2,522	235	0.988	\$764	4	709
Total Project Size:		143,662	178,120	16,534			90	12,480
Maximum size: E 1 -E9/W1-O3/2 Bedroom				(1210 NSF/1500 GSF)				
Maximum size: E7-E9/W1-O3/3 Bedroom				(1650 NSF/2050 GSF)				
Maximum size: E7-E9/W1-O3/4 Bedroom				(2020 NSF/2050 GSF)				
11. REQUIREMENT: 1475 UN ADEQUATE: 901 UN SUBSTANDARD: 574 UN								
PROJECT: Replace Military Family Housing Phase H (Current Mission). 46 CGO(2BR), 40 SNCO(3BR), 4 SNCO(4BR) (includes 4 E9).								
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 5 units will be constructed as handicapped adaptable. Each unit includes additional 28 net square meters (NSM)								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE, NORTH DAKOTA		
5. PROJECT TITLE REPLACE FAMILY HOUSING PH H	7. PROJECT NUMBER JFSD200023	
<p>authorized for recreation space at northern tier bases. This project will demolish 106 units, including utilities, pavements, and environmental hazard remediation. The number of demolished units exceeds replacement units by 16; these units are in the way of construction and are excess to our needs.</p>		
<p>CURRENT SITUATION: 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. 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 28 net square meters for indoor recreation space authorized at northern tier bases.</p>		
<p>IMPACT IF NOT PROVIDED: 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>ADDITIONAL: 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 78% 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: MARY C. GILTNER, GM-13, DAFC (701) 747-4768.</p>		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE, NORTH DAKOTA		
5. PROJECT TITLE REPLACE FAMILY HOUSING PH H	7. PROJECT NUMBER JFSD200023	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: (a) Date Design Started 03 Aug 04 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 15 (e) Date Design Complete 04 May 06 (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): (\$1,180) (a) Production of Plans and Specifications 1,180 (b) All other Design Costs 0 (c) Total 1,180 (d) Contract 1,180 (e) In-house (4) Construction Start 05 May (5) Construction Completion 06 Jul b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Jul-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION							
5. DATA AS OF 2003	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	316	240	2,139	2,695	311	242	2,120	2,673
7. PERMANENT PARTY PERSONNEL	316	240	2,139	2,695	311	242	2,120	2,673
8. GROSS FAMILY HOUSING REQUIREMENTS	208	209	1,068	1,485	205	210	1,063	1,478
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	46	44	0	90				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	46	44	0	90				
c. UNACCEPTABLE HOUSED IN COMMUNITY	0	0	0	0				
10. VOLUNTARY SEPARATIONS	0	0	3	3	0	0	3	3
11. EFFECTIVE HOUSING REQUIREMENTS	208	209	1,065	1,482	205	210	1,060	1,475
12. HOUSING ASSETS (a + b)	322	273	1,211	1,806	159	166	1,060	1,385
a. UNDER MILITARY CONTROL	293	154	952	1,399	125	127	763	1,015
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	293	154	952	1,399	125	127	763	1,015
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	29	119	259	407	34	39	297	370
(1) ACCEPTABLY HOUSED	29	119	259	407				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT	(114)	(64)	(146)	(324)	46	44	0	90
4. PROPOSED PROJECT					46	44	0	90
5. REMARKS								
<p>Item 12.a.(1): 542 on-base units are inadequate. 384 surplus units will be demolished when useful life ends. Military and civilian housing demand exceeds total suitable available units, therefore additional on-base units are retained.</p>								

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION MINOT AIR FORCE BASE, NORTH DAKOTA				COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.09			
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 03	604	4474	942	0	0	0	0	0	
END FY 2008	605	4355	878	0	0	0	0	0	52	5,8910
7. INVENTORY DATA (\$000)										
Total Acreage: 5,383										
Inventory Total as of : (30 Sep 03)										401,532,987
Authorization Not Yet in Inventory:										118,415
Authorization Requested in this Program:										37,087
Authorization Included in the Following Program: (FY 2006)										77,1744
Planned in Next Three Years Program:										158,383
Remaining Deficiency:										0
Grand Total:										401,924,048
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)										
CATEGORY				SCOPE			COST DESIGN STATUS			
CODE	PROJECT TITLE			SCOPE			\$,000	START	C M P L	
711-142	Replace Military Family Housing (PH 11)			142 UN			37,087	Aug-03	Jul-0:3	
9a. Future Projects: Included in the Following Program (FY 2006)										
711-142	Replace Military Family Housing (PH 12)			322 UN			77,174			
9b. Future Projects: Typical Planned Next Three Years: (FY07-09)										
711-142	Replace Military Family Housing (PH 13)			272 UN			78,485			
711-142	Replace Military Family Housing (PH 14)			360 UN			79,898			
9c. Real Property Maintenance Backlog This Installation										215,568
A host bomb wing with B-52H aircraft, and an AF Space Command space wing with Minuteman III missiles.										

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION MINOT AIR FORCE BASE, NORTH DAKOTA				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 11				
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142		7. PROJECT NUMBER QJVF059001R1		8. PROJECT COST(\$000) 37,087		
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	142	186,711	26,513
SUPPORTING FACILITIES					LS			6,903
LOT COSTS					LS			(162)
SITE IMPROVEMENTS					LS			(966)
UTILITY MAINS					LS			(2,626)
STREETS					LS			(642)
LANDSCAPING					LS			(417)
RECREATION					LS			(196)
ENVIRONMENTAL					LS			(768)
DEMOLITION					LS	192	6	(1,152)
OTHER SITE WORK					LS			(140)
SUBTOTAL								33,416
CONTINGENCY (5.0%)								1,671
TOTAL CONTRACT COST								35,087
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)								2,000
TOTAL REQUEST								37,087
AREA COST FACTOR						1.09		
10. Description of Proposed Construction: Construct 142 housing units with all necessary supporting facilities including: two-car garages, patios, fencing, utilities, air conditioning, appliances, exterior storage, roads, parking, sidewalks, playground, landscaping, and all necessary support facilities. This project includes the demolition of 192 units and the refurbishment of 6 units.								
					Project Cost per	No.	(\$000)	
Paygrade	Bedrooms	NSF	GSF	GSM	Factor	GSM	Units	Total
E7-E9/W 1-03	3	1,800	2,232	207	1.090	\$764	64	11,032
E7-E9/W 1-03	4	2,034	2,522	235	1.090	\$764	16	3,132
04-05	3	1,929	2,392	222	1.090	\$764	28	5,176
04-05	4	2,163	2,682	250	1.090	\$764	28	5,829
06	4	2,332	2,892	269	1.090	\$764	6	1,344
Total Project Size:		276,311	342,624	3 1,838			142	26,513
Maximum size: E7-E9/W1-O3/3 Bedroom					(1650 NSF/2050 GSF)			
Maximum size: E7-E9/W1-O3/4 Bedroom					(2020 NSF/2050 GSF)			
Maximum size: O4-O5/3 Bedroom					(1850 NSF/2300 GSF)			
Maximum size: O4-O5/4 Bedroom					(2180 NSF/2730 GSF)			
Maximum size: O6/4 Bedroom					(2350 NSF/2920 GSF)			
11. REQUIREMENT: 2514UN ADEQUATE: 1715 UN SUBSTANDARD: 799 UN PROJECT: Replace Military Family Housing, Phase 11 (Current Mission). REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Minot AFB. Units are required to provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This project is programmed in accordance with the								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION MINOT AIR FORCE BASE, NORTH DAKOTA		
5. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 11	7. PROJECT NUMBER QJVF059001R1	
<p>Housing Community Plan. This is the eleventh of multiple phases required to improve 2,969 housing units for base personnel; 752 units are scheduled/have already been upgraded. The required replacement housing must provide a modern kitchen, living room, and bath configuration with ample interior and exterior storage. Space is allotted for a two-car garage. The neighborhood support infrastructure will be upgraded to meet modern housing needs, to include landscaping, playgrounds, and recreation areas.</p> <p>CURRENT SITUATION: This project replaces Capehart units built in 1962, which are deteriorating due the effects of age and continuous heavy use. They have had no major upgrades since construction, do not meet the needs of today's family, nor do they provide a modern home environment. Kitchens are too narrow and dark, and do not provide adequate cabinet and counter top space. The bathrooms are very small and in poor condition. Bathroom fixtures are outdated and inefficient. Lighting in hallways, bathrooms, and bedrooms is inadequate. The exteriors of these units lack landscaping and have no covered patio for protection from the sun. Off-street parking is severely limited, and traffic flow in and around the housing areas is inefficient.</p> <p>IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in extremely outdated unsuitable, and unsatisfactory housing. The housing will continue to deteriorate, resulting in increasing and unacceptable maintenance costs, and extreme inconvenience to the occupants. Without this and subsequent phases of this initiative, repairs of these units will continue at a costly, piecemeal fashion, with little or no improvement in living quality. The housing will increasingly become an embarrassment to the occupants as well as the United States Government. Low morale can be expected if such conditions are permitted to continue.</p> <p>ADDITIONAL: The average replacement cost is \$190K per unit. The average improvement cost is \$148K which is 77.9% of the replacement cost. An economic analysis has been performed considering improvement, replacement, leasing, and status quo operation. Based on the new present values and benefits of the respective alternatives, revitalization was found to be the most cost efficient over the life of the project. This project meets the criteria/scope specified in the Air Force Family Housing Guide for Planning, Programming, Design, and Construction. 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. Base Civil Engineer: Lt Col Randy D. Eide, (701) 723-2434</p>		

1. COMPONENT		2. DATE
AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	
3. INSTALLATION AND LOCATION		
MINOT AIR FORCE BASE, NORTH DAKOTA		
5. PROJECT TITLE		7. PROJECT NUMBER
REPLACE MILITARY FAMILY HOUSING PHASE 11		QJVF059001R1
12. SUPPLEMENTAL DATA:		
a. Estimated Design Data:		Design/Bid/Build
(1) Status:		
(a) Date Design Started		03 Aug 04
(b) Parametric Cost Estimate used to develop costs		N
(c) Percent Complete as of Jan 2003		35
(d) Date 35% Designed		03 Dec 15
(e) Date Design Complete		04 Apr 29
(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):		(\$1,670)
(a) Production of Plans and Specifications		1,670
(b) All other Design Costs		0
(c) Total		1,670
(d) Contract		1,670
(e) In-house		
(4) Construction Start		05 Apr
(5) Construction Completion		06 Jul
b. Equipment associated with this project will be provided from other appropriations: N/A		

200

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT May-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION								
	a. NAME			b. LOCATION					
5. DATA AS OF 2003	MINOT AIR FORCE BASE PHASE 10			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		579	346	3,893	4,818	581	338	3,762	4,681
7. PERMANENT PARTY PERSONNEL		579	346	3,893	4,818	581	338	3,762	4,681
8. GROSS FAMILY HOUSING REQUIREMENTS		379	326	1,913	2,618	379	319	1,849	2,547
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		142	0	0	142				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		142	0	0	142				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		5	6	23	34	5	8	22	33
II. EFFECTIVE HOUSING REQUIREMENTS		374	320	1,890	2,584	374	313	1,827	2,514
12. HOUSING ASSETS (a + b)		334	333	2,139	2,896	232	313	1,827	2,372
a. UNDER MILITARY CONTROL		332	254	1,659	2,245	148	242	1,240	1,630
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		332	254	1,659	2,245	148	242	1,240	1,630
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		2	79	480	561	84	71	587	742
(1) ACCEPTABLY HOUSED		2	79	480	561				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT		40	(13)	(249)	(222)	142	0	0	142
4. PROPOSED PROJECT						142	0	0	142
5. REMARKS									
item 12.a.(1): 279 surplus units will be transferred to Walking Shield.									

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION CHARLESTON AIR FORCE BASE, SOUTH CAROLINA		4. PROJECT TITLE CONSTRUCT HUNLEY PARR FIRE STATION	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 730-142	7. PROJECT NUMBER DRFX024066	8. PROJECT COST (\$000) 1,976
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
PRIMARY FACILITIES			1,189
CONSTRUCT HUNLEY PARR FIRE STATION	SM	660	(1,189
SUPPORTING FACILITIES			595
UTILITIES	LS		(65
COMMUNICATIONS	LS		(325
SITE IMPROVEMENTS	LS		(95
PAVEMENTS	LS		(90
DEMOLITION	LS		(20
SUBTOTAL			1,784
CONTINGENCY (5%)			89
TOTAL CONTRACT COST			1,873
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)			103
TOTAL REQUEST			1,976
AREA COST FACTOR	.92		
<p>0. Description of Proposed Construction: Excavation and site preparation; construction of new one-story satellite fire station facility with reinforced concrete foundation and floor slab in conformance with local seismic requirements, asphalt hingle roof, brick veneer exterior, structural steel framing, fire detection / uppression systems, alarm communications center, voice/data systems, pavements, and all necessary and required utilities.</p>			
<p>1. REQUIREMENT: 660SM ADEQUATE: OSM SUBSTANDARD: 660SM <u>ROJHCT:</u> Construct Hunley Park Fire Station (Current Mission) <u>EQUIREMENT:</u> An adequately sired and functionally efficient facility that conforms to current USAF standards of sire and interior configuration to serve Hunley Park housing esidents. A satellite fire station is needed to comply with DODI 6055.6 time/distance esponse requirements which cannot be met from the main base fire/crash station. <u>URRENT SITUATION:</u> The existing facility is inadequate and undersized for fire rotection requirements. The current Hunley Park station is located in a housing unit hat has been categorized as substandard for even housing residents. The facility lacks he necessary functional layout and is one fourth the size of an adequate satellite firs tation. Fire equipment and trucks must be placed in the exterior environment that auses increasing deterioration of expensive items. Pavement+s have failed. Protective lothing storage and laundry as require<u>d</u> by OSHA does not exist. Lack of space results n fire protection personnel traveling to the main base fire/crash station for training. he existing facility's administration space is also used as living quarters. The living uarters are not in compliance with current standards of space or livability and are nproperly configured to support the collocation of male and female firefighters. <u>MPACT IF NOT PROVIDED:</u> Fire protection personnel will continue to occupy an inadequate</p>			

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION CHARLESTON AIR FORCE BASE, SOUTH CAROLINA		4. PROJECT TITLE CONSTRUCT HUNLEY PARK FIRE STATION	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 730-142	7. PROJECT NUMBER DKFX024066	8. PROJECT COST (\$000) 1,976
<p>and undersized building which is not in conformance with current USAF standards, does not provide an acceptable quality of life or workplace, and presents a less than professional image to housing residents.</p> <p><u>ADDITION?&:</u> There is no criteria/scope for this project in Part II of Military Handbook 1190, Facility Planning and Design. However, this project does meet the criteria/scope specified in Air Force Handbook 32-1084, Air Force Standard Facility Requirements. The size of this facility was determined by the application of the functional criteria as depicted in the Air Force Fire Station Design Guide for a satellite fire station and modified to satisfy unique base level requirements.</p> <p>BASE CIVIL ENGINEER: LT COL MARIA DOWLING, (843) 963-4956</p>			

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA	2. DATE																																				
3. INSTALLATION AND LOCATION CHARLESTON AIR FORCE BASE, SOUTH CAROLINA																																						
4. PROJECT TITLE CONSTRUCT HUNLEY PARR FIRE STATION	5. PROJECT NUMBER DKFX024066																																					
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Build <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">(1) Status:</td> <td></td> </tr> <tr> <td style="padding-left: 40px;">(a) Date Design Started</td> <td style="text-align: right;">03 Aug 12</td> </tr> <tr> <td style="padding-left: 40px;">(b) Parametric Cost Estimate used to develop costs</td> <td style="text-align: right;">N</td> </tr> <tr> <td style="padding-left: 40px;">(c) Percent Complete as of Jan 2004</td> <td style="text-align: right;">35</td> </tr> <tr> <td style="padding-left: 40px;">(d) Date 35% Designed</td> <td style="text-align: right;">03 Dec 25</td> </tr> <tr> <td style="padding-left: 40px;">(e) Date Design Complete</td> <td style="text-align: right;">04 Jun 25</td> </tr> <tr> <td style="padding-left: 40px;">(f) Energy Study/Life-Cycle analysis was performed;</td> <td></td> </tr> <tr> <td>(2) Basis:</td> <td></td> </tr> <tr> <td style="padding-left: 40px;">(a) Standard or Definitive Design -</td> <td style="text-align: right;">NO</td> </tr> <tr> <td style="padding-left: 40px;">(b) Where design was most recently used -</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>(3) Total Cost (c) = (a) + (b) or (d) + (e):</td> <td style="text-align: right;">(\$110)</td> </tr> <tr> <td style="padding-left: 40px;">(a) Production of Plans and Specifications</td> <td style="text-align: right;">110</td> </tr> <tr> <td style="padding-left: 40px;">(b) All other Design Costs</td> <td style="text-align: right;">0</td> </tr> <tr> <td style="padding-left: 40px;">(c) Total</td> <td style="text-align: right;">110</td> </tr> <tr> <td style="padding-left: 40px;">(d) 6</td> <td></td> </tr> <tr> <td style="padding-left: 40px;">(e) In-house</td> <td></td> </tr> <tr> <td>(4) Construction Start</td> <td style="text-align: right;">05 May</td> </tr> <tr> <td>(5) Construction Completion</td> <td style="text-align: right;">06 Aug</td> </tr> </table> <p>b. Equipment associated with this project will be provided from other appropriations: N/A</p>			(1) Status:		(a) Date Design Started	03 Aug 12	(b) Parametric Cost Estimate used to develop costs	N	(c) Percent Complete as of Jan 2004	35	(d) Date 35% Designed	03 Dec 25	(e) Date Design Complete	04 Jun 25	(f) Energy Study/Life-Cycle analysis was performed;		(2) Basis:		(a) Standard or Definitive Design -	NO	(b) Where design was most recently used -	N/A	(3) Total Cost (c) = (a) + (b) or (d) + (e):	(\$110)	(a) Production of Plans and Specifications	110	(b) All other Design Costs	0	(c) Total	110	(d) 6		(e) In-house		(4) Construction Start	05 May	(5) Construction Completion	06 Aug
(1) Status:																																						
(a) Date Design Started	03 Aug 12																																					
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(a) Production of Plans and Specifications	110																																					
(b) All other Design Costs	0																																					
(c) Total	110																																					
(d) 6																																						
(e) In-house																																						
(4) Construction Start	05 May																																					
(5) Construction Completion	06 Aug																																					

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE, SOUTHDAKOTA				COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.93				
3. Personnel Strength AS OF 30 SEP 03 END FY 2008	PERMANENT			STUDENTS			SUPPORTED			TOTAL	
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV		
	350	3123	771	0	3	1	1	1	5		4,255
	346	3072	708	0	3	1	1	1	5	4,137	
7. INVENTORY DATA (\$000)											
Total Acreage: 6,383											
Inventory Total as of : (30 Sep 03)										306,732,172	
Authorization Not Yet in Inventory:										33,811	
Authorization Requested in this Program:										21,482	
Authorization Included in the Following Program: (FY 2006)										0	
Planned in Next Three Years Program:										0	
Remaining Deficiency:										0	
Grand Total:										306,787,465	
3. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)											
CATEGORY						COST		DESIGN		STATUS	
<u>CODE</u>	<u>PROJECT TITLE</u>				<u>SCOPE</u>	<u>\$,000</u>	<u>START</u>	<u>CMPL</u>			
11-142	Replace Family Housing (PH 4)				75 UN	21,482	Aug-03			Jul-03	
3a. Future Projects: Included in the Following Program (FY 2006)											
None											
3b. Future Projects: Typical Planned Next Three Years: (FY07-09)											
None											
3c. Real Property Maintenance Backlog This Installation										72,382	
0. A wing with two B-1 squadrons.											

DD Form 1390.24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE, SOUTH DAKOTA				4. PROJECT TITLE REPLACE FAMILY HOUSING (PHASE 4)				
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142		7. PROJECT NUMBER FXBM994505		8. PROJECT COST(\$000) 2 1,482		
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	75	141,600	10,620
SUPPORTING FACILITIES					LS			8,736
LOT COSTS					LS			(205)
SITE IMPROVEMENTS					LS			(1,223)
UTILITY MAINS					LS			(3,158)
STREETS					LS			(812)
LANDSCAPING					LS			(528)
RECREATION					LS			(248)
ENVIRONMENTAL					LS			(972)
DEMOLITION					LS	202	7	(1,414)
OTHER SITE WORK					LS			(176)
SUBTOTAL								19,356
CONTINGENCY (5.0%)								968
TOTAL CONTRACT COST								20,324
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)								1,158
TOTAL REQUEST								21,482
AREA COST FACTOR						0.93		
10. Description of Proposed Construction: Replace 75 housing units and demolish an additional 127. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, design and construct single and duplex family units with basements. Provides normal amenities to include appliances, garages, parking, air conditioning, patios with privacy fencing, neighborhood playgrounds, and recreation areas. Provides fire detection.								
Paygrade	Bedrooms	NSF	GSF	GSM	Project Cost per Factor	No. Units	(\$000) Total	
E1-E6	4	1,573	1,950	181	0.967 \$764	25	3,343	
E7-E9/W 1-03	3	1,500	1,860	172	0.967 \$764	7	890	
E7-E9/W1-03	4	1,734	2,150	200	0.967 \$764	40	5,910	
04-05	4	1,863	2,310	215	0.967 \$764	3	477	
Total Project Size:		124,761	154,700	14,374		75	10,620	
Maximum size: E1-E6/4 Bedroom				(1790 NSF/2220 GSF)				
Maximum size: E7-E9/W1-03/3 Bedroom				(1650 NSF/2050 GSF)				
Maximum size: E7-E9/W1-03/4 Bedroom				(2020 NSF/2050 GSF)				
Maximum size: 04-05/4 Bedroom				(2 180 NSF/2700 GSF)				
11. REQUIREMENT: 1865 UN ADEQUATE: 1755 UN SUBSTANDARD: 110 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 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								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE, SOUTH DAKOTA		
5. PROJECT TITLE REPLACE FAMILY HOUSING (PHASE 4)	7. PROJECT NUMBER FXBM994505	
<p>appealing living environment comparable to the off base civilian community. This is the fourth phase of an initiative to provide adequate housing for base personnel. The replacement housing will provide a modern kitchen living room, family room and bath configuration, with ample interior and exterior storage. A double car garage will be provided. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood enhancements will include landscaping, playgrounds, and recreation areas, Proper disposal of asbestos and lead-based paint is included. The expansive clay soils require special foundation considerations. AT/FP measures are included.</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 a 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 41 to 44 year old housing will continue to deteriorate with age, resulting in increasing and unacceptable maintenance and repair costs, and extreme inconvenience to the occupants. Without this and subsequent phases of this initiative, repairs will continue in a costly, piecemeal fashion with little or no improvement in occupant quality of life. These deficiencies will continue to adversely affect the morale of all personnel assigned to Ellsworth AFB.</p>		
<p><u>ADDITIONAL:</u> A rate of 5.7% has been used for supervision, inspection, and overhead for using the Army Corps of Engineers. 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. Base Civil Engineer: Lt Col Gibbs (605) 385-2658</p>		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE, SOUTH DAKOTA		
5. PROJECT TITLE REPLACE FAMILY HOUSING (PHASE 4)	7. PROJECT NUMBER FXBM994505	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 03 Aug 08 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 17 (e) Date Design Complete 04 Apr 29 (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): (\$970) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 970 (b) All other Design Costs 0 (c) Total 970 (d) Contract 970 (e) In-house (4) Construction Start 05 Apr (5) Construction Completion 06 Jul b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Apr-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION							
5. DATA AS OF 2003	a. NAME ELLSWORTH AIR FORCE BASE PHASE 4			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	337	285	2,778	3,400	337	286	2,759	3,382
7. PERMANENT PARTY PERSONNEL	337	285	2,778	3,400	337	286	2,759	3,382
8. GROSS FAMILY HOUSING REQUIREMENTS	240	264	1,378	1,882	240	265	1,370	1,875
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	25	25	25	75				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	25	25	25	75				
c. UNACCEPTABLE HOUSED IN COMMUNITY	0	0	0	0				
10. VOLUNTARY SEPARATIONS	0	1	9	10	0	1	9	10
11. EFFECTIVE HOUSING REQUIREMENTS	240	263	1,369	1,872	240	264	1,361	1,865
12. HOUSING ASSETS (a + b)	476	438	1,655	2,569	215	239	1,336	1,790
a. UNDER MILITARY CONTROL	404	384	1,173	1,961	98	172	665	935
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	404	384	1,173	1,961	98	172	665	935
(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	117	67	671	855
(1) ACCEPTABLY HOUSED	72	54	482	608				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT	(236)	(175)	(286)	(697)	25	25	25	75
4. PROPOSED PROJECT					25	25	25	75
5. REMARKS								
Item 12.a.(1): 75 on-base units are inadequate. 1026 surplus units will be demolished when useful life ends.								

1. COMPONENT AIR FORCE			FY 2005 MILITARY CONSTRUCTION PROGRAM				2. DATE			
INSTALLATION AND LOCATION DYESS AIR FORCE BASE, 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 03	721	4600	745	0	4	0	1	9	
END FY 2008	743	4691	682	0	4	0	1	9	0	6,1313
7. INVENTORY DATA (\$000)										
Total Acreage: 6,400										
Inventory Total as of : (30 Sep 03) 101,506,944										
Authorization Not Yet in Inventory: 34,313										
Authorization Requested in this Program: 28,6614										
Authorization Included in the Following Program: (FY 2006) 38,052										
Planned in Next Three Years Program: 38,792										
Remaining Deficiency: 0										
Grand Total: 101,646,771										
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)										
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 (PH 5)			127 UN		28,664		Aug-03		Jul-03
9a. Future Projects: Included in the Following Program (FY 2006)										
711-142	Replace Family Housing (PH 6)			174 UN		38,052				
9b. Future Projects: Typical Planned Next Three Years: (FY07-09)										
711-142	Replace Family Housing (PH 7)			195 UN		38,792				
9c. Real Property Maintenance Backlog This Installation										71,606
10. A wing with three B-1 bomber squadrons, one of which is responsible for training all B-1 aircrews, and two C-130 airlift squadrons in an AMC airlift group.										

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION DYESS AIR FORCE BASE, TEXAS				4. PROJECT TITLE REPLACE FAMILY HOUSING PH 5				
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142	7. PROJECT NUMBER FNWZ053001R1		8. PROJECT COST(\$000) 28,664			
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	127	141,354	17,952
SUPPORTING FACILITIES					LS			7,875
LOT COSTS					LS			(185)
SITE IMPROVEMENTS					LS			(1,102)
UTILITY MAINS					LS			(2,962)
STREETS					LS			(732)
LANDSCAPING					LS			(476)
RECREATION					LS			(224)
ENVIRONMENTAL					LS			(876)
DEMOLITION					LS	128	10	(1,280)
OTHER SITE WORK					LS			(158)
SUBTOTAL								25,827
CONTINGENCY (5.0%)								1,291
TOTAL CONTRACT COST								27,118
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)								1,546
TOTAL REQUEST								28,664
AREA COST FACTOR						0.97		
10. Description of Proposed Construction: Replace 127 single and multiplex family housing units. Project includes site preparation, attached garages, HVAC, vehicle parking, exterior patios and privacy fencing, support infrastructure of roads & utilities, playgrounds, recreation areas, bridges, effluent water infrastructure for irrigation, landscaping and demolition of 128 single and multiplex housing units, site demolition and asbestos removal.								
					Project Cost per No.		(\$000)	
Paygrade	Bedrooms	NSF	GSF	GSM	Factor	GSM	Units	Total
E7-E9/W 1-03	3	1,500	1,860	172	0.970	\$764	52	6,628
E7-E9/W1-03	4	1,734	2,150	200	0.970	\$764	44	6,521
34-05	3	1,629	2,020	187	0.970	\$764	12	1,663
34-05	4	1,863	2,310	215	0.970	\$764	11	1,753
36	4	2,032	2,520	234	0.970	\$764	8	1,387
Total Project Size:		210,594	261,130	24,225			127	17,952
Maximum size: E7-E9/W1-03/3 Bedroom				(1 650 NSF/2050 GSF)				
Maximum size: E7-E9/W 1-03/4 Bedroom				(2020 NSF/2050 GSF)				
Maximum size: O4-O5/3 Bedroom				(1850 NSF/2300 GSF)				
Maximum size: O4-O5/4 Bedroom				(2180 NSF/2700 GSF)				
Maximum size: O6/4 Bedroom				(2350 NSF/2920 GSF)				
11. REQUIREMENT: 2920 UN ADEQUATE: 23 19 UN SUBSTANDARD: 601 UN PROJECT: Replace Military Family Housing Phase 5 (Current Mission).								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION DYESS AIR FORCE BASE, TEXAS		
5. PROJECT TITLE REPLACE FAMILY HOUSING PH 5	7. PROJECT NUMBER FNWZ053001R1	
<p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Dyess. 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 interior and exterior storage. The number of bedrooms will be three or four, as identified in the most recent housing market analysis. Units will have an attached garage and exterior parking for a second vehicle. Replacement of all supporting facilities is required. This is the fifth phase of a multiphase initiative to replace all substandard housing units at Dyess. To support the whole neighborhood concept, new roads, utility systems, neighborhood playgrounds, recreation areas and area landscaping must be installed.</p> <p>CURRENT SITUATION: 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 generally inadequate by modern criteria. The existing jalousie windows are those originally installed when the housing units were constructed. These windows are difficult to open, are drafty, and latches or cranks are frequently broken. Addition of storm windows 25 years ago makes windows even more difficult to open, and results in unnecessary heating and air conditioning costs in the spring and fall, as well as reduced indoor air quality. These Capehart units were constructed with one bathroom, which is small and lacks adequate linen closet space. Kitchens have insufficient cabinets, storage and counter space. 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 two-wire, ungrounded 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. 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 extensive.</p> <p>IMPACT IF NOT PROVIDED: Dyess will continue to spend scarce MFH maintenance and repair dollars trying to extend the life of these substandard family housing units. Military personnel and their dependents will be required to occupy inadequate and substandard housing. The effect of living in a poor housing environment will be detrimental to morale and welfare of the military and family members.</p> <p>ADDITIONAL: A rate of 5.7% has been 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. An economic analysis has been prepared comparing the alternatives of new construction, acquisition, repair, and status quo operation. Based on the net present values and benefit of this respective alternative, new construction was found to be most cost effective over the life of the project. 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. Commander, 7th Civil Engineer Squadron: Lt Col Darren R. Daniels, (915) 696-2250.</p>		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION DYESS AIR FORCE BASE, TEXAS		
5. PROJECT TITLE REPLACE FAMILY HOUSING PH 5	7. PROJECT NUMBER FNWZ053001R1	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 03 Aug 08 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 17 (e) Date Design Complete 04 May 06 (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): (\$1,290) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 1,290 (b) All other Design Costs 0 (c) Total 1,290 (d) Contract 1,290 (e) In-house (4) Construction Start 05 May (5) Construction Completion 06 Jul b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT May-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3 DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION								
5. DATA AS OF 2003	a. NAME DYESS AIR FORCE BASE PHASE 5		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)
. TOTAL PERSONNEL STRENGTH		661	427	3,996	5,104	661	444	4,042	5,167
. PERMANENT PARTY PERSONNEL		661	427	3,996	5,104	681	444	4,942	5,167
. GROSS FAMILY HOUSING REQUIREMENTS		458	392	2,071	2,921	458	399	2,097	2,954
. TOTAL UNACCEPTABLY HOUSED (a + b + c)		112	157	256	525				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		57	70	0	127				
c. UNACCEPTABLE HOUSED IN COMMUNITY		55	87	256	398				
J. VOLUNTARY SEPARATIONS		6	8	20	34	6	8	20	34
I. EFFECTIVE HOUSING REQUIREMENTS		452	384	2,051	2,887	452	391	2,077	2,920
2. HOUSING ASSETS (a + b)		340	227	1,795	2,362	395	321	2,077	2,793
a. UNDER MILITARY CONTROL		109	40	1,118	1,267	38	28	1,068	1,134
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		109	40	1,118	1,267	38	28	1,068	1,134
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		231	187	677	1,095	357	293	1,009	1,659
(1) ACCEPTABLY HOUSED		231	187	677	1,095				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT		112	157	256	525	57	70	0	127
4. PROPOSED PROJECT						57	70	0	127
5. REMARKS									
Item 12.a.(1): 496 on-base units are inadequate. 133 surplus units will be demolished when useful life is ended.									

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY				COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST COST INDEX 1.22				
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 03		1443	6984	2885	66	946	124	2	93	49	12,592
END FY 2008		1471	7040	2894	66	946	124	2	93	49	12,685
7. INVENTORY DATA (\$000)											
Total Acreage:		3,102									
Inventory Total as of : (30 Sep 03)										932,477,237	
Authorization Not Yet in Inventory:										203,945	
Authorization Requested in this Program:										57,691	
Authorization Included in the Following Program: (FY 2006)										0	
Planned in Next Three Years Program:										10,331	
Remaining Deficiency:										0	
Grand Total:										932,749,204	
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)											
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 Military Family Housing	144 UN			57,691	Aug-03	Jul-0:				
9a. Future Projects: Included in the Following Program (FY 2006)											
None											
9b. Future Projects: Typical Planned Next Three Years: (FY07-09)											
711-142	Replace Military Family Housing	26 UN			10,331						
9c. Real Property Maintenance Backlog This Installation										406,506	
10. A host airlift wing supporting a C-130E squadron, a C-9A squadron and a squadron composed of C-20A. and C-21A aircraft; Headquarters, United States Air Forces in Europe and Headquarters, Allied Air Forces Central Europe.											

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE			
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING					
5. PROGRAM ELEMENT 88741F	6. CATEGORY CODE 71 1-142	7. PROJECT NUMBER TYFR054041	8. PROJECT COST(\$000) 57,691					
9. COST ESTIMATES								
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)			
MILITARY FAMILY HOUSING		UN	144	184,757	26,605			
SUPPORTING FACILITIES		LS			24,985			
LOT COSTS		LS			(353)			
SITE IMPROVEMENTS		LS			(2,102)			
UTILITY MAINS		LS			(5,534)			
STREETS		LS			(1,396)			
LANDSCAPING		LS			(907)			
RECREATION		LS			(427)			
ENVIRONMENTAL		LS			(1,671)			
DEMOLITION		LS			(2,327)			
OTHER SITE WORK		LS			(303)			
SPECIAL CONSTRUCTION		LS			(9,965)			
SUBTOTAL					5 1,590			
CONTINGENCY (5.0%)					2,580			
TOTAL CONTRACT COST					54,170			
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					3,521			
TOTAL REQUEST					57,691			
AREA COST FACTOR			1.22					
10. Description of Proposed Construction: Replace 144 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new single and multiplex units. Provides normal amenities to include parking, exterior patios and privacy fencing, neighborhood playgrounds, and recreation areas. Includes demolition, asbestos and lead-based paint removal.								
Paygrade	Bedrooms	NSF	GSF	GSM	Project Cost per Factor	GSM	No. Units	(\$000) Total
E7-E9/W 1-03	3	1,500	1,860	172	1.220	\$775	49	7,969
E7-E9/W 1-03	4	1,734	2,150	200	1.220	\$775	73	13,804
O4-05	3	1,629	2,020	187	1.220	\$775	4	708
O6	4	2,032	2,520	234	1.220	\$775	16	3,540
O7+	4	2,686	3,330	309	1.220	\$775	2	584
Total Project Size:		244,485	303,150	28,138			144	26,605
Maximum size: E7-E9/W1-O3/3 Bedroom				(1650 NSF/2050 GSF)				
Maximum size: E7-E9/W1-O3/4 Bedroom				(2020 NSF/2050 GSF)				
Maximum size: O4-O5/3 Bedroom				(1850 NSF/2300 GSF)				
Maximum size: O6/4 Bedroom				(2350 NSF/2920 GSF)				
Maximum size: O7+/4 Bedroom				(3270 NSF/4060 GSF)				
11. REQUIREMENT: 6986 UN ADEQUATE: 6727 UN SUBSTANDARD: 259 UN						PROJECT: Replace Military Family Housing. Project includes replacement of two General Officers Quarters. (Current Mission)		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY		
5. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	7. PROJECT NUMBER TYFR054041	
<p><u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Ramstein AFB. All units will meet “whole house” standards and are programmed in accordance with the Housing Community Profile and the GOQ Master Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. The replacement housing will provide a modern kitchen, living room, 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. Neighborhood enhancement will include landscaping, playgrounds, and recreation areas.</p> <p><u>CURRENT SITUATION:</u> This project replaces 144 housing units, which were constructed in the early ‘50s. These 50 year-old houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today’s families, nor do they provide a modern home environment. Roofs, walls, foundations, and exterior pavements require major repair or replacement owing to the effects of age and the environment. Roof structures showing signs of rot: leaks have made already inadequate insulation less effective. Foundation and pavements are showing signs of failure owing to settlement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors are generally inadequate by storage and counter space, cabinets are old and countertops and sinks are badly worn. Plumbing and electrical systems are outdated and do not meet modern building codes. There is no Ground Fault Circuit Interrupter protection and many electrical outlets lack grounding protection. Lighting systems throughout the houses are inefficient and require replacement. Heating systems require upgrade and replacement. No fire protection is in the residence.</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 totally uninhabitable because adequate, affordable off-base housing is not available. Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents since major structural, mechanic; and electrical elements are reaching the end of their useful life. Without this initiative, costly piecemeal repairs will continue with no improvement in the living quality.</p> <p><u>ADDITIONAL:</u> A rate of 6.5% has been used for supervision, inspection, and overhead for using the Army Corps of Engineers in Germany. This project meets the criteria/scope specified in Part II of Military Handbook 1190, “Facility Planning and Design Guide”. An economic analysis has been prepared comparing the alternatives of new construction, acquisition, and status quo operation. Based on the net present values and benefit of this respective alternative, new construction was found to be most cost effective over the life of the project. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. The replacement percentage for the respective units range from 72% to 74%. This project is not eligible for NATO funding. BASE CIVIL ENGINEER: Col Jeffrey L. Leprone, 01 1-49-637 1-476228 DSN: 480-6228</p>		
FOREIGN CURRENCY: FCF Budget Rate Used: EURO-DOLLAR 1.03 14		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY		
5. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	7. PROJECT NUMBER TYFR054041	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: (a) Date Design Started 03 Aug 08 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 17 (e) Date Design Complete 04 May 07 (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): (\$2,600) (a) Production of Plans and Specifications 2,600 (b) All other Design Costs 0 (c) Total 2,600 (d) Contract 2,600 (e) In-house (4) Construction Start 05 May (5) Construction Completion 06 Jul b. Equipment associated with this project will be provided from other appropriations: N/A		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Apr-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION								
i. DATA AS OF 2003	a. NAME RAMSTEIN AIR BASE			b. LOCATION GERMANY					
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		2,494	1,515	10,096	14,105	2,494	1,515	10,096	14,105
7. PERMANENT PARTY PERSONNEL		2,494	1,515	10,096	14,105	2,494	1,515	10,096	14,105
8. GROSS FAMILY HOUSING REQUIREMENTS		1,856	1,341	5,193	8,390	1,856	1,341	5,193	8,390
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		22	122	0	144				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		22	122	0	144				
c. UNACCEPTABLE HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		282	205	917	1,404	282	205	917	1,404
1. EFFECTIVE HOUSING REQUIREMENTS		1,574	1,136	4,276	6,986	1,574	1,136	4,276	6,986
2. HOUSING ASSETS (a + b)		2,337	1,231	5,766	9,334	1,552	1,014	4,276	6,842
a. UNDER MILITARY CONTROL		388	562	3,978	4,928	280	23	1,172	1,475
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		388	562	3,978	4,928	280	23	1,172	1,475
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		1,949	669	1,788	4,406	1,272	991	3,104	5,367
(1) ACCEPTABLY HOUSED		1,949	669	1,788	4,406				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
3. EFFECTIVE HOUSING DEFICIT		(763)	(95)	(1,490)	(2,348)	22	122	0	144
4. PROPOSED PROJECT						22	122	0	144
5. REMARKS									
item 12.a.(1): 170 on-base units are inadequate. 3453 surplus units will be demolished when useful life ends.									

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION AVIANO AIR BASE, ITALY		4. PROJECT TITLE HOUSING OFFICE	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 610-119	7. PROJECT NUMBER ASHE043002	8. PROJECT COST (\$000) 2,542
UNIT ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
CONSTRUCT HOUSING OFFICE			1,756
HOUSING OFFICE	SM	742	(1,756
SUPPORTING FACILITIES			517
UTILITIES	LS		(117
COMM SUPPORT	LS		(25
INTERIOR COMM SUPPORT	LS		(55
PAVEMENTS	LS		(120
AT/FP	LS		(131
PASSIVE FORCE PROTECTION	LS		(44
SITE IMPROVEMENTS	LS		(24
SUBTOTAL			2,273
CONTINGENCY (5%)			114
TOTAL CONTRACT COST			2,387
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)			155
TOTAL REQUEST			2,542
AREA COST FACTOR	1.3		
<p>10. Description of Proposed Construction: Two-story bldg reinforced concrete foundation/floor slabs, structural steel frame, stucco ext., masonry walls, clay tile roof. Includes all electrical, mechanical, fire protection, site work, pavement, relocate manhole sys, utilities. Noise attenuation necessary due to proximity to runway. Comm manhole conduit sys, wiring, antennas must be rerouted. Includes regional FP standards.</p>			
<p>11. REQUIREMENT: 7,992 SF ADEQUATE: OSF SUBSTANDARD: 4,870 SF</p> <p>PROJECT: Construct a Housing Office on base in a location for easy access for customers. (Current mission)</p> <p>REQUIREMENT: An adequate and functional facility is required to support a new Housing office complete with all of the design and space requirements as specified by Housing Support Facilities Guide. The facility must be constructed within the base perimeter.</p> <p>CURRENT SITUATION: The housing office is located in a leased facility off base. Thirty-five employees work in the facility and serve an average of 555 customers each week. The leased space is in a shopping strip/office complex. Commercial curbside and underground parking not controlled by the housing office significantly increase the vulnerability to terrorist attack. The 31 FW has contracted with a security contractor to ensure all individuals entering the Housing Office are either ID card holders and/or landlords with appointments. Additionally, during heightened threat conditions military members are required to change into civilian clothes when going to the Housing Office. The travel time and clothing requirement alone make this a poor customer service facility. Worse, the facility lacks adequate space for number of personnel assigned and customers served, and indoor and outdoor childrens' play areas. The Aviano 2000</p>			

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE.
3. INSTALLATION AND LOCATION AVIANO AIRBASE, ITALY		4. PROJECT TITLE HOUSING OFFICE	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 610-119	7. PROJECT NUMBER ASHE043002	8. PROJECT COST (\$000) 2,542
<p>Construction program includes Temporary Living Quarters for families just arriving to Aviano and six new dormitories in a central support area. This Housing Office site will be within walking distance of these facilities. Most new Aviano members will use this office. The TLF is scheduled to open in March 04 and the new Visting Quarters is scheduled to open August 03. The last dorm is scheduled to open May 05.</p> <p><u>IMPACT IF NOT PROVIDED:</u> EUCOM AT/FP requirements make it increasingly difficult to renew leases. There are no existing facilities available on base. A forced move would result in another function being displaced off base or into temporary trailers. The accessibility of the housing office to incoming members is vital to their ability to start contributing to the mission. Incoming members usually do not have a car and will have difficulty getting to the off-base location from the TLF & VQs. This affects the mission because the incoming member takes longer to find a house and the sponsors are away from the job taking the newcomer back and forth to housing.</p> <p><u>ADDITIONAL:</u> A rate of 6.5% has been used for supervision, inspection, and overhead for using NAVFAC. This project is not eligible for NATO funding. An economic analysis has been completed. Project must be accomplished in accordance with Italian laws and norms. Design and construction must be completed in accordance with Italian laws and norms and will be designed and constucted to meet the stricter of Italian or US standards. This project complies with the space criteria outlined in AFH 32-1084, Facility Requirements. Design and siting of this project will be done in compliance with USAF Protection guidelines. Base Civil Engineer, Lt Col Timothy S. Green, 31st Civil Engineer Squadron, OSN: 632-5720, Commercial: 0039-0434-665720. Housing Office: 742 SM = 7,992 SF FOREIGN CURRENCY: FCF Budget Rate Used: EURO-DOLLAR 1.0314</p>			

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA	2. DATE																																				
3. INSTALLATION AND LOCATION 4VIANO AIR BASE, ITALY																																						
4. PROJECT TITLE HOUSING OFFICE	5. PROJECT NUMBER ASHE043002																																					
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Build <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">(1) status:</td> <td></td> </tr> <tr> <td style="padding-left: 40px;">(a) Date Design Started</td> <td style="text-align: right;">03 Aug 20</td> </tr> <tr> <td style="padding-left: 40px;">(b) Parametric Cost Estimate used to develop costs</td> <td style="text-align: right;">N</td> </tr> <tr> <td style="padding-left: 40px;">(c) Percent Complete as of Jan 2004</td> <td style="text-align: right;">35</td> </tr> <tr> <td style="padding-left: 40px;">(d) Date 35% Designed</td> <td style="text-align: right;">03 Dec 22</td> </tr> <tr> <td style="padding-left: 40px;">(e) Date Design Complete</td> <td style="text-align: right;">04 Jul 20</td> </tr> <tr> <td style="padding-left: 40px;">(f) Energy Study/Life-Cycle analysis was performed;</td> <td></td> </tr> <tr> <td>(2) Basis:</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(a) Standard or Definitive Design -</td> <td style="text-align: right;">NO</td> </tr> <tr> <td style="padding-left: 20px;">(b) Where design was most recently used -</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>(3) Total Cost (c) = (a) + (b) or (d) + (e):</td> <td style="text-align: right;">(\$150)</td> </tr> <tr> <td style="padding-left: 20px;">(a) Production of Plans and Specifications</td> <td style="text-align: right;">150</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;">150</td> </tr> <tr> <td style="padding-left: 20px;">(d) 6</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(e) In-house</td> <td></td> </tr> <tr> <td>(4) Construction Start</td> <td style="text-align: right;">05 May</td> </tr> <tr> <td>(5) Construction Completion</td> <td style="text-align: right;">06 Sep</td> </tr> </table> <p>b. Equipment associated with this project will be provided from other appropriations: N/A</p>			(1) status:		(a) Date Design Started	03 Aug 20	(b) Parametric Cost Estimate used to develop costs	N	(c) Percent Complete as of Jan 2004	35	(d) Date 35% Designed	03 Dec 22	(e) Date Design Complete	04 Jul 20	(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):	(\$150)	(a) Production of Plans and Specifications	150	(b) All other Design Costs	0	(c) Total	150	(d) 6		(e) In-house		(4) Construction Start	05 May	(5) Construction Completion	06 Sep
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1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION IRAF LAKENHEATH, UNITED KINGDOM				COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST (COST INDEX 1.2				
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 03		554	4398	1002	0	0	0	2	5	2	5,963
END FY 2008		555	4470	937	0	0	0	2	5	2	5,971
7. INVENTORY DATA (\$000)											
Total Acreage:		2,004									
Inventory Total as of : (30 Sep 03)										281,818,257	
Authorization Not Yet in Inventory:										65,563	
Authorization Requested in this Program:										43,9716	
Authorization Included in the Following Program: (FY 2006)										44,4616	
Planned in Next Three Years Program:										86,532	
Remaining Deficiency:										0	
Grand Total:										282,058,794	
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2005)											
CATEGORY							COST DESIGN STATUS				
<u>CODE</u>	<u>PROJECT TITLE</u>	<u>SCOPE</u>			<u>\$,000</u>	<u>START</u>	<u>CMPL</u>				
i711-142	Replace Military Family Housing	154 UN			43,976	Aug-03	Jul-03				
8a. Future Projects: Included in the Following Program (FY 2006)											
i711-142	Replace Military Family Housing	121 UN			44,466						
8b. Future Projects: Typical Planned Next Three Years: (FY07-09)											
i711-142	Replace Military Family Housing	122 UN			44,311						
i711-142	Replace Military Family Housing	121 UN			42,221						
8c. Real Property Maintenance Backlog This Installation										109,9413	
10. A fighter wing equipped with two squadrons of F-15Es and one squadron of F-15C/Ds.											

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE		
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING				
5. PROGRAM ELEMENT 88741F		6. CATEGORY CODE 711-142		7. PROJECT NUMBER MSET054025		8. PROJECT COST(\$000) 43,976		
9. COST ESTIMATES								
ITEM					U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOUSING					UN	154	147,442	22,706
SUPPORTING FACILITIES					LS			17,565
LOT COSTS					LS			(251)
SITE IMPROVEMENTS					LS			(1,498)
UTILITY MAINS					LS			(3,943)
STREETS					LS			(995)
LANDSCAPING					LS			(647)
RECREATION					LS			(304)
ENVIRONMENTAL					LS			(1,191)
DEMOLITION					LS	154	18	(1,658)
OTHER SITE WORK					LS			(214)
SPECIAL CONSTRUCTION					LS			(6,864)
SUBTOTAL								40,271
CONTINGENCY (5.0%)								2,014
TOTAL CONTRACT COST								42,285
SUPERVISION, INSPECTION AND OVERHEAD (4.0%)								1,691
TOTAL REQUEST								43,976
AREA COST FACTOR						1.20		
10. Description of Proposed Construction: Replace 154 Military Family Housing units. Includes demolition, site clearing, replacement/upgrade or new layout of utility systems, new roads, and construction of new single and multiplex units that meet current size standards. Provide parking, garages, patios and privacy fencing, sound attenuation, support infrastructure of roads and utilities to include cable TV lines, and recreation areas.								
				Project Cost per	No.	(\$000)		
Paygrade	Bedrooms	NSF	GSF	GSM	Factor	GSM	Units	Total
E1-E9/W1-O3	2	1,081	1,340	124	1.200	\$775	17	1,961
E1-E6	3	1,315	1,630	151	1.200	\$775	70	9,830
E1-E6	4	1,573	1,950	181	1.200	\$775	7	1,178
E7-E9/W 1-O3	3	1,500	1,860	172	1.200	\$775	50	7,998
O4-O5	3	1,629	2,020	187	1.200	\$775	10	1,739
Total Project Size:		212,690	263,730	24,415			154	22,706
Maximum size: E1-E9/W1-O3/2 Bedroom				(1210 NSF/1500 GSF)				
Maximum size: E 1-E6/3 Bedroom				(1420 NSF/1760 GSF)				
Maximum size: E 1-E6/4 Bedroom				(1790 NSF/2220 GSF)				
Maximum size: E7-E9/W1-O3/3 Bedroom				(1650 NSF/2050 GSF)				
Maximum size: O4-O5/3 Bedroom				(1850 NSF/2300 GSF)				
11. REQUIREMENT: 4822 UN ADEQUATE: 3684 UN SUBSTANDARD: 1138 UN								
PROJECT: Replace Military Family Housing (Current Mission)								
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Lakenheath and RAF Mildenhall. All units will meet "whole house" standards								

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM		
5. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	7. PROJECT NUMBER MSET054025	
<p>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 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. Exterior 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 housing needs.</p> <p>CURRENT SITUATION: This project replaces 154 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 bed 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>IMPACT IF NOT PROVIDED: Major morale problems will result if this replacement initiative is not supported. The housing will continue to be occupied until it becomes totally uninhabitable because adequate, affordable off-base housing is not available. If units are not replaced, costly piecemeal repairs will continue with no improvement in the living quality.</p> <p>ADDITIONAL: 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 and Air Force project oversight. Base Civil Engineer: Lt Col Thomas D. Quasney 44 1638 522100.</p> <p>FOREIGN CURRENCY: FCF Budget Rate: British Pound/US \$0.65 17</p>		

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM		
5. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING	7. PROJECT NUMBER MSET054025	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: Design/Bid/Build (1) Status: <ul style="list-style-type: none"> (a) Date Design Started 03 Aug 04 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2003 35 (d) Date 35% Designed 03 Dec 18 (e) Date Design Complete 04 Apr 29 (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): (\$1,980) <ul style="list-style-type: none"> (a) Production of Plans and Specifications 1,980 (b) All other Design Costs 0 (c) Total 1,980 (d) Contract 1,980 (e) In-house (4) Construction Start 05 Jun (5) Construction Completion 06 Jun b. Equipment associated with this project will be provided from other appropriations: N/A		

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MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT May-03		2. FISCAL YEAR 2005		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION								
5. DATA AS OF 2003	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	921	766	6,915	8,602
7. PERMANENT PARTY PERSONNEL		1,368	717	6,648	8,733	921	766	6,915	8,602
8. GROSS FAMILY HOUSING REQUIREMENTS		996	600	3,609	5,205	645	692	3,613	4,950
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		373	125	1,179	1,677				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		60	0	94	154				
c. UNACCEPTABLE HOUSED IN COMMUNITY		313	125	1,085	1,523				
10. VOLUNTARY SEPARATIONS		19	3	107	129	18	3	107	128
11. EFFECTIVE HOUSING REQUIREMENTS		977	597	3,502	5,076	627	689	3,506	4,822
12. HOUSING ASSETS (a + b)		604	472	2,323	3,399	567	689	3,113	4,369
a. UNDER MILITARY CONTROL		352	322	1,524	2,198	102	296	1,524	1,922
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		352	322	1,524	2,198	102	296	1,524	1,922
(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	465	393	1,589	2,447
(1) ACCEPTABLY HOUSED		252	150	799	1,201				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		373	125	1,179	1,677	60	0	393	453
14. PROPOSED PROJECT						60	0	94	154
15. REMARKS									
<p>Item 12.a.(1): 518 on-base units are inadequate. There are surpluses of 250 officer units and 26 SNCO units, and a deficit of 299 NCO units</p>									

POST ACQUISITION CONSTRUCTION

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

FY 2005 POST ACQUISITION CONSTRUCTION

Program (In Thousands)

FY 2005 Program \$ 238,353

FY 2004 Program \$ 223,979

Purpose and Scope

The Air Force has approximately 102,000 family housing units (includes 22,000 privatized units) for FY 2005. 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 2005 approximately 38,000 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 35,000 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.

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, six projects are identified as privatization candidates in this submission (Tyndall AFB, FL; Scott AFB, IL; Columbus AFB, MS; Keesler AFB, MS; Holloman AFB, NM; and Fairchild AFB, WA).

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

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:

Tyndall AFB, FL	(\$0M/ -)
Scott AFB, IL	(\$5.151M/22 units)
Columbus AFB, MS	(\$0M/ -)
Keesler AFB, MS	(\$35.854M/340 units)
Holloman AFB, NM	(\$24.448M/190 units)
Fairchild AFB, WA	(\$17.410M/596 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 \$238,353,000 to fund projects in FY 2005.

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

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES				4. PROJECT TITLE FAMILY HOUSING POST ACQUISITION CONSTRUCTION		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 71 1-000	7. PROJECT NUMBER		6. PROJECT COST (\$000) 238,353	
9. COST ESTIMATE						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
POST ACQUISITION CONSTRUCTION						
PROJECTS TO IMPROVE HOUSING UNITS		U N	1,349		(143,314)	
PROJECTS TO PRIVATIZE HOUSING UNITS		U N	6,847		(82,863)	
PROJECTS TO IMPROVE INFRASTRUCTURE		L S			(12,176)	
TOTAL CONTRACT COST					238,353	
TOTAL REQUEST						
<p>IO. DESCRIPTION OF PROPOSED CONSTRUCTION: includes a work necessary to revitalize military family housing by providing: air-conditioning, where authorized; modern functional layouts; soundproofing; and utility and site improvements. Energy conservation actions include new and additional insulation, storm windows, solar screens, and efficient heating and cooling systems.</p> <p>1. PROJECT: This request is for an authorization and appropriation of \$238.353 million to accomplish improvement and privatization in family housing.</p> <p>REQUIREMENT: To revitalize and improve the livability of older, obsolete family housing units, to conserve energy in these older housing units, and to bring utility systems up to current safety standards. Whole-house improvements include but are not limited to: kitchen upgrades, bathroom additions/upgrades, repair/replacement of roofs, upgrade of mechanical and electrical systems, replacement of windows, doors, floors, and exterior improvements (patios, fences, storages, etc.)</p> <p>CURRENT SITUATION: The majority of these family housing units were constructed 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.</p> <p>ADDITIONAL: These projects meet the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." Energy evaluation/life-cycle cost analysis was performed in support of these projects. 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 NSF); O-6/4 Bedroom (2030 NSF/2520 GSF); O-7/4 Bedroom (2690 NSF/3330 GSF).</p>						

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3. INSTALLATION AND LOCATION
VARIOUS AIR FORCE BASES

4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER
---	-------------------

10. Description of work to be accomplished	Current Working Estimate (\$000)
Location and Project	
<u>MARYLAND</u>	
ANDREWS AFB IMPROVE FAMILY HOUSING AJXF054011A - Improve 239 family housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, and utility upgrade. Renovates roof, structural/foundation/exterior walls, structural/other building elements, mechanical, electrical, general/all but kitchen, baths, laundry house site work, landscaping and signage . Includes the demolition of 152 units. (Separate DD Form 139 1 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	36,381
<u>MISSISSIPPI</u>	
COLUMBUS AFB PRIVATIZE FAMILY HOUSING EEPZ024000B - Convey 740 existing units, demolish 386, and replace 146 for a privatization end state of 354 units. Without privatization, the MILCON cost for this work is \$13.7M for an anticipated leverage greater than 30: 1. Privatized units will provide general interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	0
KEESLER AFB PRIVATIZE FAMILY HOUSING MAHG05400 1 - Convey 1,866 existing units for a privatization end state of 1,866 units on approximately 350 acres of leased land. Without privatization, the MILCON cost for this work is \$120.0M for an anticipated leverage of 3.46: 1. Privatized units will provide general interior and exterior modernizations and renovation. Includes utility upgrade and additions to meet current standards. (Separate DD Form 139 1 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	35,854

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA	2. DATE																				
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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 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 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION TYNDALL AIR FORCE BASE, FLORIDA			4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER XLWU054000	8. PROJECT COST (\$000) 0	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				0
PRIVATIZE FAMILY HOUSING	UN	934	0	(0)
SUPPORTING FACILITIES				0
SUBTOTAL				0
TOTAL CONTRACT COST				0
TOTAL REQUEST				0
AREA COST FACTOR	.8			
EFFECTIVE STATUTORY LIMIT	0			
<p>10. Description of Proposed Work: Convey 934 existing units and approximately 400 acres of leased land. Without privatization, the MILCON cost for this work is \$55.5M for an anticipated leverage greater than 30:1. Includes utility upgrades or replacement to meet current standards. Privatized will provide interior and exterior energy efficient modern units, privacy fencing, patios, playgrounds and recreation areas.</p>				
<p>11. REQUIREMENT: 934UN ADEQUATE: 388UN SUBSTANDARD: 546UN 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 Tyndall AFB. 546 units will be 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 "wholehouse" standards and are programmed in accordance with the Housing Community Profile. New housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. 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 replaces housing, which was constructed in 1958. These 10-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 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 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>				

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION TYNDALL AIR FORCE BASE, FLORIDA			4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER XLWU054000	8. PROJECT COST (\$000) 0		
<p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> The installation commander agreed these units are severable. This project contains no resale merchandise, services or commercial recreational operations or activities in accordance with the SAF/MI Housing Privatization Interim Operating Instructions memo dated 2 Mar 99 and AF/IL memo regarding coordination with AAFESS, 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. If scored costs are needed, the funds derived from the sale of Cove Garden (\$3.7M) could be made available. Base Civil Engineer: Lt Col Jerry K. Weldon II (850) 283-3283</p>					

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION ROBINS AIR FORCE BASE, GEORGIA			4. PROJECT TITLE IMPROVEMENT FAMILY HOUSING (PHASE 1)	
5. PROGRAM ELEMENT 88746	6. CATEGORY CODE 711-111	7. PROJECT NUMBER UHHZ024003	8. PROJECT COST (\$000) 24,146	
9. COST ESTIMATES				
ITEM		U/M	UNIT	COST
PRIMARY FACILITIES				20,896
IMPROVEMENT FAMILY HOUSING (PH I)		UN	245	(20,896)
SUPPORTING FACILITIES				1,430
PAVEMENTS		LS		(471)
UTILITIES		LS		(279)
LANDSCAPING		LS		(119)
RECREATION FACILITIE		LS		(561)
ASBESTOS/LEAD PAINT ABATEMENT		LS		(0)
SUBTOTAL				22,326
CONTINGENCY (5%)				1,116
TOTAL CONTRACT COST				23,443
SUPERVISION, INSPECTION AND OVERHEAD (3%)				703
TOTAL REQUEST				24,146
AREA COST FACTOR .83				
EFFECTIVE STATUTORY LIMIT 0				
40ST EXPENSIVE UNIT 141,300				
<p>10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 245 housing units. includes utility upgrades and additions in the selected Crestview areas to meet standards. Upgrade kitchens, bathrooms, and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas. Includes demolition, but no asbestos/lead paint removal.</p>				
<p>11. REQUIREMENT: 1,477UN ADEQUATE: 849UN SUBSTANDARD: 628UN</p> <p>PROJECT: PROJECT: Improve Military Family Housing (Phase 1). This phase includes work on three General Officers Quarters (Current Mission). 2 FGO (4 BR), 6 SNCO (4 BR), 14 NCO (3 BR), and 220 JNCO (2BR).</p> <p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Robins AFB. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. This is the first of multiple phases to upgrade 803 houses. Zero units have been upgraded or are approved in previous phases, and 558 remain to be accomplished in subsequent phases. All units will meet "wholehouse" standards and are programmed in accordance with the Housing Community Plan, phase A, C, and D. 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 include landscaping, playgrounds, and recreation areas.</p> <p>CURRENT SITUATION: This project upgrades and modernizes housing that was constructed in</p>				

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION ROBINS AIR FORCE BASE, GEORGIA		4. PROJECT TITLE IMPROVEMENT FAMILY HOUSING (PHASE 1)	
5. PROGRAM ELEMENT 88746	6. CATEGORY CODE 711-111	7. PROJECT NUMBER UHHZ024003	8. PROJECT COST (\$000) 24,146
<p>1947 (3 GOQ), 1959 (2 FGO and 214 JNCO), and 1960 (6 SNCO and 20 JNCO). The 56 year old houses require general repair and mechanical, electrical and architectural renovations. The 44 and 45-year-old houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades in 15 years, 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 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. Pavements and sidewalks also need renovation.</p> <p><u>IMPACT IF NOT PROVIDED:</u> 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, piecemeal fashion with little or no improvement in living quality. Housing Market Analysis show an on-base housing deficit of zero (0) units.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> NONE</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> NONE</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve this housing is 59.4% of the replacement cost. Base Civil Engineer: Col Linden J. Torchia, (478) 926- 5820, DSN 468-5820.</p>			

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION SCOTT AIR FORCE BASE, ILLINOIS		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER VDYD020261	8. PROJECT COST (\$000) 5,151
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
PRIMARY FACILITIES			5,151
PRIVATIZE FAMILY HOUSING	UN	1591	(5,151
SUPPORTING FACILITIES			C
SUBTOTAL			5,151
TOTAL CONTRACT COST			5,151
TOTAL REQUEST			5,151
AREA COST FACTOR	1.19		
EFFECTIVE STATUTORY LIMIT	0		
<p>10. Description of Proposed Work: Convey 1,460 units and construct 161 units on lease. Laud for a privatization and state of 1,591 units. Without privatization, MILCON cost for work is \$92M for an anticipated 18:1 leverage. Privatization includes interior and exterior renovation to bring all units to whole house standards. Also includes upgrades to utilities, pavement and recreation areas. Demolition, removal of asbestos and lead base paint are included.</p>			
<p>11. REQUIREMENT: 1,591UN ADEQUATE: 1,146UN SUBSTANDARD: 445UN PROJECT: Privatize military family housing. (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Scott AFH. 191 units will receive minor improvements, and 284 units will be renovated to whole house standards and 161 units will be constructed comparable to the off-base civilian community. Renovated units will provide modern living room, family room, bedrooms and bathrooms, with ample storage. Includes neighborhood improvements such as roads, utilities, playgrounds, landscaping and recreation areas. Garages, patios and off street parking, where efficient, will be provided.</p> <p><u>CURRENT SITUATION:</u> This project updates and modernizes housing, which was constructed in 1970. These 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 living environment. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing, lighting fixtures and flooring are deteriorated and dated. The electrical systems do not meet modern codes. The units have inadequate living space and storage. The units are slab on grade and the deteriorating, old utilities are inaccessible. Windows, siding and insulation require replacement. Parking, landscaping and recreation areas for housing residents are deficient. Pavement areas need renovation.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increased operations, maintenance and repair cost 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><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> Shiloh Street Lights, Shiloh Drainage/Restore Flood Damaged Units, 12 Shiloh Whole House renovations, Shiloh Exterior Paint,</p>			

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION SCOTT AIR FORCE BASE, ILLINOIS		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER VDYD020261	8. PROJECT COST (\$000) 5,151
<p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> Galaxy Roads, Shiloh Roads, and Shiloh landscape.</p> <p><u>ADDITIONAL:</u> The installation commander has agreed all but 187 units are severable according to the criteria contained in the 2002 AF FHMP. This project contains no resale merchandise, services or commercial recreation operations or activities IAW with the SAF/MI MFH Priv Interim 01 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 AF will execute an improvement project for 22 units at the programmed amount requested by this project IAW the HCP. Base Civil Engineer: Lt Col John R. Cawthorne, (618) 256-21701.</p>			

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
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3. INSTALLATION AND LOCATION BARKSDALE AIR FORCE BASE, LOUISIANA	4. PROJECT TITLE IMPROVE HISTORICAL FAMILY HOUSING PH
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5. PROGRAM ELEMENT 00742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AWUB055101	8. PROJECT COST (\$000) 9,109
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9. COST ESTIMATES				
ITEM	J/I	QUANTITY	UNIT	COST
PRIMARY FACILITIES				7,584
HISTORIC FAMILY HOUSING	UN	5:	143,091	(7,584
SUPPORTING FACILITIES				600
UTILITIES	LS			(300
PAVEMENTS	LS			(100
SITE IMPROVEMENTS	LS			(50
ASBESTOS/LEAD-BASED PAINT REMOVAL	LS			(100
RECREATION FACILITIES	LS			(50
SUBTOTAL				8,184
CONTINGENCY (5%)				409
TOTAL CONTRACT COST				8,593
SUPERVISION, INSPECTION AND OVERHEAD (6%)				516
TOTAL REQUEST				9,109
REA COST FACTOR .a9				
EFFECTIVE STATUTORY LIMIT 0				
COST EXPENSIVE UNIT 177,479				

U. Description of Proposed Work: Provide general interior and exterior modernization and renovation of 53 historic family housing units. Includes electrical and mechanical utility upgrade and additions to meet current standards. Upgrades kitchens, bathrooms and floor coverings, improves floor plans, provides increased energy efficiency, patios, playgrounds, & recreation areas. Includes demolition & asbestos/lead-based paint removal.

11. REQUIREMENT: 1,090UN ADEQUATE: 300UN SUBSTANDARD: 790UN
PROJECT: Improve Historic Family Housing (Phase 1). This phase includes work on one HQ (5 BR), 7 SCQ (4 BR), 6 FGO (4 BR), 8 FGO (3 BR), 5 CGO (4 BR), 7 CGO (3 BR), 10 JNCO (4 BR), 7 SNCO (3 BR), and 2 JNCO (4 BR) .
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Barksdale AFB, La. 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 family housing units will meet "whole house" standards and are programmed in accordance with the 1999 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 renovated as necessary to meet current space authorizations. Garages and off-street parking will be provided where deficient and as site conditions permit. Neighborhood improvements are required and will include landscaping, playgrounds, and recreation areas.
CURRENT SITUATION: This project upgrades and modernizes housing that was constructed in the 1930's. These 70 year-old houses require major renovation and repair to correct

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION BARKSDALE AIR FORCE BASE, LOUISIANA		4. PROJECT TITLE IMPROVE HISTORICAL FAMILY HOUSING PH	
5. PROGRAM ELEMENT 80742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER AWUB055101	8. PROJECT COST (\$000) 9,109
<p>deterioration resulting from age and heavy use. They have had limited major upgrades since construction and do not meet the needs of today's military families.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance, and repair costs to the Government and inconvenience to residents. Without this project, repair of these units will continue in costly, piecemeal fashion with little or no improvements in living quality. Low morale and retention can be expected if such conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> A rate of 6% has been used for supervision, inspection, and overhead for using NAVFAC. Sufficient suitable, affordable off-base housing is not available. No economic analysis is required because these facilities are historic and will be improved, not replaced. The most recent Housing Requirements & Market Analysis shows an on-base housing deficit of 361 units.</p>			

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION ANDREWS AIR FORCE BASE, MARYLAND		4. PROJECT TITLE IMPROVE JNCO QUARTERS	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER AJXF054011A	8. PROJECT COST (\$000) 36,381
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
PRIMARY FACILITIES			16,873
IMPROVE JNCO QUARTERS	UN	231	(16,873
SUPPORTING FACILITIES			15,814
UTILITIES	LS		(3,139
PAVEMENTS	LS		(1,600
SITE IMPROVEMENTS	LS		(1,418
LANDSCAPING	LS		(1,334:
RECREATION FACILITIES	LS		(985:
DEMOLITION & ASBESTOS/LBP REMOVAL	UN	152	(3,040:
COMMUNICATIONS	LS		(491)
GARAGES/PATIO	LS		(3,627)
HANDICAPPED ADAPTABLE REQUIREMENTS	UN	12	(180)
SUBTOTAL			32,607
CONTINGENCY (5%)			1,634
TOTAL CONTRACT COST			34,322
SUPERVISION, INSPECTION AND OVERHEAD (6%)			2,059
TOTAL REQUEST			36,381
AREA COST FACTOR	1		
EFFECTIVE STATUTORY LIMIT	0		
MOST EXPENSIVE UNIT		119,850	
10. Description of Proposed Work: Improve 239 family housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, and utility upgrade. Renovates roof, structural/foundation/exterior walls, structural/other building elements, mechanical, electrical, general/all but kitchen, baths, laundry house sitework, landscaping and signage. Includes the demolition of 152 units.			
11. REQUIREMENT: 2,093 UN ADEQUATE: 337UN SUBSTANDARD: 1,756 UN			
PROJECT: Improve Family Housing. (Current Mission)			
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Andrews AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Plan. The housing will provide safe, comfortable, and appealing living environment comparable to the off-base civilian community. The design will provide a modern kitchen, living room, family room, bedroom and bath configuration. In accordance with the Air Force Family Housing Guide, 5% will be constructed as handicapped adaptable.			
CURRENT SITUATION: This project includes 239 units that are two story and one story duplex's built in 1973 and 1974. The 239 JNCO units are all located on the west side of			

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION ANDREW.3 AIR FORCE BASE, MARYLAND		4. PROJECT TITLE IMPROVE JNCO QUARTERS	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER AJXF054011A	8. PROJECT COST (\$000) 36,381
<p>Andrews AFB. The 239 JNCO units have had no major upgrades since construction and they do not meet the needs of today's enlisted families, nor do they provide a modern home environment. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bathrooms are minimally sized for fixtures and there is a lack of closet space. Lighting, heating and air conditioning systems require upgrade and replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and families will continue to be inadequately housed. Units will continue to deteriorate resulting in escalating operations, maintenance and repair costs to the Government.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <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 operations. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. The cost to improve these units is 52% of the replacement cost. The construction agent for this project is the Naval Facilities Engineering Command resulting in SIOH of 6 percent. BASE CIVIL ENGINEER: Lt Col Dennis J. Yates (301 981-7281)</p>			

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION COLUMBUS AIR FORCE BASE, MISSISSIPPI		4. PROJECT TITLE PRIVATIZATION: REPLACE FAMILY HOUSING,	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER EEPZ024000B	8. PROJECT COST (\$000) 0
<p style="text-align: center;">None</p> <p>WORK PROGRAMMED FOR NEXT THREE YEARS: None</p> <p>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 Operation 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 proces, 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 and improvement project at the programmed amount IAW the installation's HCP. Base Civil Engineer: Lt Col Michael R. Hass, DSN 742-7327.</p>			

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE	
3. INSTALLATION AND LOCATION HEESLER AIR FORCE BASE, MISSISSIPPI				4. PROJECT TITLE PRIVATIZE FAMILY HOUSING			
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-111		7. PROJECT NUMBER MAHG054001		8. PROJECT COST (\$000) 35,854	
9. COST ESTIMATES							
ITEM				U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES							35,854
PRIVATIZE FAMILY HOUSING				UN	1866	19,214	(35,854
SUPPORTING FACILITIES							0
SUPPORTING FACILITIES				LS			(0
SUBTOTAL							35,854
TOTAL CONTRACT COST							35,854
TOTAL REQUEST							35,854
AREA COST FACTOR				.9			
EFFECTIVE STATUTORY LIMIT				0			
<p>10. Description of Proposed Work: Convey 1,866 existing units for a privatization end state of 1,866 units on approximately 350 acres of leased land. Without privatization, the MILCON cost for this work is \$120.0M for an anticipated leverage of 3.46:1. Privatized units will provide general interior and exterior modernizations and renovation. Includes utility upgrade and additions to meet current standards.</p>							
<p>11. REQUIREMENT: 1,866UN ADEQUATE: 269UN SUBSTANDARD: 1,597 UN</p> <p><u>PROJECT:</u> Privatize Military Family Housing. (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Keesler AFB. 1380 units, including two GOQ 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, 33 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. Double car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing, which was constructed in 1950, 1961, and 1973. There are 1,597 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 aged. 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>							

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION KEESLER AIR FORCE BASE, MISSISSIPPI		4. PROJECT TITLE PRIVATIEE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER MAHG054001	8. PROJECT COST (\$000) 35,854
<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 continue in a costly, piecemeal fashion with little or no improvement in living quality.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> The installation commander agreed these units are severable. This project contains no resale merchandise, services or commercial recreation operations or activities IAW with the SAF/MI Housing Privatization Interim Operation 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 340 units at the programmed amount by this project IAW the installation's HCP. Base Civil Engineer: Lt Col David Yang, (228) 377-2615.</p>			

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION HOLLOMAN AIR FORCE BASE, NEW MEXICO				4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-121	7. PROJECT NUMBER KWRD031004		8. PROJECT COST (\$000) 24,448	
9. COST ESTIMATES						
				U/M	QUANTITY	UNIT
ITEM						COST
PRIMARY FACILITIES						24,448
PRIVATIZE FAMILY HOUSING				UN	1506	16,234 (24,448)
SUPPORTING FACILITIES						0
SUBTOTAL						24,448
TOTAL CONTRACT COST						24,448
TOTAL REQUEST						24,448
AREA COST FACTOR				.98		
EFFECTIVE STATUTORY LIMIT				0		
10. Description of Proposed Work: Convey 1,413 existing single and multiplex units and construct 93 units for a privatization end state of 1506 units on approximately 440 acres of leased land. Without privatization, MILCON cost for this work is \$166M for an anticipated leverage of 6.8:1. Privatized units will provide modern interior and exterior conveniences and meet current space and floor plan requirements.						
11. REQUIREMENT: 1,506UN ADEQUATE: 253UN SUBSTANDARD: 1,253UN PROJECT: Privatize Military Family Housing. (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Holloman AFB. There will be 1,187 units 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 "wholehouse" standards and are programmed in accordance with the Housing Community Profile. Renovated or replaced 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. Double car garages and off-street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas. CURRENT SITUATION: This project upgrades and modernizes housing, which was constructed prior to 1960. These houses require major renovation and repair or replacement to correct deterioration resulting from age and heavy use. Some have had cosmetic upgrades since construction, but most do not meet the needs of today's families nor do they provide a modern home environment. Walls, foundations, and exterior pavements require major repair or replacement due to settlement. Kitchen and bathroom cabinets and fixtures are deteriorated and fixed. The electrical systems do not meet modern construction codes. Ground Fault Circuit Interrupter protection is not provided for bathrooms, kitchens and exterior circuits. Housing interiors are generally inadequate by modern criteria. Flooring is stained, loose and mismatched due to non-availability of original materials for replacement. Bedrooms are small and lack adequate closet space. 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. IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in						

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION HOLLOMAN AIR FORCE BASE, NEW MEXICO		4. PROJECT TITLE PRIVATIZE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-121	7. PROJECT NDMBER KWRD031004	8. PROJECT COST (\$000) 24,448
<p>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 to the quality of living standards. The impact will be a major morale problem for those families living in substandard military family housing units and unacceptable financial hardships for military families on limited budgets occupying off-base housing units that meet current living standards in the local community, but have higher rental rates.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> 76 units were replaced in FY02 and 101 units are scheduled for replacement in N04.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> This privatization project contains no resale merchandise, services or commercial recreational 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 not financially feasible, the Air Force will execute an improvement project for 190 units at the programmed amount by this project. Base Civil Engineer: Juan Ibanez, Jr., (505) 572-3071.</p>			

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION RANDOLPH AIR FORCE BASE, TEXAS			4. PROJECT TITLE IMPROVE CIRCLE AND DUPLEX UNITS	
5. PROGRAM ELEMENT 88746	6. CATEGORY CODE 711-144	7. PROJECT NUMBER TYMX054001	8. PROJECT COST (\$000) 28,900	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
XMPROVE CIRCLE AND DUPLEX UNITS				26,040
GOQ	UN	6	190,000	(1,140
DUPLEX UNITS	UN	96	117,771	(11,306
CIRCLE UNITS	UN	96	141,600	(13,594
SUPPORTING FACILITIES				0
SUBTOTAL				26,040
CONTINGENCY (5%)				1,302
TOTAL CONTRACT COST				27,342
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)				1,558
TOTAL REQUEST				28,900
AREA COST FACTOR		.82		
EFFECTIVE STATUTORY LIMIT		0		
MOST EXPENSIVE UNIT		207,000		
10. Description of Proposed Work: Improve 102 Circle and 96 Duplex units. Replace Floors , carpet, HVAC, utility lines, interior and exterior wood trim, and roof. Install insulation, repair fireplace/chimneys and interior surfaces, waterproof unfinished casements. Paint interior/exterior. In Duplex units only, upgrade front entry/laundry/bathroom. Demolish above the stairwell storage area.				
11. REQUIREMENT: 1,019 ADEQUATE: 690 SUBSTANDARD: 329 PROJECT: Improve 102 Circle and 96 Duplex units. (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. All units will be Brought up to current housing standards and are programmed in accordance with the Lousing Community Plan, &ted November 2002. The housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. 6 GOQ (4 BR), 7 SO (4BR), 23 SO (3 BR), 66 FG (3 BR), 12 CG (4 BR), 42 SNCO (4 BR), 42 JNCO (4 BR) <u>CURRENT SITUATION:</u> These units are listed on the National Register of Historic Places and the Randolph Historic district is considered a National Landmark. They were originally constructed in the late 1920's and early 1930's. Eighty-six Circle units have received major renovations with the exception of the roof and 30 Duplex units have had major renovations to the kitchens and first floor bathrooms. These units are structurally sound but do not meet current MFH standards. The kitchens require upgrading to provide adequate storage, cabinets, and countertop areas. Most bathrooms have the original tile and fixtures. Six of the units must maintain the original tile and original type fixtures as part of the historic mitigation for the renovation of units. The fireplaces and chimneys are deteriorating and require repair. Water heaters, pumps and water lines are old and require replacement. Electric lines do not meet current National Electric Code requirements. Furnaces/water heaters require exterior venting. HVAC requires replacement and the ducts require cleaning. Attics				

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RANDOLPH AIR FORCE BASE, TEXAS		4. PROJECT TITLE IMPROVE CIRCLE AND DUPLEX UNITS	
5. PROGRAM ELEMENT 88746	6. CATEGORY CODE 711-144	7. PROJECT NUMBER TYME054001	8. PROJECT COST (\$000) 28,900
<p>require bat proofing. Exterior trim is deteriorating and requires repair/replacement. Units need sealing/painting. The storage area above the stair well, in the Duplex units, needs to be removed and the front entry canopy needs to be replaced. The entry bathroom and laundry area needs to be reconfigured.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Modern appliances have severely strained the 1930's electrical system. This results in increased risk of electrical shorts, shocks and fires. Hard water has resulted in mineral build up in the piping system and reduced water pressure. This has resulted in high costs for replacing small sections of pipe. Tree roots and other failures of clay sewage laterals has resulted in numerous instances of sewage backing up into and even the units themselves. 70 year old roofs are failing at an increasing rate. Water is causing failure in the walls and floors. New roofs and paint are vital to maintaining the integrity of these units. Units are on the National Historic Register and adequate standards must be maintained.</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> A rate of 5.7% has been used for supervision, inspection, and overhead for using the Army Corps of Engineers. Units are structurally sound and the proposed project should provide adequate housing for another 50 years with only minor modification. Alternatives are not available for comparative evaluation. A waiver for economic analysis will be sought since there are no other actions other than renovation. GOQ improvement cost is 60% of replacement, Circle and Duplex housing improvement is 30% of replacement. Replacement of the clay tile roofs on the units constitutes 30% of renovation costs. This cost will be amortized over 70 years, an equivalent of 4 to 5 traditional shingle roofs. BCE: Lt Col Allen J. Benefield, DSN 487-2401.</p>			

1. COMPONENT AIR FORCE		N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)				2. DATE	
3. INSTALLATION AND LOCATION FAIRCHILD AIR FORCE BASE, WASHINGTON				4. PROJECT TITLE PRIVATIZE FAMILY HOUSING			
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-121		7. PROJECT NUMBER GJKZ050027		8. PROJECT COST (\$000) 17,410	
9. COST ESTIMATES							
U		M		O		U	
A		N		T		Y	
ITEM		UNIT		COST			
PRIMARY FACILITIES				17,410			
PRIVATIZE FAMILY HOUSING		UN 596		29,212		(17,410)	
SUPPORTING FACILITIES				0			
SUBTOTAL				17,410			
TOTAL CONTRACT COST				17,410			
TOTAL REQUEST				17,410			
AREA COST FACTOR		1.02					
EFFECTIVE STATUTORY LIMIT		0					
<p>10. Description of Proposed Work: Convey 1,329 units for a privatized end state of 596 units on leased land. Without privatization, MILCON cost for work is \$108M for anticipated 6:1 leverage. Includes elimination of Capehart units, conversion of adequate units for grade/bedroom mix, demolition of units to meet FP/density standards, and upgrade of remaining units/infrastructure to current whole house/neighborhood standards.</p>							
<p>11. REQUIREMENT: 596UN ADEQUATE: 250UN SUBSTANDARD: 346UN</p> <p><u>PROJECT:</u> This project will privatize all Military Family Housing supporting Fairchild Air Force Base. (Current Mission)</p> <p><u>REQUIREMENT:</u> To implement the inventory and grade/bedroom mix recommendations contained in the 2002 Fairchild Housing Requirements and Market Analysis (HRMA) via privatization. The goals are: (1) excess, sell or convey substandard remote Capehart units; (2) demolish substandard on-base Capehart units; (3) conversion of adequate Wherry units to meet the HRMA grade/bedroom mix; (4) demolition of Wherry units to achieve AT/FP and density standards and to attain HRMA recommended inventory and (5) upgrade the remaining units and related infrastructure elements to current Whole House/Whole Neighborhood standards to include garages, off-street parking, utilities, roads, playgrounds, landscaping and recreation areas. Also includes removal of asbestos containing materials and lead based paint.</p> <p><u>CURRENT SITUATION:</u> The housing serving Fairchild AFB is a mixture of substandard Capehart units built in the '50s; substandard Wherry units improved in 1989 and 1990; adequate Wherry units improved between 1990 and 1993; and adequate N94, N95, and FY99 units. The Capehart units are aged, deteriorated, out dated and in need of major improvements to bring these subpar facilities up to modern living standards. A majority of these units are of slab-on-grade construction with deteriorated utilities embedded in the slab. Kitchen and bathroom cabinets are obsolete and deteriorated. Plumbing and electrical systems are deteriorated and do not meet current building codes. Flooring, windows, siding and insulation require replacement. The units have inadequate living space and storage and no patio or backyard privacy. The remaining Wherry units, while adequate or nearly adequate, require some improvements to attain current standards not formulated or not achievable at the time of improvement or construction. Utilities and pavement areas need repair.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in</p>							

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION FAIRCHILD AIR FORCE BASE, WASHINGTON		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-121	7. PROJECT NUMBER GJKZ050027	8. PROJECT COST (\$000) 17,410
<p>increasing operations, maintenance and repair costs to the Government and inconvenience to the residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. The HRMA shows a total housing surplus of 733 units.</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 has agreed these units are severable according to the criteria contained in the 2002 Air Force FHMP. 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 Proforma and 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 596 units at the programmed amount requested by this project IAW the base HCP. Base Civil Engineer: Tracey A. Walker, Lt Col, (509) 247-2291.</p>			

1. COMPONENT AIR FORCE		N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 5		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ054123	8. PROJECT COST (\$000) 26,722		
9. COST ESTIMATES					
ITEM		QTY	UNIT	COST	
PRIMARY FACILITIES				21,854	
IMPROVE FAMILY HOUSING		132	UN	(21,854)	
SUPPORTING FACILITIES				2,855	
SITE IMPROVEMENTS			LS	(5341	
UTILITY			LS	(108)	
PARKING/CARPORTS/SIDEWALK			LS	(2,103)	
LANDSCAPING			LS	(551	
DEMOLITION/ASE/ LBP REMOVAL			LS	(551	
SUBTOTAL				24,709	
CONTINGENCY (5%)				1,235	
TOTAL CONTRACT COST				25,944	
SUPERVISION, INSPECTION AND OVERHEAD (3%)				778	
TOTAL REQUEST				26,722	
AREA COST FACTOR 1.52					
EFFECTIVE STATUTORY LIMIT 0					
MOST EXPENSIVE UNIT 188,000					
10. Description of Proposed Work: Provides interior and exterior modernization and renovation of 132 units. Convert 108 3-bedroom units into P-bedroom units. Includes utility upgrades to meet current standards. Upgrades kitchen/bathroom, improves floor plan, provides signage, outside storage, and 2.5 parking spaces per unit one of which is covered. Includes demolition, asbestos/lead based paint removal and radon mitigation.					
11. REQUIREMENT: 8,704 UN ADEQUATE: 4,811 UN SUBSTANDARD: 3,351 UN PROJECT: Improve Family Housing, Phase 5. (Current Mission)					
REQUIREMENT: This project is required to provide modern and efficient housing for military family members and their dependents stationed at Kadena AB, Japan. All units will meet modern housing size and functional standards. 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 covered parking spaces and off street parking will be provided where deficient. Convert central plant HVAC to individual heat plant system. Improve existing neighborhood to include landscaping common areas, signage, curbs/gutters/sidewalks in certain areas where deficient. Convert 108 3-bedroom units into P-bedroom units. 108 JNCO (3 BR) , 24 JNCO (2 BR)					
CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in 1976-1977 by the Government of Japan. These housing units require major renovation and repair to correct deterioration resulting from age and heavy use. They have no major upgrades since constructed and do not meet the needs of today's families nor do they provide a modern environment. Size standards of all 3-bedroom type units are below the minimum and bedroom sizes are not functionally efficient to place furniture. The					

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 5	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LKEZO54123	8. PROJECT COST (\$000) 26,722
<p>IVAC, plumbing, electrical systems require major repairs/replacement due to age and deterioration. They do not meet current standards of efficiency and safety. Units lack exterior storage and adequate parking. The housing area has poor sidewalk system and Lacks landscape for shades.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Base housing deficits for the 2-bedroom type units will remain. Units will continue to deteriorate rapidly, resulting in increasing operation, maintenance and repair costs to the government and inconvenience to the occupants. 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 can be expected if such conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement and status quo operation. Based on 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 Steven K. Lillemon (DSN 634-1807)</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: YEN 125.49</p>			

1. COMPONENT AIR FORCE	N 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE MFH (PHASE 3)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE054304	8. PROJECT COST (\$000) 16,483
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
PRIMARY FACILITIES			12,166
IMPROVE FAMILY HOUSING PHASE 3	UN	88	(138,250 12,166
SUPPORTING FACILITIES			3,075
MECHANICAL	LS		(428
UTILITIES	LS		(1,000
DEMOLITION	LS		(647
ASBESTOS ABATEMENT	LS		(1,000:
SUBTOTAL			15,241
CONTINGENCY (5%)			762
TOTAL CONTRACT COST			16,003
SUPERVISION, INSPECTION AND OVERHEAD (3%)			480
TOTAL REQUEST			16,483
AREA COST FACTOR	1.64		
EFFECTIVE STATUTORY LIMIT	0		
MOST EXPENSIVE UNIT	180,000		
<p>10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 88 housing units including two general officers' quarters (GOQ). Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, reconfigures floor layout, and increases energy efficiency. Provides patios, playgrounds, recreation areas and utilities replacement. Includes asbestos/lead based paint</p>			
<p>11. REQUIREMENT: 2,709UN ADEQUATE: 1,615UN SUBSTANDARD: 791UN</p> <p><u>PROJECT:</u> Improve Family Housing, Phase 3. This phase includes work on two GOQs. (Current Mission) 20 FGO (3) 44 FGO (4) 14 CGO (3) 8 CGO (4)</p> <p><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, bedroom and bath configuration with ample interior and exterior storage. Units will be air conditioned. The GOQs will be modernized according to the AF GOQ Master Plan.</p> <p><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</p>			

1. COMPONENT AIR FORCE	FY 2005 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE MFH (PHASE 3)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE054304	8. PROJECT COST (\$000) 16,483
<p>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. The GOQs are deficient and major items of improvements and repairs are identified in the AF GOQ Master Plan.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Without this project repair of these units will be accomplished in a costly and piecemeal fashion with little or no improvement in living quality. LOW morale and retention problems will result if conditions are permitted to continue.</p> <p><u>Work Accomplished in Previous Three Years:</u> None</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS TBREE 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 for 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 21% of the replacement cost. This project is not eligible for Host Nation funding. Base Civil engineer: Lt Col Judith Bittick (011-81-3117-55-7215) DSN 225-7215.</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: YEN 125.49</p>			

ADVANCE PLANNING AND DESIGN

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

FY 2005 ADVANCE PLANNING AND DESIGN

Program (In Thousands)

FY 2005 Program \$38,266

FY 2004 Program \$33,488

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 2005 Authorization and Appropriation of \$38,266,000 to fund this effort as outlined in the following exhibit:

1. COMPONENT AIR FORCE		FY 2005 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES				4. PROJECT TITLE FAMILY HOUSING ADVANCE PLANNING AND DESIGN		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 71 1-000	7. PROJECT NUMBER		8. PROJECT COST (\$000) 38,266	
		9. COST ESTIMATE				
ITEM		UIM	QUANTITY	UNIT COST	COST (\$000)	
FAMILY HOUSING ADVANCE PLANNING AND DESIGN		LS			38,266	
SUBTOTAL					38,266	
TOTAL CONTRACT COST					38,266	
TOTAL REQUEST					38,266	
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Architect-engineer services, survey, fees, etc., in connection with advance planning and design of family housing dwelling units and properties included in or proposed or the Air Force Family Housing Construction Account.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$38.266 million to provide planning and design costs in connection of family housing new or post acquisition construction programs.</p> <p><u>REQUIREMENT</u>: The funds requested are necessary to procure architect-engineer services to make site and utility investigations; one time multi-phase design, and housing community profiles (HCP) developments 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><u>IMPACT IF NOT PROVIDED</u>: The funds requested are necessary to support the development of the housing community plans and to support the new and post acquisition construction programs.</p>						

O&M SUMMARY

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

OPERATIONS, UTILITIES AND MAINTENANCE

(Excluding Leasing, Debt, and Privatization)

Program (\$ in Thousands)

FY 2005 Program \$704,846

FY 2004 Program \$668,968

Purpose and Scope: Provides operations and maintenance resources to pay for the cost of ownership in terms of property management, utilities, and maintenance of Air Force-owned units.

a. Operations. This portion of the program provides for operating expenses in the following sub-accounts:

(1) Management. Includes installation-level management such as housing office operations, quality assurance evaluators, administrative support, and community liaison. It supports the Air Force Family Housing Master Plan and GOQ Master Plan efforts. It also supports the housing referral program, assisting the 60 percent of Air Force families living in local communities to find quarters in the private sector and implementing the Fair Housing Act of 1968 and also assists in placing members in privatized housing. Housing Management offices provide counseling on housing decision-making, advance information on new base of assignment, and assistance to members settling-in and finding homes. Further, it includes custodial service contracts for housing offices as well as some housing maintenance contracts.

(2) Services. Provides basic support services including refuse collection and disposal; fire and police protection; entomology and pest control; and snow removal and street cleaning.

(3) Furnishings. Procures household equipment (primarily stoves and refrigerators) and, in limited circumstances (largely overseas), furniture; controls furnishings inventories; and maintains and repairs furniture and appliances.

(4) Miscellaneous. Provides mobile home hookups, leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments to operate housing units occupied by Air Force personnel, and similar costs.

b. Utilities. Includes all purchased and base-produced heat, electricity, water, sewer, and gas utilities serving family housing. Occupants purchase their own telephone and cable TV service.

c. Maintenance. Provides upkeep of family housing real property, as follows:

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

(1) Maintenance/Repair of Dwellings. Includes service calls, routine maintenance, repairs, and replacement of deteriorated facility components. Housing maintenance contracts are included in these costs.

(2) Exterior Utilities. Maintenance and repair of water, sewer, electric, steam and gas lines supporting family housing areas.

(3) Other Real Property. Upkeep of grounds, common areas, roads, parking areas, and other property for the exclusive use of family housing occupants not discussed above.

(4) Alterations and Additions. Minor alterations to housing units or housing support facilities. Large scope and high dollar-value projects such as whole-house improvements are included in the construction program.

The AF family housing budget requests essential resources to provide military families with housing either in the private market through assistance from a housing referral office, or in privatized or government housing. Increased emphasis has been placed on the proper funding of the family housing operations and maintenance program. The Air Force's FY05 Operation and Maintenance programs emphasize the following goals:

* Identify affordable housing for military members. Where shortages exist, identify project proposals to privatize or request new construction or leasing of housing for military families.

* Reduce utility consumption through increased management emphasis on energy conservation, maintenance and repair projects to reduce energy consumption, and whole-house improvements to improve energy efficiency.

* Fund government appliances and furniture consistent with cost/benefit studies and the delivery of new housing units which need government-supplied appliances. Redistribute excess furnishings from realigned bases.

* Invest wisely in maintenance and repairs to preserve the existing housing inventory worldwide. The top priorities are preservation of the good inventory that we have--keeping "good houses good"--and resolving problems that are a threat to life, safety, or health. We continue to buy down the backlog of deferred maintenance, including neglected infrastructure, and sustain our inadequate units until they are privatized, receive a whole house improvement, or are replaced.

* Schedule maintenance and repair activities along with whole-house improvements to obtain the greatest economies of scale and enhancement in livability while increasing the useful life of housing units with the minimum capital investment and minimum impact on occupants.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Operation and Maintenance FY 2005 Program Summary - Highlights

Authorization/Appropriation is requested in FY 2005 for \$704,846. This amount, together with estimated reimbursements of \$11,596 will fund the FY 2005 Operation and Maintenance program of \$7 16,442.

A summary of the funding program for FY 2005 is as follows (\$ in thousands):

<u>Operations Request</u>	<u>Utility Request</u>	<u>Maintenance Request</u>	<u>Total Direct Request</u>	<u>Reimburse-ment</u>	<u>Total Program</u>
\$143,605	\$125,459	\$435,782	\$704,846	\$11,596	\$7 16,442

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

USAF FY2005 PB		Fiscal Year:		2005	
Family Housing Operation and Maintenance, Summary		Command:		USAF	
Excludes Leased Units and Costs		Exhibit:		FH-2	
Worldwide Summary					
Fiscal Year:	2003'	2004'	2005		
Inventory Data (Units)					
Units in Being Beginning of Year	97,878	96,872	79,875		
Units in Being at End of Year	96,872	79,875	65,607		
Average Inventory for Year	97,375	88,374	72,742		
Historic Units					
	1,057	1,051	962		
Units Requiring O&M Funding:					
a. Conterminous US	67,718	59,401	45,417		
b. U. S. Overseas	5,771	5,093	3,935		
c. Foreign	23,886	23,880	23,390		
d. Worldwide	97,375	88,374	72,472		
	Total Cost	Unit	Total Cost	Unit	Total Cost
Funding Requirements (\$000)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)
OPERATIONS (DIRECT)					
Management	67,509	693	70,083	793	70,680
Services	30,365	312	26,070	295	26,070
Furnishings	37,402	384	43,006	487	44,459
Miscellaneous	1,841	18	2,527	29	2,396
Sub-Total Direct Operations	137,117	1,278	141,686	1,603	143,605
Anticipated Reimbursements	1,381	14	1,591	18	1,848
Gross Obligations, Operations	138,498	1,422	143,277	1,621	145,453
UTILITIES (DIRECT)					
Direct Utilities	159,996	1,643	132,651	1,501	125,459
Anticipated Reimbursements	4,404	45	5,220	59	5,892
Gross Obligations, Utilities	164,400	1,688	137,871	1,560	131,351
MAINTENANCE (DIRECT)					
M&R Dwelling	285,050	2,927	334,252	3,782	246,217
M&R Ext. Utilities	30,361	312	23,283	263	22,661
M&R Other Real Property	47,466	487	18,548	210	102,409
Alter & Add.	62,861	646	18,548	210	64,495
Sub-Total Direct Maintenance	425,738	4,372	394,631	4,465	435,782
Anticipated Reimbursements	3,815	39	4,580	52	3,856
Gross Obligations, Maintenance	429,553	4,256	399,211	4,517	439,638
GRAND TOTAL, O&M - NOA	722,851	7,423	668,968	7,570	704,846
Anticipated Reimbursements	9,600	99	11,391	129	11,596
GRAND TOTAL, O&M - TOA	732,451	7,522	680,359	7,699	716,442

- Inventory has been adjusted from previous budget to reflect program and execution changes

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

USAF FY2005 PB		Fiscal Year: 2005	
Family Housing Operation and Maintenance, Summary		Command: USAF	
Excludes Leased Units and Costs		Exhibit: FH-2	
Conterminous US			
Fiscal Year:	2003*	2004*	2005
Inventory Data (Units)			
Units in Being Beginning of Year	68,207	67,229	51,572
Units in Being at End of Year	67,229	51,572	39,261
Average Inventory for Year	67,718	59,401	45,417
Historic Units	1,024	1,018	923
	Total Cost	Total Cost	Total Cost
	(\$000)	(\$000)	(\$000)
	Unit	Unit	Unit
	Cost (\$)	Cost (\$)	Cost (\$)
OPERATIONS (DIRECT)			
Management	43,475	46,095	38,365
Services	18,727	16,598	12,304
Furnishings	5,633	6,999	5,329
Miscellaneous	611	800	678
Sub-Total Direct Operations	68,446	70,492	56,676
Anticipated Reimbursements	1,042	1,251	1,342
Gross Obligations, Operations	69,488	71,743	58,018
UTILITIES (DIRECT)			
Direct Utilities	105,690	91,566	77,694
Anticipated Reimbursements	4,063	4,848	5,343
Gross Obligations, Utilities	109,753	96,414	63,037
MAINTENANCE (DIRECT)			
M&R Dwelling	173,541	219,217	149,995
M&R Ext. Utilities	19,532	20,447	19,486
M&R Other Real Property	30,271	15,167	24,123
Alter & Add.	11,443	1,077	5,627
Sub-Total Direct Maintenance	234,787	255,908	199,231
Anticipated Reimbursements	3,220	3,866	2,832
Gross Obligations, Maintenance	230,007	259,774	202,063
GRAND TOTAL, O&M - NOA	408,923	417,966	333,601
Anticipated Reimbursements	8,325	9,965	9,517
GRAND TOTAL, O&M - TOA	417,248	427,931	343,118

* Inventory has been adjusted from previous budget to reflect program and execution changes

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

USAF FY2005 PB		Fiscal Year:		2005	
Family Housing Operation and Maintenance, Summary		Command:		USAF	
Excludes Leased Units and Costs		Exhibit:		FH-2	
US Overseas					
Fiscal Year:	2003*	2004*	2005		
Inventory Data (Units)					
Units in Being Beginning of Year	5,771	5,771	4,415		
Units in Being at End of Year	5,771	4,415	3,455		
Average Inventory for Year	5,771	5,093	3,935		
Historic Units	33	33	33		
	Total Cost	Unit	Total Cost	Unit	Total Cost
Funding Requirements (\$000)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)
OPERATIONS (DIRECT)					
Management	5,428	941	5,599	1,099	7,344
Services	2,017	350	1,400	275	779
Furnishings	2,140	371	2,200	432	2,226
Miscellaneous	0	0	0	0	0
Sub-Total Direct Operations	9,585	1,661	9,199	1,806	10,349
Anticipated Reimbursements	0	0	0	0	0
Gross Obligations, Operations	9,585	1,661	9,199	1,806	10,349
UTILITIES (DIRECT)					
Direct Utilities	26,827	4,649	18,693	3,670	15,619
Anticipated Reimbursements	0	0	0	0	0
Gross Obligations, Utilities	26,827	4,649	18,693	3,670	15,619
MAINTENANCE (DIRECT)					
M&R Dwelling	36,453	6,317	32,104	6,304	23,958
M&R Ext. Utilities	6,650	1,152	2,236	439	2,205
M&R Other Real Property	1,013	176	1,781	350	9,965
Alter & Add.	8,422	1,459	1,781	350	6,276
Sub-Total Direct Maintenance	52,538	9,104	37,902	7,442	42,404
Anticipated Reimbursements	70	12	0	0	0
Gross Obligations, Maintenance	52,608	9,116	37,902	7,442	42,404
GRAND TOTAL, O&M - NOA	88,950	15,413	65,794	12,919	68,372
Anticipated Reimbursements	70	12	0	0	0
GRAND TOTAL, O&M - TOA	89,020	15,425	65,794	12,919	68,372

. Inventory has been adjusted from previous budget to reflect program and execution changes

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

USAF FY2005 PB						Fiscal Year:	2005
Family Housing Operation and Maintenance, Summary						Command:	USAF
Excludes Leased Units and Costs						Exhibit:	FH-2
Foreign							
Fiscal Year:	2003*		2004*		2005		
Inventory Data (Units)							
Units in Being Beginning of Year	23,900		23,872		23,888		
Units in Being at End of Year	23,872		23,888		22,891		
Average Inventory for Year	23,886		23,880		23,390		
Historic Units	0		0		0		
	Total Cost	Unit	Total Cost	Unit	Total Cost	Unit	
Funding Requirements (\$000)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	
OPERATIONS (DIRECT)							
Management	18,606	779	18,389	770	24,971	1,068	
Services	9,621	403	8,072	461	12,987	555	
Furnishings	29,629	1,240	33,807	1,416	36,904	1,578	
Miscellaneous	1,230	51	1,727	72	1,718	73	
Sub-Total Direct Operations	59,086	2,474	61,995	2,596	76,580	3,274	
Anticipated Reimbursements	339	14	340	14	506	22	
Gross Obligations, Operations	59,425	2,488	62,335	2,610	77,086	3,296	
UTILITIES (DIRECT)							
Direct Utilities	27,479	1,150	22,392	938	32,146	1,374	
Anticipated Reimbursements	341	14	372	16	549	23	
Gross Obligations, Utilities	27,820	1,165	22,764	953	32,695	1,398	
MAINTENANCE (DIRECT)							
M&R Dwelling	75,056	3,142	82,931	3,473	72,264	3,090	
M&R Ext. Utilities	4,179	175	600	25	970	41	
M&R Other Real Property	16,182	677	1,600	67	68,321	292	
Alter & Add.	42,996	1,800	15,690	657	52,592	2,249	
Sub-Total Direct Maintenance	138,413	5,795	100,821	4,222	194,147	8,301	
Anticipated Reimbursements	525	22	714	30	1,024	44	
Gross Obligations, Maintenance	138,938	5,817	101,535	4,252	195,171	8,344	
GRAND TOTAL, O&M - NOA	224,978	9,419	185,208	7,756	302,873	12,949	
Anticipated Reimbursements	1,205	50	1,426	60	2,079	a9	
GRAND TOTAL, O&M - TOA	226,183	9,469	186,634	7,815	304,952	13,038	

. Inventory has been adjusted from previous budget to reflect program and execution changes

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OPERATIONS

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

OPERATIONS

{Program In Thousands}
FY 2005 Program \$143,605
FY 2004 Program \$14 1,686

The FY 2005 program represents Air Force family housing requirements and was developed using **OSD/OMB** approved inflation and foreign currency fluctuation rates. Adjustments have been made for force structure changes and mission realignments. All program sub-accounts are described in detail in the following analyses:

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Management. The Management account includes installation-level housing office operations, quality assurance, administrative support, community liaison, and referral services. Referral services assists in placing members in privatized housing as well as homes in the private sector and implements the Fair Housing Act of 1968.

		(\$ in Thousands)
1.	FY 2004 President's Budget	\$70,083
2.	Congressional Adjustments :	
	a. Across-the-Board Reduction	None
3.	FY 2004 Appropriated Amount:	\$70,083
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2004 Current Estimate	\$70,083
10.	Price Growth:	
	a. Inflation (1.7%)	+\$1,191
11.	Functional Program Transfer:	None
12.	Program Increases:	
	a. Accelerate updates of Air Force Housing Master Plan to incorporate Housing Requirements and Market Analyses (HRMA) findings	+\$2,437
13.	Program Decreases	
	a. Savings due to completion of out-of-cycle HRMAs	-\$3,031
14.	FY 2005 Budget Request:	\$70,680

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Analysis of Change in Management

The Management sub-account contains predominately fixed costs such as civilian pay salaries and required administrative support, supplies and equipment. However, as part of our management activity, we are completing development of computer-based work tools to improve customer service and management of resources, This effort includes implementation of the Automated Civil Engineer System-Housing Module (ACES-HM), which improves customer services and data sharing for overall program management and also provides interactive training.

The Management sub-account is not per-unit specific since there is a requirement to provide levels of support and manning for the base housing office regardless of the number of Air Force owned units. The Management sub-account also provides funds for Housing Requirements & Market Analyses at each base to determine the proper amount of housing needed to support the assigned population; supports the Family Housing Master Plan, which is the source document for future housing decisions; and funds General Officer Quarter Master Plan efforts. Increased funding is provided to accelerate update of the Air Force Housing Master Plan components in light of the findings from the recent update to Air Force HRMAs.

The increased pace of housing unit inventory reduction continues to drive the cost per unit up since management effort is not reduced on the same graduated scale as inventory reduction. When considering the Management requirement for privatized units, the management effort may remain unchanged for bases where the inventory reduction is as high as 100 units. It should also be noted that regardless of privatization of units or competitive sourcing of housing flight operations, the Air Force will provide a small core of government housing expertise at all locations to advise local commanders. This is called a housing functional advisory staff (FAS), and funding for housing management FAS support is included. For these reasons the reductions in management costs from privatization are minimal.

To support our aggressive revitalization plan, our master planning efforts have expanded, leading to increased costs for planning and A-E services. Additionally, management costs have increased faster than inflation, as reflected in our need to reprogram more than 10 percent into this account in FY03.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Services. Provides basic support services such as refuse collection and disposal; fire and police protection; entomology and pest control; snow removal; and street cleaning.

	(\$ in Thousands)
1. FY 2004 President's Budget	\$26,070
2. Congressional Adjustments:	
a. Across-the-Board Reduction	None
3. FY 2004 Appropriated Amount:	\$26,070
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2004 Current Estimate	\$26,070
10. Price Growth:	
a. Inflation (1.7%)	\$443
11. Functional Program Transfer:	None
12. Program Increases:	
a. Increased costs for service and maintenance contracts (e.g. refuse collection, entomology)	+ \$5,156
13. Program Decreases:	
a. Inventory decrease (-15,641 units x \$358/unit = - \$5,599)	-\$5,599
14. FY 2005 Budget Request:	\$26,070

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Analysis of Changes in Services

Increases in service and maintenance contract costs offset savings from inventory reductions which results in the Services budget request remaining steady at FY04 levels. Funds are still required to provide services until privatization contracts are actually awarded. Examples of service contracts are refuse collection, entomology, and street cleaning

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Furnishings. Includes the procurement for initial issue and replacement of household equipment (primarily stoves and refrigerators) and in limited circumstances overseas, furniture; the control, moving, and handling of furnishings inventories; and the maintenance and repair of such items.

Loaner sets of furniture are issued to military families overseas so they may occupy permanent quarters prior to the arrival of personally owned furniture. Loaner sets are very cost effective because they reduce the cost of temporary quarters. Other items of household furnishings, normally built into CONUS houses, which are limited or not included in foreign country local construction standards, such as wardrobes (clothes closets), kitchen cabinets or sideboards and appliances, are also issued to military families.

Leases in Europe also require closets and kitchen cabinets to be issued along with appliances since leased units overseas do not have the same accommodations available as in the United States.

The furnishings account funds essential furnishings at levels consistent with cost/benefit studies and the needs of the Air Force. Much of the funding requested in the furnishings account results from an analysis of the most economical or cost effective way to fulfill Air Force requirements. Issuing furnishings by the government avoids higher costs in other accounts such as military allowances and other support appropriations.

	(\$ in Thousands)
1. FY 2004 President's Budget	\$43,006
2. Congressional Adjustments:	None
3. FY 2004 Appropriated Amount:	\$43,006
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2004 Current Estimate	\$43,006
10.	Price Growth:	
	a. Inflation (1.7%)	+\$731
11.	Functional Program Transfer:	None
12.	Program Increase:	
	a. Increase due to Phase II of the Furnishings Replacement Plan	+\$3,013
13.	Program Decreases:	
	a. Inventory decrease:	-\$2,291
	CONUS: (-13,984 units x \$117/unit = -\$1.636K)	
	US Overseas (-1,158 units x \$566/unit = -\$655K)	
14.	FY 2005 Budget Request:	\$44,459

Analysis of Changes in Furnishings

This request addresses the need for replacement furnishings at overseas locations. Existing furnishings inventory overseas at many locations is beyond its serviceable life with the overwhelming majority of the inventory dating from the Vietnam War era. The first phase of the inventory upgrade was completed in FY04. The second phase of replacing this inventory will require \$3,013K in FY05.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Miscellaneous. Includes mobile home hookups, leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments to operate housing units occupied by Air Force personnel, and similar costs.

	(\$ in Thousands)
1. FY 2004 President's Budget	\$2,527
2. Congressional Adjustments:	None
3. FY 2004 Projected Appropriated Amount:	\$2,527
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2004 Current Estimate	\$2,527
10. Price Growth:	None
a. Inflation (1.7%)	+\$43
11. Functional Program Transfer:	None
12. Program Increases:	
b. Increased leasing requirements at locations owned by other federal agencies	+\$342
13. Program Decreases:	
a. Inventory decrease (- 15,641 units x \$33/unit = -\$5 16K)	-\$516
14. FY 2005 Budget Request:	\$2,396

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Analysis of Changes in Miscellaneous

This program covers costs associated with the reimbursement to the U.S. Coast Guard for units leased by Air Force personnel on Coast Guard stations. Costs have increased, as more members have needed leased housing. Miscellaneous costs also include implementation of the International Cooperative Administrative Support Services (ICASS) Program. ICASS is a system for managing and sharing the administrative support costs of overseas operations with US Foreign Affairs agencies and other US Government agencies that operate as part of the country team at US Embassies. These costs are dependent on the number of leases the Air Force has in the State Department pool.

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UTILITIES

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Utilities. This program provides for all utilities consumed in government-owned family housing. Electricity, purchased heating, water, sewage and waste systems are included. Family housing facilities consume approximately one-fifth of Air Force utility expenditures; therefore, family housing residents and management share a significant role in the achievement of Air Force energy reduction goals. Since family housing occupants are not billed for their energy consumption, conservation motivation comes primarily from command emphasis. Energy projects to install more **efficient** heating and air conditioning equipment, insulation in crawl and attic spaces, and thermal doors and windows are also achieving good results toward the attainment of Air Force energy conservation goals.

	(\$ in Thousands)
1. FY 2004 President's Budget	\$132,651
2. Congressional Adjustments:	None
3. FY 2004 Appropriated Amount:	132,651
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2004 Current Estimate	\$132,651
10. Price Growth:	
a. Inflation (1.7%)	+\$2,255
11. Functional Program Transfer:	None
12. Program Increases:	

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

a. Normalize funding per current year per unit costs	+\$22,534
13. Program Decreases:	
a. Inventory decrease (- 15,641 units x \$1725/unit = -\$26,981 K)	-\$26,981
b. AF Budget Adjustment	-\$5,000
14. FY 2005 Budget Request:	\$125,459

Analysis of Changes in Utilities

As we look to the future based on current Department of Energy projections, we expect stable to slowly increasing energy prices. The requirement for FY05 has been developed from historical expenditures as adjusted for inventory reductions. FY05 expenditures are projected at \$125M or \$1,725 per unit. The FY03 per unit costs were slightly less than this at \$1,644. FY04 funding was budgeted at \$1,738 per unit based on a Dec 02 estimated average inventory of 76,306. Current estimate of the FY04 average inventory is 88,374 which reduces the FY04 per unit cost to \$1,501. The upward adjustment shown in the OP-5 above was made to achieve the targeted level per unit funding of \$1,725.

This level of funding is dependent upon successful completion of the aggressive housing privatization program that is forecast for FY04 and FY05. If these projects are delayed, additional funding will be reprogrammed from other family housing accounts to cover these “must pay” bills.

MAINTENANCE

DEPARTMENT OF THE AF
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Maintenance. Provides upkeep of family housing real property through service calls, change of occupancy rehabilitation, routine maintenance, preventive maintenance, interior and exterior painting, and major repairs.

	(\$ in Thousands)
1. FY 2004 President's Budget	\$395,650
2. Congressional Adjustments:	
a. Hurricane Isabel Supplemental	+\$6,981
b. Across-the-Board Reduction	-\$8,000
3. FY 2004 Appropriated Amount:	\$394,631
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2004 Current Estimate	\$394,631
10. Price Growth:	
a. Inflation (1.7%)	+\$6,709
11. Functional Program Transfers	None

DEPARTMENT OF THE AF
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

12.	Program Increases:	
	a. Privatization savings: The Maintenance account includes funds transferred from the Operations and Utilities accounts in expectation of privatization contracts being awarded on schedule. Additionally, increased emphasis on maintenance and repair is required to minimize escalating growth in the backlog of deferred maintenance to ensure the AF meets its 2007/2009 goal.	+\$116,147
	b. AF Budget Adjustment	+\$14,000
13.	Program Decreases	
	a. Inventory Decrease (-15,641 x \$5,991/unit = \$93,705)	-\$93,705
	b. Nonpay Purchase Inflation	-\$2,000
14.	FY 2005 Budget Request	\$435,782

Analysis of Changes in Maintenance Program

The Air Force Family Housing Master Plan projects the need to address approximately 38,098 inadequate houses in FY05, which is improved from the FY01 projection of 65,000 inadequate houses. Continued stable funding is required to keep our “good units good” and ensure sustainment of our inadequate units until they are privatized, receive a whole house improvement, replaced, or demolished.

The Air Force Family Housing Master Plan draws a distinct line between military construction and maintenance funding. Architect and engineering firms gathered housing condition assessment data on every housing type. This data documents the existing condition of major housing system components (ex: roofs, furnaces, carpet, window, cabinets) and then, using industry standard life cycles, projects the replacement requirement for these components (ex: roof: 15-20 years; gas furnace: 20 years). The overall condition of housing components and replacement cost determined whether each requirement was projected for replacement or improvement through the military construction program or maintenance using Real Property Maintenance by Contract (RPMC) funds. This database was then used to project future facility funding requirements and substantiate the existence of a maintenance and repair backlog.

DEPARTMENT OF THE AF
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Housing assets are valued at over \$18 billion in replacement costs. Past limited maintenance funding and a high occupant turnover have accelerated deterioration of the Air Force housing inventory. Many of the homes which were built in the 1950s and 1960s have never received major system upgrades and lack standard amenities of off-base community houses. Levels of MILCON and O&M funding have resulted in a greater reliance on more costly, temporary fixes that only exacerbate the deterioration of our housing units. Notably, infrastructure systems such as electrical distribution, sewer and water systems, and streets that support the units are now beyond their projected economic lives at most installations, with several systems near failure.

Housing condition assessments conducted for the Air Force Family Housing Master Plan substantiate that a failure to adequately fund maintenance and repair eventually leads to increased military construction costs. The maintenance and repair funding profile represents a balanced, fiscally constrained program that is consistent with the DOD goal to revitalize all our inadequate housing by or before 2007/2009, while ensuring sufficient RPMC funds are available to maintain the existing adequate inventory.

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**MAINTENANCE &
REPAIR OVER \$20K**

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

NON-GOQ UNITS

This information complies with the House of Representatives, Military Construction Appropriations Bill (Conference Report 106-221) requiring the Services to report major maintenance and repair expenditures projected to exceed \$20,000 per unit. While these projects are shown as line items here, the maintenance budget estimate includes them among overall requirements for the entire inventory. AF policy is to program projects that exceed the \$20K threshold when work cannot wait for MILCON funding. Work includes actions that keep "good units good", protect life, safety, and health, and ensure facility preservation.

Location	Base	No of Units	Year Built	High Unit Cost (\$000)	Unit (NSM)	Proj (NSM)	Total Cost (\$000)	Improvements Non- Routine FY1998-2002 (\$000)
CONUS								
CO	Peterson	6	1965	34.9	168	1,008	210	0
Remove existing hot water baseboard heating system and replace with new forced air heating and air conditioning system.								
FL	MacDill	56	2000	48	91-123	6,312	2,431	0
Repair water intrusion problems by replacing or repairing faulty flashing, leaking appliances, and failed roofing components.								
FL	Patrick	100	1993	44	93-135	12,700	2,360	0
Replace all windows and sliding glass doors with energy efficient systems. Repair cracks on all exterior surfaces and install Exterior Finish Insulation System (EFIS) on all exterior stucco surfaces. Provide gutters and downspouts as required.								
TX	Randolph	10	1931	60	167	2,171	456	0
Replace roofing felt, decking, roof supports and clay tile roofing on Circle Housing units.								

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G&FOQ OVER \$35K

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

GENERAL OFFICER QUARTERS

This information complies with the 2004 MILCON Appropriations Act language requiring the Services to report any expenditures from the maintenance account for General or Flag Officer housing projected to exceed \$35,000 per unit.

AF policy is that all work performed in GOQs will be consistent with the Individual Facility Profile (prepared as part of the GOQ Master Plan) for the affected quarters. Policy calls for programming projects that exceed the \$35K threshold when work cannot wait for MILCON funding. Work includes actions that keep "good units good", protect life, safety, and health, and ensure facility preservation. Total maintenance costs shown below include routine maintenance actions (e.g. service calls, grass cutting) and major maintenance actions.

Location	Base	Qtrs	ID	Size NSM	Year Built	Oper Total (\$000)	Util Total (\$000)	Maint Total (\$000)	Total O&M (\$000)	Improvements Non- Routine FY 1998- 2002 (\$000)
CONUS										
c o	Peterson AFB	210		230	1965	3	3.5	60	67.0	0
Remove existing hot-water baseboard heating system. Install forced-air heating and air-conditioning system.										
c o	Peterson AFB	217		230	1965	3	3.5	60	67.0	0
Remove existing hot-water baseboard heating system. Install forced-air heating and air-conditioning system.										
OVERSEAS										
HI	Hickam AFB	550		247	1939	7	7	110	124.0	4
Repair roofing system including decking, flashing, and clay tile roofing.										

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REIMBURSABLE PROGRAM

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES
Exhibit OP-5

Reimbursement. Includes collections received from rental of Air Force family housing to foreign nationals, civilians and others. Included in the estimate are the anticipated reimbursements due to members who voluntarily separate that are authorized to live in government quarters for up to 6 months after separation.

		(\$ in Thousands)
1.	FY 2004 President's Budget:	\$11,391
2.	Congressional Adjustments:	None
3.	FY 2004 Appropriated Amount:	\$11,391
	a. Proposed Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases	None
9.	FY2004 Current Estimate:	\$11,391
10.	Price Growth:	
	a. Inflation (1.7%)	+\$194
11.	Functional Program Transfers:	None
12.	Program Increases:	
	a. Increase in reimbursements from rentals and separations	+\$11
13.	Program Decreases:	None
14.	FY 2005 Budget Request:	\$11,596

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LEASING

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

LEASING

Program (\$ in Thousands)
FY 2005 Program \$119,908
FY 2004 Program \$109,514

Purpose and Scope

Supports leasing of privately owned housing for assignment as government quarters at both domestic and foreign locations when the local economy and on-base housing cannot satisfy requirements. The leasing program is authorized by 10 U.S.C. 2828 and provides for payment of rental, operations, and maintenance costs of privately-owned quarters for assignment as government quarters to military families. This program also includes funds needed to pay for services such as utilities and refuse collection when these services are not part of the contract agreement.

The Air Force continues to rely on the private sector to meet the majority of housing needs. Where the private sector rental markets and on-base housing cannot meet requirements and cost-effective alternatives do not exist, short and long-term leases are used. The Air Force must use the leasing program in high cost areas and overseas to obtain adequate housing to meet critical needs and to avoid unacceptably high member out-of-pocket costs.

Program Summary - Highlights

Authorization is requested for appropriation of \$119,908 to fund leases and related expenses in FY 2005. The FY 2005 request for family housing leasing points is summarized as follows:

- (1) 9201 Foreign lease points
- (2) 5800 Section 801 lease points
- (3) 3333 Domestic lease points

Foreign Leasing

Congress controls leasing in foreign countries: first by the number of lease points authorized, then by the review and approval of contract proposals, and finally by the funds appropriated. Air Force strategy is to continue to maximize the use of government-controlled assets, thereby providing more affordable housing for our personnel and avoiding expensive off-base housing entitlements. In certain overseas locations, the Air Force is expanding the lease program to meet requirements identified in the housing market analyses.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Section 801 Leasing

This program is helping to reduce our CONUS family housing deficit at bases where Air Force families are seriously affected by housing shortages and high housing costs.

In FY 1984, Congress authorized the testing of a new leasing program for U.S. installations in P.L. 98-115, Section 801. Subsequently, nine housing communities were constructed:

Eielson AFB, AK, 300 units and 366 units
Hanscom AFB, MA, 163 units
Goodfellow AFB, TX, 200 units
March AFB, CA, 200 units (base closed in FY96)
Summerfield Housing, MD 1242 units (828 Air Force funded, 414 Navy funded)
Travis AFB, CA 300 units
Ellsworth AFB, SD, 200 units and 828 units
Hurlburt AFB, FL, 300 units
Cannon AFB, NM, 350 units

Domestic and Foreign Leasing (other than Section 801)

The Air Force supports independent duty personnel residing in high cost rental areas such as Los Angeles, Denver, and in overseas areas such as Singapore. This support is provided since housing within BAH plus normal out of pocket expense is not available in these areas.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

<u>Leasing</u>	(\$ in Thousands)
1. FY 2004 President's Budget	\$119,908
2. Congressional Adjustments:	
a. Across-the-Board Reduction	-\$2,000
b. Directed Reduction	-\$8,394
3. FY 2004 Appropriated Amount:	\$109,514
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2004 Current Estimate	\$109,514
10. Price Growth:	
a. Inflation (1.7%)	+\$1,862
11. Functional Program Transfer:	None
12. Program Increases:	
a. New Lease Units added at Lakenheath and Kadena	+\$8,532
13. Program Decreases:	None
14. FY 2005 Budget Request:	\$119,908

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Analysis of Changes in Leasing.

The attached leasing charts reflect changes to the program by location and type of lease. These requirements are a direct result of changes to mission beddowns and other housing needs.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

ANALYSIS OF LEASED UNITS (OTHER Than Section 801)
FY2005

LOCATION	FY 03			FY 04			FY 05		
	UNIT	LEASE MONTH	COST (\$000)	UNITS	LEASE MONTH	COST (\$000)	# UNIT:	LEASE MONTH	COST (\$000)
DOMESTIC LEASES									
Los Angeles, CA	60	720	\$1,150	40	500	\$740	10	200	\$340
Los Angeles, CA (DFAS)									
San Antonio, TX (AFRS)	110	1,320	\$1,390	110	1,340	\$1,330	110	1,340	\$1,340
San Antonio, TX (AFOATS)	40	480	\$500	40	510	\$600	40	510	\$600
Denver, CO	100	1,200	\$1,740	100	1,200	\$1,740	100	1,200	\$1,860
New Boston, MA	20	240	\$300	20	240	\$400	20	240	\$400
Fairfield, CA	20	300	\$490	20	300	\$400	20	300	\$400
Alameda, CA	20	240	\$400	20	100	\$300	20	100	\$200
Pinedale, WY	60	720	\$700	60	700	\$700	60	700	\$700
TOTAL DOMESTIC LEASES	340	4,150	5,440	300	3,676	4,570	280	3,370	4,295
FOREIGN LEASES									
Oslo, Norway	1	12	\$30	1	12	\$30	1	12	\$30
Aman, Jordan	1	12	\$27	1	12	\$27	1	12	\$27
Cairo, Egypt	5	60	\$117	5	60	\$110	5	60	\$117
Brussels, Belgium	1	12	\$30	1	12	\$30	1	12	\$30
Doha, Qatar	7	84	\$237	7	84	\$241	4	40	\$167
Wanama, Bahrain	1	12	\$20	1	12	\$20	1	12	\$20
Nairobi, Kenya	1	12	\$37	1	12	\$37	1	12	\$37
Asmara, Eritrea	1	12	\$10	1	12	\$10	1	12	\$10
Aman, Jordan	2	24	\$40	2	24	\$40	2	24	\$40
Islamabad, Pakistan	1	12	\$60	1	12	\$60	1	12	\$60
Doha, Qatar	1	12	\$40	1	12	\$40	1	12	\$40
Abu Dhabi, UAE	1	12	\$60	1	12	\$60	1	12	\$60
Bangkok, Thailand	1	12	\$21	1	12	\$22	1	12	\$23
Chaing Mai, Thailand	4	48	\$70	4	48	\$70	4	48	\$70
Classified Location	1	12	\$39	1	12	\$39	1	12	\$39
Daejeon, Korea	199	2,388	\$2,025	199	2,388	\$2,750	199	2,380	\$3,620
Cadena, Japan	0	0	\$0	0	0	\$0	200	2,400	\$5,800
Sembawang, Singapore	117	1,404	\$2,797	117	1,404	\$3,089	117	1,404	\$3,461
Aviano, Italy	700	8,400	\$12,094	700	8,400	\$12,818	700	8,400	\$14,459
Bonn Embassy, Germany	1	12	\$10	1	12	\$10	1	12	\$10
Erzurum, Turkey	2	24	\$0	1	12	\$53	1	12	\$53
RAFakenhead, UK	1,222	14,664	\$17,310	1,222	14,664	\$19,721	1,222	14,664	\$22,097
Stavanger, Norway	1	12	\$39	1	12	\$41	1	12	\$51
Paris, France	8	96	\$366	8	96	\$366	4	48	\$147
Paris, France	2	24	\$92	2	24	\$92	2	24	\$92
San Juan, Puerto Rico	0	0	\$0	6	72	\$108	6	72	\$108
Spangdahlem, Germany	501	6,012	\$2,607	501	6,012	\$4,305	501	6,012	\$5,245
Vienna, Austria	1	12	\$44	1	12	\$45	1	12	\$45
Copenhagen, Denmark	4	48	\$166	4	48	\$161	44	48	\$161
Sanaa, Yemen	1	12	\$20	1	12	\$20	1	12	\$20
Unassigned	6,413			6,408			6,175		
TOTAL FOREIGN LEASES	9,201	33,456	39,341	9,201	33,516	44,473	9,201	35,832	56,198
GRAND TOTAL FH-4	9,547	37,608	44,786	9,508	37,192	49,051	9,482	39,204	60,497

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ANALYSIS OF HIGH COST LEASED UNITS

(Other than Section 801)

FY 2005

LOCATION	FY 05 TOTAL LEASES Per Country	FY03			FY04			FY05		
		HIGH COST UNITS	HIGH COST Defined	EST COST	HIGH COST UNITS	HIGH COST Defined	EST COST	HIGH COST UNITS	HIGH COST Defined	EST COST
DOMESTIC LEASES										
Los Angeles, Ca	60	60	17,112	\$1,152,000	42	17,112	\$749,000	17	17,112	\$346,800
Los Angeles, CA/DFAS										
Denver, CO	100	25	17,112	\$425,000	25	17,112	\$450,000	25	17,112	\$450,000
Pinedale, WY										
Travis AFB CA	25	25	19,965	\$499,000	0	N/A	\$0	0	N/A	\$0
Sub-Total Domestic	185	110		2,076,000	67		1,199,000	42		796,800
FOREIGN LEASES										
*Izmir, Turkey	2	2	\$25,692	\$82,000	1	\$25,692	\$53,300	1	\$25,692	\$53,300
*Stavanger, Norway	1	1	\$25,692	\$38,900	1	\$25,692	\$40,500	1	\$25,692	\$51,100
*Aviano, Italy	660	1	\$25,692	\$28,000	1	\$25,692	\$30,000	1	\$25,692	\$36,000
*Sembawang, Singapore	117	117	\$24,643	\$2,797,000	117	\$24,643	\$3,089,000	117	\$24,043	\$3,461,000
*Paris, France	8	8	\$25,692	\$366,000	8	\$25,692	\$366,000	8	\$25,692	\$303,815
*Paris, France	2	N/A	\$25,692	\$92,000	N/A	\$25,692	\$92,000	N/A	\$25,692	\$92,000
*Brussels, Belgium	1	N/A	\$25,692	\$27,300	N/A	\$25,692	\$27,300	N/A	\$25,692	\$27,300
*Copenhagen, Denmark	4	N/A	\$25,692	\$166,000	N/A	\$25,692	\$161,000	N/A	\$25,692	\$161,000
**Aman, Jordan	3	N/A	\$25,692	\$75,000	N/A	\$25,692	\$75,000	N/A	\$25,692	\$75,000
*Manama, Bahrain	1	N/A	\$25,692	\$28,000	N/A	\$25,692	\$28,000	N/A	\$25,692	\$28,000
*Islamabad, Pakistan	1	N/A	\$25,692	\$32,000	N/A	\$25,692	\$32,000	N/A	\$25,692	\$32,000
**Doha, Qatar	8	N/A	\$25,692	\$277,000	N/A	\$25,692	\$309,100	N/A	\$25,692	\$107,300
**Abu Dhabi, UAE	1	N/A	\$25,692	\$60,000	N/A	\$25,692	\$60,000	N/A	\$25,692	\$60,000
*Cairo, Egypt	5	N/A	\$25,692	\$97,000	N/A	\$25,692	\$97,000	N/A	\$25,692	\$97,000
*Nairobi, Kenya	1	N/A	\$25,692	\$37,000	N/A	\$25,692	\$37,000	N/A	\$25,692	\$37,000
*Vienna, Austria	1	N/A	\$25,692	\$45,000	N/A	\$25,692	\$45,000	N/A	\$25,692	\$45,000
*Classified Location	5	N/A	N/A	\$106,000	N/A	N/A	\$107,000	N/A	N/A	\$108,000
Sub-Total Foreign	841	129		4,354,200	129		4,649,200	129		4,774,815
GRAND TOTAL FH-4A	1,026	239	N/A	6,430,200	196	N/A	5,848,200	171	N/A	5,571,615

Exhibit FH-4A

HIGH COST DOMESTIC LEASE approvals range between \$12K and \$14K per unit per year with OSD approved inflation added per year. Thirty eight of the Recruit and ROTC leases exceed \$12K per year and details of each new or renewed lease is approved by Congress.

• HIGH COST FOREIGN LEASE criteria differs from domestic. Adjusted cost cap for overseas leases is determined by multiplying \$20K times the FY 88 exchange rate divided by the FY 03 exchange rate. Leases exceeding this cap are defined as HIGH COST and are part of the number of high cost leases allowed.

• * STATE DEPARTMENT pool leases do not count against the total number of high cost leases allowed.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

DEPARTMENT OF THE AIR FORCE
 MILITARY FAMILY HOUSING
 FISCAL YEAR 2005 BUDGET REQUEST

FAMILY HOUSING, DEPARTMENT OF THE AIR FORCE SECTION 801 FAMILY HOUSING SUMMARY (Dollars In Thousands)									
FY 2005									
LOCATION	NO. OF UNITS	DATE OF AWARD	DATE OF FULL OCCUP	FY03 UNITS	FY03 COSTS	FY04 UNITS	FY04 COSTS	FY05 UNITS	FY05 COSTS
Hanscom AFB, MA	163	SEP 85	OCT 87	163	\$2,815	163	\$2,762	163	\$2,912
Goodfellow AFB, TX	200	SEP 86	JAN 88	200	\$2,100	200	\$2,142	200	\$2,164
Andrews AFB, MD	828	AUG 91	OCT 95	828	\$11,457	828	\$12,002	828	\$12,362
Hurlburt AFB, FL	300	JAN 91	SEP 92	300	\$4,724	300	\$3,993	300	\$4,065
Travis AFB, CA	300	SEP 89	AUG 91	300	\$5,104	300	\$4,872	300	\$5,018
Eielson AFB, AK	666	SEP91	JAN 96	666	\$16,669	666	\$16,849	666	\$17,028
Ellsworth AFB, SD	1,028	AUG 89	JUN 91	1,028	\$14,261	1,028	\$14,126	1,028	\$13,157
Cannon AFB, NM	350	JUN 91	AUG 93	350	\$4,730	350	\$3,717	350	\$2,705
ANNUAL REQUIREMENT	3,835	N/A	N/A	3,835	61,860	3,835	60,463	3,835	59,411
GRAND TOTAL FH-4B	3,835	N/A	N/A	3,835	61,860	3,835	60,463	3,835	59,411

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HOUSING PRIVATIZATION

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

HOUSING PRIVATIZATION

Overview: The Air Force has, to date, awarded 7 projects and has 29 additional projects scheduled through FY05 that will privatize approximately 40,000 units. The FY05 budget was reduced by \$5.4M from the previous year but still supports Air Force efforts to accelerate its program to eliminate inadequate housing. To accomplish the overall goal, we project that an additional six installations will need to be privatized.

Status of Awarded Projects:

AWARDED HOUSING PRIVATIZATION PROJECTS					
Base	Lackland AFB	Dyess AFB	Robins AFB	Elmendorf AFB (PH1)	Wright-Patterson AFB (PH1)
Location (City and State)	San Antonio, TX	Abilene, TX	Warner Robins, GA	Anchorage, AK	Dayton, OH
Award Date	Aug-98	Sep-00	Sep-00	Mar-01	Aug-02
Total # of privatized units	420	402	670	828	1536
Type of Deal (debt, equity)	Debt W/ Guarantee	Debt	Debt W/ Guarantee	Debt W/ Guarantee	Debt W/ Guarantee
Construction Status	Complete	Complete	Complete	Complete	28 of 789 new complete; demolition 47%, renovation 67%
Est Construction Complete	Nov-01	Sep-02	Jun-02	Sep-03	Aug-06

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AWARDED HOUSING PRIVATIZATION PROJECTS					
Base	Kirtland AFB	Patrick AFB			
Location (City and State)	Albuquerque, NM	Cocoa Beach, FL			
Award Date	Apr-03	Oct-03			
Total # of privatized units	1,078	552			
Type of Deal (debt, equity)	Debt W/ Guarantee	Equity			
Construction Status	Demolition 77% complete; construc'n notice to proceed Dec-03	Construction underway			
Est Construction Complete	Jun-06	Apr-05			

Projects Included in FY05 Budget Request:

NOTE: Details on the FY05 Privatization projects are provided in the Family Housing Post Acquisition section of this submission

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Housing Privatization: This program provides for all MFH O&M funded costs related to privatization. The Air Force pursues privatization ventures to transfer operation and maintenance responsibility to the private sector where cost effective. Accelerated revitalization of housing assets is the biggest benefit from privatization.

	(\$ in Thousands)
1. FY 2004 President's Budget:	\$44,536
2. Congressional Adjustments:	
a. Targeted Cut	None
b. Across-the-Board Reduction	None
3. FY 2004 Appropriated Amount:	\$44,536
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2004 Current Estimate	\$44,536
10. Price Growth:	
a. Inflation	N/A
b. Foreign Currency Fluctuation Rate Adjustment	N/A
11. Functional Program Transfer:	None
12. Program Increases:	None

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FISCAL YEAR 2005 BUDGET REQUEST

13.	Program Decreases:	
	a. FHIF Funding Adjustment	-\$300
	b. Reduced program requirements	-\$5,132
14.	FY 2005 Budget Request:	\$39,104

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

Executive Summary:

The Air Force requests \$39,104K in the FY05 Budget Request for Housing Privatization. These funds are required for Air Force Center for Environmental Excellence (AFCEE), MAJCOMs and installations to execute 55 privatization initiatives identified in the Family Housing Master Plan or currently undergoing a privatization feasibility study. This includes four additional projects identified for FY05 since the FY04 budget request. The funds are programmed for 1) project concept development, 2) request for proposal development and project solicitation, 3) project construction oversight for local and federal code compliance, 4) on-going portfolio management, and 5) MAJCOM and base specific project management support.

Typically, about \$3.5M is required during the life of the project to execute each privatization initiative. This includes \$1.3M in consultant fees and environmental studies required for initial concept development (\$225K), and RFP development, solicitation and award (\$1.1M). The remaining \$2.2M per project is for construction oversight at the installation (\$900K), yearly in-house manpower expenses at AFCEE (\$120K), the dedicated manpower expenses at the bases and MAJCOMs (\$1.1M), and portfolio management services (\$50K).

Requested Detail:

Concept Development: AFCEE uses five privatization support contractors (PSCs), eight civilian, three military and two contract in-house program managers to team with MAJCOM and base personnel to “design” a privatization project concept that identifies and analyzes the project resources available or needed to produce an economically feasible project. Based on the current execution schedule, we have \$2.4M programmed in FY05 for six FY06 projects added by FY04 Family Housing Master Plan and projections from the current feasibility study.

Solicitation: AFCEE, using PSCs and their in-house project team (engineers, lawyer, financial manager and acquisition personnel), works with the MAJCOMs and installations to develop and issue project solicitations. These developer responses are then evaluated through a two-step process. First, the number of submitting developers is narrowed based upon an evaluation of qualifications to no more than five. The remaining contractors then provide a detailed technical and financial proposal. These proposals are evaluated and a contract award is made. We have programmed \$12.7M in FY05 for projects that will be in the solicitation stage in this fiscal year.

Construction Inspection/Oversight: Once a deal is awarded, MAJCOMs and installations provide supervision and inspection oversight of the developer’s construction. The Air Force and DoD have a vested interest in these privatization projects (loans, loan guarantees, land leases) and the oversight ensures the Air Force receives top-quality housing for military members that

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
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complies with state and local construction codes. AFCEE assists the MAJCOMs and each base to provide construction oversight as the contractor accomplishes housing construction or revitalization. We have programmed \$6.0M in FY05 for projects that will be in this stage during this fiscal year.

Portfolio Management: Long-term project oversight is key to ensuring the Air Force continues to receive quality housing from the privatization contractors. The Air Force has selected an industry leader in this field to assist AFCEE's four personnel and the installations by providing on-going program oversight for the length of the initiatives -- generally 50 years. In this capacity, the portfolio manager oversees the financial and managerial aspects of the deal to ensure loan payments are met, escrow and **lockbox** accounts are established and funded, and management is providing quality service to our members. This oversight will identify any projects that are in difficulty and implement corrective measures to preclude project failure. We have programmed \$7.2M in FY05 to accomplish this essential oversight.

Base/MAJCOM POCs: Executing a housing privatization initiative is manpower intensive yet MAJCOMs and bases have not been allocated additional manpower. To date, existing staffs have been overburdened because of the need to continue existing housing operations workload while providing support to the development of the privatization initiatives. A central point of contact is needed at each installation to coordinate all activities associated with the privatization effort from the beginning of concept development through construction and moving service members and their families into the units. Large projects or joint ventures with another military service will require an additional position to support the expected coordination and correlation workload. One base-level manpower position is programmed spanning the time from two years before project award until construction completion for each project under 1,000 units and two for any project over 1,000 units or projects that involve more than one service. Also, one position has been programmed for each of the MAJCOMs until their projects are awarded. \$10.8M has been programmed in FY05 for 59 positions.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

AIR FORCE FAMILY HOUSING PRIVATIZATION							
Year of Notification	Installation	Total # of Units (End state totals)	Notify Congress (Solicitation)	Notify Congress (Selection)	Deal Closing/ Contract Award	Funding (000)	Authorities
FY98	Lackland AFB, TX	420	Sep-96	May-98	Aug-98	\$21,300	1,6,8,9,10
	Robins AFB, GA	670	Oct-98	Jun-00	Sep-00	\$12,800	1,6,8,9,10
FY99	Dyess AFB, TX	402	Jun-99	Aug-00	Sep-00	\$19,900	1,8,9,10
	Elmendorf AFB, AK	828	Jan-00	Aug-00	Mar-01	\$23,500	1,6,9,10
	Kirtland AFB, NM	1,078	Aug-00	Sep-02	Apr-03	\$24,220	1,6,9,10
	Patrick AFB, FL	552	Mar-01	Sep-02	Oct-04	\$0	3,6
	Dover AFB, DE	980	Mar-04	(Dec 04)	(Mar 05)	\$12,500	1,6,8,9,10
FY00	Wright Patterson AFB, OH	1,536	Feb-01	May-02	Aug-02	\$10,800	1,6,8,9,10
FY01	Moody AFB, GA	606	Aug-02	Sep-03	(Mar-04)	\$9,741	1,6,8,9,10
	Little Rock AFB, AR	1,200	Apr-02	Dec-03	(Mar-04)	\$6,800	1,6,8,9,10
	Offutt AFB, NE	2,255	Sep-02	(Feb 04)	(Mar-04)	\$13,852	1,6,8,9,10
	Hill AFB, UT	1,018	Aug-02	(May 04)	(Jul-04)	\$10,850	1,6,8,9,10
FY02	Barksdale AFB, LA	432	(Jun 04)	(Feb 05)	(Mar 05)	\$7,200	1,6,8,9,10
	Beale AFB, CA	1,344	Sep-02	(Feb-04)	(Apr-04)	\$6,700	1,6,8,9,10
	Buckley AFB, CO	351	Sep-02	Dec-03	(Mar-04)	\$17,600	1,6,8,9,10
	Elmendorf AFB II, AK	1,194	Dec-03	(Apr 04)	(Jun 04)	\$37,800	1,6,8,9,10
	Hickam AFB, HI	1,356	Mar-04	Aug-04	(Feb 04)	\$4,200	1,6,8,9,10
	Lackland AFB II, TX	653	(Jun 04)	(Dec 04)	(Mar 05)	\$21,600	1,6,8,9,10
	Langley AFB, VA	1,182	(Jun 04)	(Feb 05)	(Mar 05)	\$12,500	1,6,8,9,10
	McGuire AFB/Ft Dix, NJ	2,592	Mar-04	(Jan 05)	(Apr 05)	\$24,700	1,6,8,9,10
	Nellis AFB, NV	1,178	Oct-03	(May 04)	(Aug 04)	\$5,400	1,6,8,9,10
	FY03	Hanscom AFB, MA	784	Jul-03	Jan 04	(Mar 04)	\$0
Maxwell AFB, AL		614	(Jan-03)	(Sep-03)	(Nov-03)	\$0	6,9,10
Cannon AFB, NM		1,246	May-04	(Feb 04)	(Apr-04)	\$6,100	1,6,8,9,10
FY04	F.E. Warren AFB, WY	265	Sep-02	(May-03)	(Jun-03)	\$5,339	1,6,9,10*
	Shaw AFB, SC	1,491	Sep-04	(Mar 04)	(May 04)	\$12,500	1,6,9,10*
	Altus AFB, OK	726	(Jun 04)	(Dec 04)	(Mar 05)	\$3,063	1,6,9,10*
	Elgin/Hurlburt AFB, FL	2,155	(Feb 04)	(Jan 05)	(Mar 05)	\$60,300	1,6,8,9,10*
	Luke AFB, AZ	425	(Jun 04)	(Dec 04)	(Mar 05)	\$5,000	1,6,8,9,10*
	Tinker AFB, OK	858	(Feb 04)	(Oct 04)	(Dec 04)	\$14,200	1,6,8,9,10*
	Sheppard AFB, TX	910	(Jun 04)	(Dec 04)	(Mar 05)	\$17,565	1,6,8,9,10*
FY05	Wright Patterson II AFB, OH	496	(Mar 04)	(Jun 04)	(Aug 04)	\$13,000	1,6,8,9,10*
	Holloman AFB, NM	1,506	(Mar 04)	(Sep 04)	(Nov 04)	\$24,448	1,6,8,9,10*
	Columbus AFB, MS	122	(Oct 04)	(Jun 05)	(Aug 05)	\$0	1,6,8,9,10*
	Kessler AFB, MS	1,682	(Oct 04)	(Jun 05)	(Aug 05)	\$35,848	1,6,8,9,10*
	Fairchild AFB, WA	596	(Dec 04)	(Sep 05)	(Dec 05)	\$17,100	1,6,8,9,10*
	Scott AFB, IL	1,591	(Jul 04)	(May 05)	(Aug 05)	\$5,000	1,6,8,9,10*
	Tyndall AFB, FL	934	(Oct 04)	(Jun 05)	(Aug 05)	\$0	1,6,8,9,10*

AUTHORITIES

- 1) 2873 'Direct Loans and Loan Guarantees'
- 2) 2874 'Leasing of Housing to Be Constructed'
- 3) 2875 'Investments in Nongovernmental Entities'
- 4) 2876 'Rental Guarantees'
- 5) 2877 'Differential Lease Payments'
- 6) 2878 'Conveyance or Lease of Existing Property and Facilities'
- 7) 2879 'Interim Leases'
- 8) 2880 'Unit Size and Type'
- 9) 2881 'Ancillary Supporting Facilities'
- 10) 2882 'Assignment of Members of the Armed Forces to Housing Units'
- 11) 2883 'Department of Defense Housing Funds'

* Authorities May be Subject to Change as Project is Defined.

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DEBT PAYMENTS

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

DEBT PAYMENT

Program (in Thousands)

FY 2005 Program \$38

FY 2004 Program \$37

Purpose and Scope

The Debt Payment program continues in name only, as the last of the Capehart and Wherry mortgages were liquidated in FY 1989. This program covers payment of Servicemen's Mortgage Insurance Premiums to the FHA for mortgages assumed by active military personnel prior to FY 1980.

Program Summary - Highlights

Request authorization for the appropriation of \$38,000 for FY 2005. No additional budget authority is required for mortgages as noted above.

Servicemen's Mortgage Insurance Premiums

Servicemen's Mortgage Insurance Premiums, Section 124, Public Law 560, 83rd Congress, The Housing Act of 1954, aids in providing homes for members of the Armed Forces of the United States and their families with FHA mortgage insurance, especially designed to assist members in financing the construction or purchase of homes.

This program was discontinued through Public Law 93-130 (Military Construction Appropriation Act, 1980), which allowed coverage only on existing mortgages. The amount needed to continue funding premiums on mortgages existing prior to FY 1980 continues to slowly decrease, adjusted for inflation. The program for FY 2005 is as follows:

<u>Fiscal Year</u>	<u>Number</u>	<u>Average Payment/Yr</u>	<u>Amount (\$000)</u>
2005	2	\$70	\$38
2004	2	\$70	\$37

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FOREIGN CURRENCY EXCHANGE DATA

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2005 BUDGET REQUEST

FOREIGN CURRENCY EXCHANGE DATA
(\$ in Thousands)

Country	Local Currency	FY 2003		FY 2004		FY:2005	
		Approved Exchange Rates	\$ U.S. Requiring Conversion	Approved Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion
Denmark	Krone	9.2304	\$138)	7.7996	\$166	7.7996	\$161
European Comm	Euro	1.2403	\$73,170	1.0314	\$61,790	1.0314	\$78,695
Japan	Yen	135.4401	\$45,290	125.4900	\$47,779	125.4900	\$36,691
Norway	Krone	9.8383	\$54	7.6394	\$56	7.6394	\$8
Singapore	Dollar	2.0027	\$3,408	1.8037	\$3,151	1.8037	\$3,534
South Korea	Won	1,378.0404	\$2,447	1,255.0000	\$2,461	1,255.0000	\$2,826
Turkey	Lira	1,626,414.0000	\$3,851	1,694,915.0000	\$3,691	1,694,915.0000	\$3,890
United Kingdom	Pound	0.7725	\$32,011	0.6517	\$36,787	0.6517	\$38,269
Total			\$160,369		\$155,881		\$164,074

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