



Department of the Air Force

Military Family Housing

Fiscal Year (FY) 2007

Budget Estimates

Justification Data Submitted to Congress

February 2006

FAMILY HOUSING

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 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 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 Air Force recognizes that we rely on the local community and privatized housing to provide 70 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.

DoD developed a new Housing Requirements and Market Analysis (HRMA) process to determine the housing requirements in 2003. As a result, the Air Force conducted HRMAs for all installations in 2003/2004 and updated in 2005 to reflect new market condition. The on-base housing requirements were reduced and surplus housing identified. The Air Force established policy and strategy to dispose of the unneeded surplus housing through Military Construction (MILCON), privatization, conveyance, transfer, conversions and demolition. This budget request reflects the implementation of our surplus housing policy and strategy.

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.

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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.

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PROGRAM ASSESSMENT

Defense Housing

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

PERFORMING

Moderately Effective

- **The purpose of the program is clearly defined - - to provide quality housing for our service members.**
- **The program has clear and ambitious goals.** At the end of 2005, DoD had eliminated over 85,000 inadequate units, fewer than projected. At the end of 2005, DoD owned approximately 88,000 inadequate housing units, higher than was projected. DoD continues to address the unique challenges of bringing private and public sectors together to meet the goals of the program.
- **DoD should reduce the federal role by privatizing more government-owned housing.** DoD has reduced the federal role in housing by increasing allowances - - by eliminating service member's average out-of-pocket expenses for housing.

We are taking the following actions to improve the performance of the program:

- Working toward meeting yearly targets so that DoD can eliminate all inadequate housing by 2007.
- Privatizing government-owned housing, where feasible, so that military service members and their families can live in quality housing and reduce the role of government in housing.
- [Details and Current Status of this program assessment.](#)
- [How all Federal programs are assessed.](#)
- [Learn more about Defense Housing.](#)

Family Housing 2002-2011
Summary of Inadequate unit Elimination

	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011
Beginning Fiscal Year Inventory	103,883	100,432	97,924	93,204	84,254	58,732	35,458	35,206	35,206	35,260
Adequate Inventory	35,309	39,560	40,649	41,714	42,095	38,320	32,503	34,859	35,206	35,260
Inadequate Inventory	66,023	60,872	57,275	51,490	42,159	20,412	2,955	347	0	0
Percent Inadequate	63%	61%	58%	55%	50%	35%	8%	1%	0%	0%
Budget Impact*										
Inadequate Reduced	5,151	3,597	5,785	9,331	21,747	17,457	2,608	1,446	581	576
MILCON/O&M	2,263	1,534	2,036	1,249	4,780	3,922	2,358	1,446	524	576
Privatization	2,863	1,573	2,673	6,203	14,389	10,986	0	0	0	0
Demolition/Divestiture	25	490	1,076	1,879	2,578	2,549	250	0	57	0
Adequate Units Privatized	561	211	1,082	985	8,259	7,549	0	0	0	0
Estimated EOY Inadequate Units	60,872	57,275	51,490	42,159	20,412	2,955	347	0	0	0
Estimated EOY Total Inventory	100,432	97,924	93,204	84,254	58,732	35,458	35,206	35,206	35,260	35,362

Air Force Inadequate Family Housing Units Eliminated in FY2002

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2002			103,883	66,023	
FY2002 traditional construction, improvement, and O&M projects to eliminate inadequate units					2,011
PACAF	Improve Hsg	Andersen	1,390	332	112
AMC	Replace Hsg	Andrews	2,077	1,629	
11th WG	Improve Hsg	Bolling	1,400	839	
11th WG	Replace Hsg	Bolling			
AMC	Improve Hsg	Charleston	1,348	785	178
AMC	Replace Hsg	Dover	1,512	276	
ACC	Replace Hsg	Ellsworth	1,008	603	78
AMC	Improve Hsg	Grand Forks	1,489	1,128	181
PACAF	Replace Hsg	Hickam	2,560	1,490	
PACAF	Improve Hsg	Kadena	8,162	3,583	108
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,019	3,307	407
USAFE	Replace Hsg	Lajes Field	468	256	64
ACC	Replace Hsg	Langley	1,512	226	
ACC	Improve Hsg	Langley			
AETC	Replace Hsg	Luke	1,008	645	
USAFE	Improve Hsg	RAF Croughton	270	185	158
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall	1,406	1,183	156
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall			31
USAFE	Improve Hsg	RAF Molesworth	389	147	119
USAFE	Improve Hsg	Spangdahlem	1,130	800	138
AMC	Replace Hsg	Travis	1,103	920	
AMC	Improve Hsg	Travis			
PACAF	Improve Hsg	Yokota	2,709	1,072	281
Privatization projects executed to eliminate inadequate housing			-3,424		2,863
AFMC	Privatize Hsg	Brooks City Base	-170		170
AFMC	Privatize Hsg	Wright-Patterson	-1,732		1,379
AETC	Privatize Hsg	Lackland	-272		272
ACC	Privatize Hsg	Dyess	0		0
AFMC	Privatize Hsg	Robins	-666		666
PACAF	Privatize Hsg	Elmendorf	-584		376
Units demolished/otherwise permanently removed from family housing inventory			-25		25
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-25		25

Air Force Inadequate Family Housing Units Eliminated in FY2002

Projects added by Congress in previous FY			0		252
AMC	Improve Hsg	Charleston			32
ACC	Replace Hsg	Mt Home			56
ACC	Improve Hsg	Whiteman			164
Deficit Construction projects			0		0
Units at end of FY2002			100,434	60,872	5,151
	Different from Beginning amount by =		-3,449	-5,151	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2003

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2003			100,434	60,872	
FY2003 traditional construction, improvement, and O&M projects to eliminate inadequate units					1,459
PACAF	Improve Hsg	Andersen	1,390	444	112
AMC	Replace Hsg	Andrews	2,077	1,427	
AMC	Replace Hsg	Dover	1,548	924	
ACC	Replace Hsg	Dyess	992	808	85
ACC	Replace Hsg	Ellsworth	1,008	525	22
AMC	Replace Hsg	Grand Forks	1,489	947	150
PACAF	Replace Hsg	Hickam	2,660	1,056	
ACC	Replace Hsg	Holloman	1,440	904	
PACAF	Improve Hsg	Kadena	8,162	3,475	124
USAFE	Replace Hsg	Kaiserslautern / Ramstein	5,019	2,900	19
USAFE	Improve Hsg	Kaiserslautern / Ramstein			376
ACC	Improve Hsg	Langley	1,512	156	
AETC	Replace Hsg	Luke	874	668	
AMC	Replace Hsg	MacDill	794	591	
AFSPC	Replace Hsg	Malmstrom	1,406	1,027	18
ACC	Replace Hsg	Minot	2,387	1,540	214
ACC	Replace Hsg	Mountain Home	1,530	1,052	95
PACAF	Construct Hsg	Osan	123	0	0
AFSPC	Improve Hsg	Peterson	493	208	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	662	96
AETC	Replace Hsg	Randolph	1,103	802	
ACC	Replace Hsg	Seymour Johnson	1,689	1,258	126
AMC	Replace Hsg	Travis	2,428	1,212	
AFA	Replace Hsg	USAF Academy	1247	845	
AFA	Improve Hsg	USAF Academy			
AETC	Replace Hsg	Vance	230	230	
ACC	Replace Hsg	Whiteman	1,129	715	22

Air Force Inadequate Family Housing Units Eliminated in FY2003

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Privatization projects executed to eliminate inadequate housing			-1,784		1,573
AFMC	Privatize Hsg	Kirtland	-1,784		1,573
Units demolished/otherwise permanently removed from family housing inventory			-840		490
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-840		490
Projects added by Congress in previous FY			0		75
ACC	Replace Hsg	Whiteman			75
Deficit Construction projects			114		0
PACAF	Construct Hsg	Osan	112		
AFSPC	Construct Hsg	Peterson	2		
Units at end of FY2003			97,924	57,275	3,597
		Different from Beginning amount by =	-2,510	-3,597	
NOTES:					
1. Bases without projects are not shown.					

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			97,924	57,275	
FY2004 traditional construction, improvement, and O&M projects to eliminate inadequate units				22,657	2,036
PACAF	Improve Hsg	Andersen	1,390	332	165
AMC	Replace Hsg	Andrews	1,536	995	
ACC	Replace Hsg	Davis-Monthan	1,256	1,028	
ACC	Replace Hsg	Dyess	992	723	116
ACC	Replace Hsg	Ellsworth	1,008	818	75
AMC	Replace Hsg	Grand Forks	1,489	1,098	144
USAFE	Replace Hsg	Incirlik (Note 2)	900	900	
PACAF	Improve Hsg	Kadena	8,162	5,601	122
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,270	2,784	182
USAFE	Replace Hsg	Lajes Field	468	196	42
AFSPC	Improve Hsg	Los Angeles	645	546	
AFSPC	Replace Hsg	Malmstrom	1,406	884	94
ACC	Replace Hsg	Minot	2,387	1,347	200
PACAF	HN Replace	Misawa	2,256	292	120
ACC	Replace Hsg	Mountain Home	1,492	1,171	186
PACAF	Construct Hsg	Osan	123	0	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	648	89
ACC	Replace Hsg	Seymour Johnson	1,583	1,170	138
USAFE	Improve Hsg	Spangdahlem (Note 2)	1,604	374	
ACC	Replace Hsg	Whiteman	1,129	656	100
PACAF	Improve Hsg	Yokota	2,540	1,094	263

Air Force Inadequate Family Housing Units Eliminated in FY2004

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Privatization projects executed to eliminate inadequate housing (Program Year)			-3,755		2,673
PACAF	Privatize Hsg	Elmendorf II	-960		434
AFSPC	Privatize Hsg	Buckley	0		0
AETC	Privatize Hsg	Little Rock	-1,535		1201
AFSOC	Privatize Hsg	Moody	-300		78
AFSPC	Privatize Hsg	Patrick	-960		960
Units demolished/otherwise permanently removed from family housing inventory			-1,076		1,076
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-1,076		1,076
USAFE	Demolish	Ramstein	-1,076		1,076
Projects added by Congress in previous FY			0		0
Deficit Construction projects			111		0
PACAF	Construct Hsg	Osan	111		
Units at end of FY2004			93,204	51,490	5,785
Different from Beginning amount by =			-4,720	-5,785	
NOTES:					
1. Bases without projects are not shown.					

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			93,204	51,490	
FY2005 traditional construction, improvement, and O&M projects to eliminate inadequate units (Note 1)					1,249
PACAF	Improve Hsg	Kadena	8,162	5,479	132
USAFE	Replace Hsg	Kaiserslautern / Ramstein	4,194	1,526	144
AFSPC	Replace Hsg	Malmstrom	1,413	898	115
ACC	Replace Hsg	Minot	2,095	1,285	142
ACC	Replace Hsg	Mountain Home	1,492	978	147
PACAF	Construct Hsg	Osan	235	0	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,137	544	154
ACC	Replace Hsg	Seymour Johnson	1,583	1,061	167
ACC	Replace Hsg	Whiteman	1,085	540	160
PACAF	Improve Hsg	Yokota	2,540	1,006	88
Privatization projects executed to eliminate inadequate housing			-7,188		6,203
AMC	Privatize Hsg	Dover	-1,548		1,262
AFMC	Privatize Hsg	Hanscom	-687		575
PACAF	Privatize Hsg	Hickam	-1,356		1356
AFMC	Privatize Hsg	Hill	-1141		703
ACC	Privatize Hsg	Offutt	-2,456		2,307
Units demolished/otherwise permanently removed from family housing inventory			-1,879		1,879
Projects added by Congress in previous FY			0		0
Deficit Construction projects			117		0
PACAF	Construct Hsg	Osan	117		0
Units at end of FY2005			84,254	42,159	9,331
Different from Beginning amount by =			-8,950	-9,331	
NOTES:					
1. Bases without projects are not shown.					

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			84,254	42,159	
FY2006 traditional construction, improvement, and O&M projects to eliminate inadequate units (Note 1)					4,780
AFMC	Improve Hsg	Arnold	36	36	16
AMC	Replace Hsg	Charleston	1,276	560	10
ACC	Replace Hsg	Dyess	992	607	190
AFMC	Replace Hsg	Edwards	1,367	644	226
PACAF	Replace Hsg	Eielson	1,110	631	92
ACC	Replace Hsg	Ellsworth	866	616	60
AMC	Replace Hsg	Grand Forks	1,465	888	150
USAFE	Replace Hsg	Incirlik	900	900	100
USAFE	Improve Hsg	Incirlik			235
AETC	Replace Hsg	Keesler	1,866	1,568	1,067
PACAF	Improve Hsg	Kadena	8,164	5,347	570
USAFE	Replace Hsg	Kaiserslautern / Ramstein	4,144	1,332	101
USAFE	Improve Hsg	Kaiserslautern / Ramstein			16
USAFE	Improve Hsg	Lajes Field	458	150	150
AFSPC	Replace Hsg	Malmstrom	1,413	783	296
AMC	Improve Hsg	McConnell			3
ACC	Replace Hsg	Minot	2,045	1,143	223
PACAF	Improve Hsg	Misawa	2,221	1,106	281
USAFE	Improve Hsg	Moron	36	34	34
ACC	Replace Hsg	Mountain Home	1,365	704	194
ACC	Improve Hsg	Mountain Home			12
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,137	390	107
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall			10
ACC	Replace Hsg	Seymour Johnson	1,563	894	255
USAFE	Improve Hsg	Spangdahlem	1,514	270	79
ACC	Replace Hsg	Whiteman	1,085	380	111
PACAF	Improve Hsg	Yokota	2,540	918	192
Privatization projects executed to eliminate inadequate housing			-22,648		14,389
AETC	Privatize Hsg	Altus	-966		406
ACC	Privatize Hsg	Barksdale	-729		426
ACC	Privatize Hsg	Beale	-1,444		1,246
11th WG	Privatize Hsg	Bolling	-1,343		839
ACC	Privatize Hsg	Davis-Monthan	-1,256		935
AFMC	Privatize Hsg	Eglin	-2359		1197
PACAF	Privatize Hsg	Hickam	-1,306		1,236
ACC	Privatize Hsg	Holloman	-1,440		803
AFSOC	Privatize Hsg	Hurlburt	-380		69
AETC	Privatize Hsg	Lackland	-564		564
ACC	Privatize Hsg	Langley	-1,512		1,112
ACC	Privatize Hsg	Luke	-874		528
AMC	Privatize Hsg	McGuire	-1,882		1,420

Air Force Inadequate Family Housing Units Eliminated in FY2006

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
ACC	Privatize Hsg	Nellis	-1,313		900
AMC	Privatize Hsg	Scott	-1,426		420
AETC	Privatize Hsg	Sheppard	-1192		626
USAFA	Privatize Hsg	USAFA	-1,210		820
AETC	Privatize Hsg	Tyndall	-934		546
AFMC	Privatize Hsg	Wright-Patterson II	-518		296
Units demolished/otherwise permanently removed from family housing inventory			-3,174		2,578
AETC	Demolition	Keesler	-799		501
Projects added by Congress in previous FY			0		0
Deficit Construction projects			300		0
PACAF	Acquisition	Eielson	300		
Units at end of FY2006			58,732	20,412	21,747
Different from Beginning amount by =			-25,522	-21,747	
NOTES:					
1. Bases without projects are not shown.					
2. Goodfellow is privatization deficit construction					

Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2007			58,732	20,412	
FY2007 traditional construction, improvement, and O&M projects to eliminate inadequate units					3,922
AFMC	Improve Hsg	Arnold	36	20	20
ACC	Replace Hsg	Dyess	992	417	199
PACAF	Replace Hsg	Eielson	1,110	539	129
PACAF	Improve Hsg	Eielson			264
AMC	Replace Hsg	Grand Forks	1,297	420	
PACAF	Improve Hsg	Kadena	8,164	4,777	511
USAFE	Replace Hsg	Kaiserslautern / Ramstein	3,874	937	101
USAFE	Improve Hsg	Kaiserslautern / Ramstein			19
AFSPC	Replace Hsg	Malmstrom	1,413	487	493
ACC	Improve Hsg	Minot			156
ACC	Replace Hsg	Minot	1,889	770	575
PACAF	Improve Hsg	Misawa	2,221	825	313
ACC	Replace Hsg	Mountain Home	1,330	463	457
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,137	267	74
ACC	Replace Hsg	Seymour Johnson	1,469	545	56
ACC	Improve Hsg	Seymour Johnson			134
USAFE	Replace Hsg	Spangdahlem	1,505	182	60
ACC	Replace Hsg	Whiteman	1,071	255	116
ACC	Improve Hsg	Whiteman			59
PACAF	Improve Hsg	Yokota	2,540	726	186
Privatization projects executed to eliminate inadequate housing (Program Year)			-18,535		10,986
AMC	Privatize Hsg	Andrews	-1,384		554
ACC	Privatize Hsg	Cannon	-1,372		712
AETC	Privatize Hsg	Columbus	-775		545
AMC	Privatize Hsg	Fairchild	-1333		776
AFSPC	Privatize Hsg	FE Warren	-831		621
AETC	Privatize Hsg	Goodfellow	-98		96
AETC	Privatize Hsg	Laughlin	-558		58
AFSPC	Privatize Hsg	Los Angeles	-638		274
AETC	Privatize Hsg	Maxwell	-968		361
AMC	Privatize Hsg	McChord	-983		498
AMC	Privatize Hsg	McDill	-661		360
AFSPC	Privatize Hsg	Peterson	-493		360
AETC	Privatize Hsg	Randolph	-803		710
AFMC	Privatize Hsg	Robins II	-807		634
ACC	Privatize Hsg	Shaw	-1,704		1,704
AFMC	Privatize Hsg	Tinker	-730		337
AMC	Privatize Hsg	Travis	-2,428		1,046
AFSPC	Privatize Hsg	Vandenburg	-1969		1340

Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units demolished/otherwise permanently removed from family housing inventory			-4,739		2,549
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-4,739		2,549
PACAF	Demolish	Andersen	-300		164
AMC	Demolish	Charleston	-301		301
ACC	Demolish	Dyess (MILCON)	-122		122
AFMC	Demolish	Edwards (MILCON)	-137		137
ACC	Demolish	Ellsworth	-500		500
AMC	Demolish	Grand Forks (MILCON)	-92		92
AMC	Demolish	Grand Forks	-100		100
USAFE	Demolish	Kaiserslautern/Ramstein (MILCON)	-302		56
USAFE	Demolish/Transfer	Kaiserslautern/Ramstein	-598		171
ACC	Demolish	Minot (MILCON)	-117		117
ACC	Demolish	Mountain Home (MILCON)	-6		6
USAFE	Demolish	RAF Alconbury	-58		58
AFMC	Demolish	RAF Croughton	-67		31
ACC	Demolish	Seymour Johnson (MILCON)	-184		184
USAFE	Demolish	Spangdahlem (MILCON)	-12		12
USAFE	Transfer	Spangdahlem	-1,056		0
ACC	Demolish	Whiteman	-160		160
AETC	Transfer	Pope	-627		338
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2007			35,458	2,955	17,457
Different from Beginning amount by =			-23,274	-17,457	
NOTES:					
1. Bases without projects					

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			35,458	2,955	
FY2008 traditional construction, improvement, and O&M projects to eliminate inadequate units					2,358
Privatization projects executed to eliminate inadequate housing			0		0
Units demolished/otherwise permanently removed from family housing inventory			-304		250
Projects added by Congress in previous FY			0		0
Deficit Construction projects			52		0
Units at end of FY2008			35,206	347	2,608
Different from Beginning amount by =			-252	-2,608	

Air Force Inadequate Family Housing Units Eliminated in FY2009

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
		Units at the beginning of FY2009	35,206	347	
		FY2009 traditional construction, improvement, and O&M projects to eliminate inadequate units			1,446
		Privatization projects executed to eliminate inadequate housing	0		0
		Units demolished/otherwise permanently removed from family housing inventory	0		0
		Projects added by Congress in previous FY	0		0
		Deficit Construction projects	0		0
		Units at end of FY2009	35,206	0	1,446
		Different from Beginning amount by =	0	-347	
		Host Nation Replacement	2,911		

Air Force Inadequate Family Housing Units Eliminated in FY2010

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2010			35,206	0	
FY2010 traditional construction, improvement, and O&M projects to eliminate inadequate units					524
Privatization projects executed to eliminate inadequate housing			0		0
Units demolished/otherwise permanently removed from family housing inventory			-57		57
Projects added by Congress in previous FY			0		0
Deficit Construction projects			111		0
Units at end of FY2010			35,260	0	581
Different from Beginning amount by =			54	0	
Note:					
1. Kadena units will become inadequate in FY10					

Air Force Inadequate Family Housing Units Eliminated in FY2011

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
		Units at the beginning of FY2011	35,260	0	
		FY2011 traditional construction, improvement, and O&M projects to eliminate inadequate units			576
		Privatization projects executed to eliminate inadequate housing	0		0
		Units demolished/otherwise permanently removed from family housing inventory	0		0
		Projects added by Congress in previous FY	0		0
		Deficit Construction projects	102		0
		Units at end of FY2011	35,362	0	576
		Different from Beginning amount by =	102	0	
		Note:			
		1. Kadena & Yokota units will become inadequate in FY11			

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SUMMARY

DEPARTMENT OF THE AIR FORCE
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FY 2007 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2007:

<u>FUNDING PROGRAM FY 2007</u>	<u>(\$000)</u>
Construction	\$766,159
Post-Acquisition Construction	403,777
Advance Planning and Design	13,202
<u>Appropriation Request: Construction</u>	1,183,138
Operations, Utilities and Maintenance	595,876
Operating Expenses	150,328
Utilities	103,250
Maintenance	342,298
Housing Privatization	37,899
Leasing - Worldwide	121,295
Debt Payment	
Premiums for Servicemen's	1
Mortgage Insurance Coverage	
<u>Appropriation Request: O&M, Leasing, Housing Privatization and Debt Payment</u>	755,071
<u>Appropriation Request</u>	1,938,209
Reimbursement Program	11,994
<u>FY 2007 FAMILY HOUSING PROGRAM</u>	\$1,878,543

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LEGISLATIVE LANGUAGE

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

FY 2007 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>
Alaska	Eielson AFB	129 Units	\$87,414,000
Idaho	Mt. Home AFB	457 Units	\$107,800,000
Missouri	Whiteman AFB	116 Units	\$39,270,000
Montana	Malmstrom AFB	493 Units	\$140,252,000
North Carolina	Seymour Johnson AFB	56 Units	\$22,596,000
North Dakota	Minot AFB	575 Units	\$171,188,000
Texas	Dyess AFB	199 Units	\$49,215,000
Germany	Ramstein AB	101 Units	\$73,488,000
Germany	Spangdahlem AB	60 Units	\$39,294,000

DEPARTMENT OF THE AIR FORCE
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UK	RAF Lakenheath	74 Units	\$35,282,000
		Total	\$766,159,000

- (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 \$13,202,000.

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 \$403,777,000.

SEC. 2304. AUTHORIZATION OF APPROPRIATIONS, AIR FORCE

(a) IN GENERAL

(5) for Military Family Housing functions -

(A) For construction and acquisition, planning and design, and improvement of military family housing and facilities, \$1,183,138,000.

(B) For support of military family housing (including functions described in section 2833 of Title 10, United States Code), \$755,071,000.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

FY 2007 APPROPRIATION LANGUAGE

Family Housing Construction, Air Force

For expenses of family housing for the Air Force for construction, including acquisition, replacement, addition, expansion, extension and alteration, as authorized by law, \$1,183,138,000, to remain available until September 30, 2011.

Family Housing Operation and Maintenance, Air Force

For expenses of family housing for the Air Force for operation and maintenance, including debt payment, leasing, minor construction, principal and interest charges, and insurance premiums, as authorized by law, \$755,071,000.

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NEW CONSTRUCTION

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
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FY 2007 NEW/CURRENT MISSION ACTIVITIES

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

<u>LOCATION</u>	<u>MISSION</u>	<u>NUMBER OF UNITS</u>	<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
<u>REPLACEMENT HOUSING</u>			
Eielson AFB, AK	Current	129	\$87,414
Mt Home AFB, ID	Current	457	\$107,800
Whiteman AFB, MO	Current	116	\$39,270
Malmstrom AFB, MT	Current	493	\$140,252
Seymour Johnson AFB, NC	Current	56	\$22,956
Minot AFB, ND	Current	575	\$171,188
Dyess AFB, TX	Current	199	\$49,215
Ramstein AB, Germany	Current	101	\$73,488
Spangdahlem AB, Germany	Current	60	\$39,294
RAF Lakenheath, UK	Current	74	\$35,282

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

<u>SUMMARY:</u>	<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
NEW MISSION TOTAL	\$ 0
CURRENT MISSION TOTAL	\$766,159
IMPROVEMENTS	\$403,777
PLANNING AND DESIGN	<u>\$13,202</u>
GRAND TOTAL	\$1,183,138

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

FY 2007 NEW CONSTRUCTION

Program (In Thousands)

FY 2007 Program \$766,159

FY 2006 Program \$956,231

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 2,260 units.

A summary of the funding program for FY 2007 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>
REPLACEMENT HOUSING			
Eielson AFB, AK	Current	129	\$87,414
Mt Home AFB, ID	Current	457	\$107,800
Whiteman AFB, MO	Current	116	\$39,270
Malmstrom AFB, MT	Current	493	\$140,252
Seymour Johnson AFB, NC	Current	56	\$22,956
Minot AFB, ND	Current	575	\$171,188
Dyess AFB, TX	Current	199	\$49,215
Ramstein AB, Germany	Current	101	\$73,488
Spangdahlem AB, Germany	Current	60	\$39,294
RAF Lakenheath, UK	Current	74	\$35,282

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

<u>AUTHORIZATION</u>	<u>Requested Amount (\$000)</u>
NEW MISSION TOTAL	\$ 0
CURRENT MISSION TOTAL	\$766,159
IMPROVEMENTS	\$403,777
PLANNING AND DESIGN	<u>\$13,202</u>
GRAND TOTAL	\$1,183,138

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION EIELSON AIR FORCE BASE ALASKA				COMMAND PACIFIC COMMAND			5. AREA CONST COST INDEX 2.13			
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 04	425	3845	945	0	0	0	1	1	
END FY 2009	414	3715	773	0	0	0	1	1	0	4,904
7. INVENTORY DATA (\$000)										
Total Acreage: 19,940										
Inventory Total as of : (30 Sep 04)										3,244,655
Authorization Not Yet in Inventory:										41,000
Authorization Requested in this Program:										87,414
Authorization Included in the Following Program: (FY 2008)										0
Planned in Next Three Years Program:										10,532
Remaining Deficiency:										272,865
Grand Total:										3,656,466
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2007)										
CATEGORY		PROJECT TITLE		SCOPE		COST \$,000		DESIGN START		STATUS CMPL
CODE										
711-142		Replace Military Family Housing		129 UN		87,414		Nov-05		Sep-06
9a. Future Projects: Included in the Following Program (FY 2008)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY09-11)										
711-142		Construct Military Family Housing		18 UN		10,532				
9c. Real Property Maintenance Backlog This Installation										1,102
10. The host fighter wing supports an F-16 squadron, an A/OA-10 squadron, and a training squadron which conducts COPE THUNDER exercises. The installation also hosts an Air National Guard air refueling squadron (KC-135) and a training group which conducts arctic survival training.										

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA				2. DATE	
3. INSTALLATION AND LOCATION EIELSON AIR FORCE BASE, ALASKA				4. PROJECT TITLE REPLACE FAMILY HOUSING			
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER FTQW054801		8. PROJECT COST (\$000) \$87,414	
9. COST ESTIMATE							
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)		
Military Family Housing					50,773		
Dwellings		UN	129	393,589	(50,773)		
Support Costs:					27,397		
Site Improvements		LS			(3,848)		
Landscaping		LS			(1,288)		
Utility Mains		LS			(14,582)		
Streets		LS			(1,662)		
Recreation		LS			(1,387)		
Demolition		LS			(2,425)		
Environmental		LS			(1,022)		
Other Site Work		LS			(1,183)		
Subtotal					78,170		
Contingency (5%)					3,908		
Total Contract Cost					82,078		
SIOH (6.5%)					5,335		
Project Cost					87,414		
Area Cost Factor (2.13)							
10. Description of Proposed Construction: Demolish 129 units and construct 129 Military Family Housing (MFH) units with all necessary amenities and supporting facilities. Project includes site preparation, garages, energy conserving features, parking, patios, privacy fencing, and support infrastructure of roads, utilities, recreation areas, landscaping, asbestos removal, and demolition.							
<u>Paygrades</u>	<u>Bedrooms</u>	<u>Programmed</u>		<u>Project</u>	<u>Cost Per</u>	<u>No</u>	<u>(\$000)</u>
		<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>
E4-E6	4	1,870	2,322	216	2.13	872	98
E7-E8	4	2,030	2,522	235	2.13	872	3
O1-O3	2	1,500	1,862	173	2.13	872	18
O1-O3	4	2,030	2,522	235	2.13	872	10
						Totals:	129
							50,773
Maximum size: E4-E6 4 Bedroom		2090 NSF / 2592 GSF / 241 GSM					
Maximum size: E7-E8 4 Bedroom		2320 NSF / 2872 GSF / 267 GSM					
Maximum size: O1-O3 2 Bedroom		1740 NSF / 2162 GSF / 201 GSM					
Maximum size: O1-O3 4 Bedroom		2320 NSF / 2872 GSF / 267 GSM					
11. REQUIREMENT: 1082 UN ADEQUATE: 689 UN SUBSTANDARD: 393 UN							
PROJECT: Replace Family Housing (current mission).							
REQUIREMENT: Project is required to provide modern and efficient housing for military members and their dependents at Eielson AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile (HCP). The design will provide a modern kitchen, living room, bedroom, and bath configuration, with ample interior and exterior storage. The number of bedrooms will range							

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE
3. INSTALLATION AND LOCATION EIELSON AIR FORCE BASE, ALASKA			4. PROJECT TITLE REPLACE FAMILY HOUSING	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER FTQW054801	8. PROJECT COST (\$000) \$87,414	

from two to four, as identified in the most recent Housing Requirements and Market Analysis (HRMA). Units will be provided with garages and exterior parking. Adequate infrastructure support for utilities shall also be provided. The HCP and HRMA are elements of the General Plan for Eielson AFB and are the basis for this project.

CURRENT SITUATION: This project replaces housing that was constructed between 1952 and 1970. They require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and outdated. 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 the 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. Paved areas need renovation. Utilidor mains require replacement.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly piecemeal fashion with little or no improvement in living quality.

ADDITIONAL: This project meets the criteria/scope specified in the Air Force Family Housing Guide. An economic analysis has been prepared comparing the alternatives of new construction, improvement, leasing, and status quo operations. Based on the net present values and benefits of respective alternatives, new construction was found to be the most cost effective alternative over the life of the project. The cost of improving the existing units is 75% of the cost of replacing these units. Since this is replacement housing, there will be no increase in student population and therefore no impact on the local school district. The cost to design the replacement project is estimated at \$3,940,000. The construction agent for this project is the Army Corps of Engineers, resulting in a SIOH rate of 6.5%. Base Civil Engineer: Lt Col David A. Martinson, (907)377-5213.

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Jan-06		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Nov-05		a. NAME EIELSON AIR FORCE BASE		b. LOCATION ALASKA					
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		282	314	2,592	3,188	215	236	1,956	2,407
7. PERMANENT PARTY PERSONNEL		282	314	2,592	3,188	215	236	1,956	2,407
8. GROSS FAMILY HOUSING REQUIREMENTS		207	285	1,598	2,090	159	214	1,209	1,582
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		28	3	98	129				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		28	3	98	129				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		3	5	20	28	2	3	15	20
11. EFFECTIVE HOUSING REQUIREMENTS		204	280	1,578	2,062	157	211	1,194	1,562
12. HOUSING ASSETS (a + b)		222	334	1,531	2,087	129	208	1,096	1,433
a. UNDER MILITARY CONTROL		153	176	926	1,255	62	128	763	953
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		153	176	926	1,255	62	128	671	861
(2) UNDER CONTRACT/APPROVED						0	0	92	92
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		69	158	605	832	67	80	333	480
(1) ACCEPTABLY HOUSED		69	158	605	832				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(18)	(54)	47	(25)	28	3	98	129
14. PROPOSED PROJECT						28	3	98	129
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE IDAHO				COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.1			
6. Personnel	PERMANENT			STUDENTS			SUPPORTED			
Strength	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
AS OF 30 SEP 04	453	4208	1139	0	32	0	0	0	59	5,891
END FY 2009	450	4139	601	0	32	0	0	0	59	5,281
7. INVENTORY DATA (\$000)										
Total Acreage: 10,050										
Inventory Total as of : (30 Sep 04)										1,935,638
Authorization Not Yet in Inventory:										15,137
Authorization Requested in this Program:										107,800
Authorization Included in the Following Program: (FY 2008)										0
Planned in Next Three Years Program:										0
Remaining Deficiency:										65,700
Grand Total:										2,124,275
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2007)										
CATEGORY	PROJECT TITLE					SCOPE	COST \$,000	DESIGN START	STATUS CMPL	
711-142	Replace Military Family Housing, Ph 8					457 UN	107,800	Aug-05	May-06	
9a. Future Projects: Included in the Following Program (FY 2008)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY09-11)										
None										
9c. Real Property Maintenance Backlog This Installation										673
10. A composite wing with one F-16 squadron; one F-15 C/D squadron, one F-15E squadron, one KC-135R squadron, a B-1B squadron, and the AEF Battlelab.										

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE			
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE, IDAHO				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PH8				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER QYZH887208		8. PROJECT COST (\$000) \$107,800		
9. COST ESTIMATE								
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)				
Military Family Housing				68,615				
Dwellings	UN	457	125,742	(57,464)				
Renewable Energy Source	UN	457	328	(150)				
Other Special Construction	UN	457	24,072	(11,001)				
Support Costs:				28,515				
Lot Costs	LS			(676)				
Site Improvements	LS			(2,555)				
Landscaping	LS			(1,103)				
Utility Mains	LS			(6,811)				
Streets	LS			(2,154)				
Recreation	LS			(829)				
Demolition	LS			(3,127)				
Environmental	LS			(2,032)				
Other Site Work	LS			(2,923)				
Utilities Mains (continued)	LS			(1,110)				
Rock Excavation	EA	831	6,252	(5,195)				
Subtotal				97,130				
Contingency (5%)				4,856				
Total Contract Cost				101,986				
SIOH (5.7%)				5,813				
Project Cost				107,800				
Area Cost Factor (1.1)								
10. Description of Proposed Construction: : Demolish 435 and construct 457 family housing units with all necessary amenities and supporting facilities. Project includes site preparation, attached garages, air conditioning, energy conserving features, parking, exterior patios and privacy fencing. Support infrastructure areas include roads, utilities, recreation areas, landscaping including trees, demolition plus asbestos and lead removal. Houses also include crawl space for utilities, concrete footings and foundation walls to prevent frost upheaval, and vinyl or hardi-plank siding.								
<u>Paygrades</u>	<u>Bedrooms</u>	<u>Programmed</u>		<u>GSM</u>	<u>Project Factor</u>	<u>Cost Per GSM</u>	<u>No Units</u>	<u>(\$000)</u>
E1-E3	2M	NSF	GSF	137	0.99	861	56	<u>Total</u>
E1-E3	3	1,180	1,480	151	0.99	861	8	6,540
E1-E3	4	1,310	1,630	181	0.99	861	2	1,030
E4-E6	2M	1,570	1,950	137	0.99	861	225	309
E4-E6	3	1,180	1,480	151	0.99	861	90	26,275
E4-E6	4	1,310	1,630	181	0.99	861	76	11,584
		1,570	1,950	181	0.99	861	76	11,726
Totals:							457	57,464
Maximum size: E1-E3 2M Bedroom		1300 NSF / 1630 GSF / 151 GSM						
Maximum size: E1-E3 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM						
Maximum size: E1-E3 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM						

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE, IDAHO		4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PH8		
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER QYZH887208	8. PROJECT COST (\$000) \$107,800	
Maximum size: E4-E6 2M Bedroom		1300 NSF / 1630 GSF / 151 GSM		
Maximum size: E4-E6 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM		
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM		
11. REQUIREMENT: 2794 UN ADEQUATE: 2337 UN SUBSTANDARD: 457 UN PROJECT: REPLACE FAMILY HOUSING (Phase 8) . A Design/Build Project REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Mountain Home Air Force Base (MHAFB). All units will meet modern Whole House standards and "Benchmark" programming in accordance with the Housing Community Profile (HCP). Constructs housing, providing a comfortable and appealing living environment comparable to the off-base civilian community. Provides modern kitchens, living rooms, dining rooms, bath configurations and two to four bedrooms as identified in the most recent Housing Requirements and Market Analysis (HRMA). Supplies ample interior and exterior storage areas, enclosed garages and off-street parking for an additional vehicle. Provides basic neighborhood support infrastructure, roads and utilities. Constructs appropriate recreation areas for dependent youth and children plus install bus shelters to meet modern housing needs. Performs lead/asbestos/chlordane abatement as required. Houses include crawl spaces for utilities, foundation walls for frost heave prevention, vinyl or hardi-plank siding and residential irrigation systems. Not all existing functional utilities can be used because they could be too small for the new uses or located in the wrong places. This project has substantial rock excavation required for footing and utility installation. CURRENT SITUATION: Current housing units, constructed in 1956, 1969 and 1971, do not meet "Whole House" standards and are in unsatisfactory condition due to the effects of age and heavy use. Efficiency and safety deficiencies include infrastructure - electrical, plumbing and mechanical systems; antiquated kitchens and bathrooms; flat/low pitched roofs requiring high maintenance; lead paint and asbestos containing materials; deteriorating kitchen/bathroom cabinets, sinks and floors plus inadequate counter space and storage areas. 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 increase. ADDITIONAL: This project meets the criteria/scope specified in the Air Force Family Housing guide. An economical analysis that compared all construction, renovation and status-quo alternatives toward providing the best quality military family housing has been completed. The economic analysis found new construction to be the most cost effective option over the life of the project. The improvement cost is 79% of replacement cost. This replacement housing will not increase the student population or negatively impact the local school district. The Corps of Engineers will be the agency to provide contract management and supervision of this project, resulting in SIOH costs of 5.7%. The 366th Civil Engineering Squadron Commander is Lt. Col. Scott R. Jarvis, (208) 828-6353.				

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME MOUNTAIN HOME AIR FORCE BASE Phase 8				b. LOCATION IDAHO			
5. DATA AS OF Dec-03									
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		407	428	3,485	4,320	417	449	3,655	4,521
7. PERMANENT PARTY PERSONNEL		407	428	3,485	4,320	417	449	3,655	4,521
8. GROSS FAMILY HOUSING REQUIREMENTS		304	390	1,992	2,686	312	408	2,096	2,816
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		65	50	507	622				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	457	457				
c. UNACCEPTABLY HOUSED IN COMMUNITY		65	50	50	165				
10. VOLUNTARY SEPARATIONS		1	4	17	22				
11. EFFECTIVE HOUSING REQUIREMENTS		303	386	1,975	2,664	311	404	2,079	2,794
12. HOUSING ASSETS (a + b)		238	336	1,468	2,042	311	380	1,591	2,282
a. UNDER MILITARY CONTROL		116	97	501	714	115	114	583	812
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		116	97	501	714	20	97	501	618
(2) UNDER CONTRACT/APPROVED						95	17	82	194
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		122	239	967	1,328	196	266	1008	1,470
(1) ACCEPTABLY HOUSED		122	239	967	1,328				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		65	50	507	622	0	24	488	512
14. PROPOSED PROJECT						0	0	457	457
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE MISSOURI				COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.08			
6. Personnel Strength AS OF 30 SEP 03 END FY 2008	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	457	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)										1,372,989
Authorization Not Yet in Inventory:										61,289
Authorization Requested in this Program:										39,270
Authorization Included in the Following Program: (FY 2008)										0
Planned in Next Three Years Program:										0
Remaining Deficiency:										0
Grand Total:										1,473,548
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2007)										
CATEGORY						COST		DESIGN	STATUS	
CODE	PROJECT TITLE	SCOPE				\$,000	START	CMPL		
711-142	Replace Military Family Housing	116 UN				39,270	Aug-05	Jun-06		
9a. Future Projects: Included in the Following Program (FY 2008)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY09-11)										
None										
9c. Real Property Maintenance Backlog This Installation										684
10. A bomber wing with two squadrons of B-2 aircraft; and an Air Force Reserve fighter wing with one A/OA-10 squadron.										

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING			
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER YWHG029304R1	8. PROJECT COST (\$000) \$39,270			
9. COST ESTIMATE						
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)		
Military Family Housing				19,770		
Dwellings	UN	116	133,914	(15,534)		
Other Special Construction	UN	116	36,517	(4,236)		
Support Costs:				15,613		
Lot Costs	LS			(751)		
Site Improvements	LS			(3,715)		
Landscaping	LS			(1,958)		
Utility Mains	LS			(4,745)		
Streets	LS			(1,509)		
Recreation	LS			(417)		
Demolition	LS			(438)		
Environmental	LS			(498)		
Other Site Work	LS			(756)		
Force Protection Fence	LF	25,800	32	(826)		
Subtotal				35,383		
Contingency (5%)				1,769		
Total Contract Cost				37,152		
SIOH (5.7%)				2,117		
Project Cost				39,270		
Area Cost Factor (1.08)						
10. Description of Proposed Construction: Design and construct 116 JNCO single or duplex family housing units with all necessary support. Includes: lot costs, site development, utilities, pavements, street lighting, force protection fence, air conditioning, recreation facility and play areas, landscaping, and other necessary support. Special construction includes: 2 car garages, storm shelters, and crawl space foundations. Project is to include demolition of 95 surplus units.						
<u>Paygrades</u>	<u>Bedrooms</u>	<u>Programmed</u>	<u>Project</u>	<u>Cost Per</u>	<u>No</u>	<u>(\$000)</u>
		<u>NSF</u> <u>GSF</u> <u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
E4-E6	2M	1,180 1,480 137	1.08	861	90	11,465
E4-E6	3	1,310 1,630 151	1.08	861	11	1,544
E4-E6	4	1,570 1,950 181	1.08	861	15	2,525
Totals:					116	15,534
Maximum size: E4-E6 2M Bedroom		1300 NSF / 1630 GSF / 151 GSM				
Maximum size: E4-E6 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM				
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM				
11. REQUIREMENT: 1978 UN ADEQUATE: 1862 UN SUBSTANDARD: 116 UN						
<u>PROJECT:</u> Replace Military Family Housing to meet whole-house and new housing site standards. (Current Mission)						
<u>REQUIREMENT:</u> This project is required to provide modern, efficient housing for military members and their						

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER YWHG029304R1		8. PROJECT COST (\$000) \$39,270
<p>families stationed at Whiteman AFB. All units will meet whole-house standards and are programmed in accordance with the Housing Community Profile (HCP). This housing will provide safe, comfortable, and appealing living environment comparable to the off-base civilian community. Storm shelters have been authorized due to the high likelihood of severe weather such as tornadoes. Crawl space foundations are required due to highly expansive clay soils that are cost prohibitive for slab on grade construction.</p> <p><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.</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 to these units will continue in a costly piecemeal fashion with little or no improvement in living quality.</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in the Air Force Family Housing Guide for Planning, Programming, Design, and Construction, the Housing Requirements Market Analysis (HRMA), and the Housing Community Profile (HCP). An economic analysis has been prepared and found the new construction is the most cost effective option as directed by the HCP. The improvement cost is more than 100% of the replacement cost. A certificate of exception has been prepared. The Army Corps of Engineers is the construction agent, resulting in SIOH costs of 5.7%. Base Civil Engineer Lt Col Jeffery Vinger at DSN 975-3503.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME WHITEMAN AIR FORCE BASE				b. LOCATION MISSOURI			
5. DATA AS OF Oct-03									
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	2,821	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)		56	0	259	315				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	116	116				
c. UNACCEPTABLY HOUSED IN COMMUNITY		56	0	143	199				
10. VOLUNTARY SEPARATIONS		3	6	12	21	3	6	12	21
11. EFFECTIVE HOUSING REQUIREMENTS		345	309	1,325	1,979	345	309	1,324	1,978
12. HOUSING ASSETS (a + b)		289	353	1,066	1,708	345	309	1,208	1,862
a. UNDER MILITARY CONTROL		67	52	739	858	113	67	615	795
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		67	52	739	858	113	47	524	684
(2) UNDER CONTRACT/APPROVED						0	20	91	111
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		222	301	327	850	232	242	593	1,067
(1) ACCEPTABLY HOUSED		222	301	327	850				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		56	(44)	259	271	0	0	116	116
14. PROPOSED PROJECT						0	0	116	116
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION MALMSTROM AIR BASE MONTANA				COMMAND AIR FORCE SPACE COMMAND			5. AREA CONST COST INDEX 1.15			
6. Personnel Strength AS OF 30 SEP 04 END FY 2009	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	494	3051	542	0	0	0	0	0	0	
	494	3051	542	0	0	0	0	0	0	4,087
7. INVENTORY DATA (\$000)										
Total Acreage: 3,701										
Inventory Total as of : (30 Sep 04)										505,493
Authorization Not Yet in Inventory:										0
Authorization Requested in this Program:										140,252
Authorization Included in the Following Program: (FY 2008)										14,405
Planned in Next Three Years Program:										0
Remaining Deficiency:										0
Grand Total:										660,150
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2007)										
CATEGORY						COST	DESIGN	STATUS		
CODE	PROJECT TITLE	SCOPE				\$,000	START	CMPL		
711-142	Replace Military Family Housing	493 UN				140,252	Aug-05	Jul-06		
9a. Future Projects: Included in the Following Program (FY 2008)										
711-142	Construct Military Family Housing	52 UN				14,405				
9b. Future Projects: Typical Planned Next Three Years: (FY09-11)										
None										
9c. Real Property Maintenance Backlog This Installation										674
10. AFSPC strategic missile base supporting the 341st Space Wing.										

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE, MONTANA				4. PROJECT TITLE REPLACE FAMILY HOUSING				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER NZAS034008		8. PROJECT COST (\$000) \$140,252		
9. COST ESTIMATE								
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)			
Military Family Housing					85,649			
Dwellings		UN	493	171,039	(84,322)			
Other Special Construction		UN	493	2,692	(1,327)			
Support Costs:					40,721			
Lot Costs		LS			(3,470)			
Site Improvements		LS			(4,749)			
Landscaping		LS			(2,224)			
Utility Mains		LS			(14,234)			
Streets		LS			(3,422)			
Recreation		LS			(1,046)			
Demolition		LS			(5,703)			
Environmental		LS			(5,131)			
Other Site Work		LS			(742)			
Subtotal					126,370			
Contingency (5%)					6,318			
Total Contract Cost					132,688			
SIOH (5.7%)					7,563			
Project Cost					140,252			
Area Cost Factor (1.15)								
10. Description of Proposed Construction: Replace 493 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 and privacy fencing, garages, neighborhood playgrounds, and recreation areas. Includes demolition, asbestos and lead-based paint removal. Special construction features include pier and grade beam foundation systems for problem soils.								
<u>Paygrades</u>	<u>Bedrooms</u>	<u>Programmed</u>		<u>GSM</u>	<u>Project</u>	<u>Cost Per</u>	<u>No</u>	<u>(\$000)</u>
		<u>NSF</u>	<u>GSF</u>		<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
E4-E6	2	1,380	1,712	159	1.035	861	176	24,937
E4-E6	3	1,610	2,002	186	1.035	861	11	1,824
E4-E6	4	1,870	2,322	216	1.035	861	61	11,742
E7-E8	3	1,800	2,232	208	1.035	861	60	11,121
E7-E8	4	2,030	2,522	235	1.035	861	48	10,052
E9	3	1,930	2,392	223	1.035	861	6	1,192
O1-O3	2M	1,650	2,042	190	1.035	861	83	14,053
O1-O3	3	1,800	2,232	208	1.035	861	15	2,780
O1-O3	4	2,030	2,522	235	1.035	861	6	1,256
O4-O5	3	1,930	2,392	223	1.035	861	27	5,365
Totals:							493	84,322
Maximum size: E4-E6 2 Bedroom		1510 NSF / 1872 GSF / 174 GSM						
Maximum size: E4-E6 3 Bedroom		1720 NSF / 2132 GSF / 199 GSM						
Maximum size: E4-E6 4 Bedroom		2090 NSF / 2592 GSF / 241 GSM						

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE
3. INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE, MONTANA			4. PROJECT TITLE REPLACE FAMILY HOUSING	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER NZAS034008	8. PROJECT COST (\$000) \$140,252	
Maximum size: E7-E8 3 Bedroom 1950 NSF / 2422 GSF / 225 GSM Maximum size: E7-E8 4 Bedroom 2320 NSF / 2872 GSF / 267 GSM Maximum size: E9 3 Bedroom 2150 NSF / 2672 GSF / 249 GSM Maximum size: O1-O3 2M Bedroom 1840 NSF / 2292 GSF / 213 GSM Maximum size: O1-O3 3 Bedroom 1950 NSF / 2422 GSF / 225 GSM Maximum size: O1-O3 4 Bedroom 2320 NSF / 2872 GSF / 267 GSM Maximum size: O4-O5 3 Bedroom 2150 NSF / 2672 GSF / 249 GSM				
11. REQUIREMENT: 1880 UN ADEQUATE: 1387 UN SUBSTANDARD: 493 UN PROJECT: Replace Military Family Housing, 493 units in Peacekeeper Park. REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Malmstrom 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 phase will complete the replacement program. 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. CURRENT SITUATION: This project replaces 493 housing units, which were constructed in 1961. 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 modern home environment. Roofs, walls, foundations, and exterior pavements require major repair or replacement due to the effects of age and the environment. Roof structures show signs of rot: leaks have made already inadequate insulation less effective. Foundation and pavements are showing signs of failure as a result of settlement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors are generally inadequate for storage and counterspace, cabinets are old and countertops and sinks are badly worn. Flooring throughout the house is outdated, and contains evidence of asbestos. Plumbing and electrical systems are outdated and do not meet modern building codes. There is no Ground Fault Interrupter Circuit protection and many electrical outlets lack grounding protection. Lighting, heating and air conditioning systems throughout the houses are inefficient and require replacement. IMPACT IF NOT PROVIDED: The current Housing Requirements and Market Analysis shows an on-base housing deficit of 59 units. Without this phase of this initiative, costly piecemeal repairs will continue with no improvement in the living quality. ADDITIONAL: This project meets the criteria/scope specified in the Air Force Family Housing Guide. An economic analysis has been prepared comparing the alternatives of new construction, improvement, leasing and status quo operation. Based on the net present values and benefit of respective alternatives, new construction was found to be the most cost effective alternative over the life of the project. The cost of improving existing units is 78% of the cost of replacing these units. Since this is replacement housing, there will be no increase in the student population and therefore no impact on local school district. The construction agent is the Corps of Engineers, resulting in SIOH costs of 5.7%. Base Civil Engineer: Lt Col David J. Crow, (406) 731-6188.				

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Sep-03		a. NAME MALMSTROM AIR FORCE BASE		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)		131	114	562	807				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		131	114	248	493				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	314	314				
10. VOLUNTARY SEPARATIONS		6	3	33	42	6	3	33	42
11. EFFECTIVE HOUSING REQUIREMENTS		351	194	1,335	1,880	351	194	1,335	1,880
12. HOUSING ASSETS (a + b)		230	86	789	1,105	197	74	1,071	1,342
a. UNDER MILITARY CONTROL		118	4	515	637	118	12	803	933
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		118	4	515	637	118	4	515	637
(2) UNDER CONTRACT/APPROVED						0	8	288	296
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		112	82	274	468	79	62	268	409
(1) ACCEPTABLY HOUSED		112	82	274	468				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		121	108	546	775	154	120	264	538
14. PROPOSED PROJECT						131	114	248	493
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE NORTH CAROLINA				COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.81			
6. Personnel	PERMANENT			STUDENTS			SUPPORTED			
Strength	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
AS OF 30 SEP 03	617	4733	1007	7	1	0	0	0	0	6,365
END FY 2008	613	4606	938	7	1	0	0	0	0	6,165
7. INVENTORY DATA (\$000)										
Total Acreage: 4,107										
Inventory Total as of : (30 Sep 03)										791,711
Authorization Not Yet in Inventory:										65,306
Authorization Requested in this Program:										22,956
Authorization Included in the Following Program: (FY 2008)										0
Planned in Next Three Years Program:										1,368
Remaining Deficiency:										0
Grand Total:										881,341
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2007)										
CATEGORY						COST	DESIGN	STATUS		
CODE	PROJECT TITLE	SCOPE		\$,000	START	CMPL				
711-142	Replace Military Family Housing, Ph 10	56 UN		22,956	Sep-05	Jun-06				
9a. Future Projects: Included in the Following Program (FY 2008)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY09-11)										
711-142	Replace Housing Maintenance Facility	LS		1,368						
9c. Real Property Maintenance Backlog This Installation										802
10. 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 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE						
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA			4. PROJECT TITLE REPLACE & DEMOLISH FAMILY HOUSING (PH10)								
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER VKAG066002		8. PROJECT COST (\$000) \$22,956						
9. COST ESTIMATE											
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)						
Military Family Housing					8,719						
Dwellings		UN	56	126,107	(7,062)						
Other Special Construction		UN	56	29,589	(1,657)						
Support Costs:					12,004						
Lot Costs		LS			(640)						
Site Improvements		LS			(941)						
Landscaping		LS			(406)						
Utility Mains		LS			(1,027)						
Streets		LS			(625)						
Recreation		LS			(685)						
Demolition		LS			(6,697)						
Environmental		LS			(748)						
Other Site Work		LS			(235)						
Subtotal					20,723						
Contingency (5%)					1,036						
Total Contract Cost					21,759						
SIOH (5.5%)					1,196						
Project Cost					22,956						
Area Cost Factor (0.81)											
10. Description of Proposed Construction: Demolish 527 units with their associated infrastructure and construct 56 duplex and detached family housing units with all necessary amenities and supporting facilities. Project includes site preparation, attached single and double car garages, brick facing to achieve architectural compatibility, crawl spaces for maintenance access, sound control due to location within the noise zone, hurricane wind-load provisions due to the 110 mph design wind required by the building code, handicapped access, air conditioning, energy conserving features, visitor parking, patios and privacy fencing, roads, utilities, recreation, landscaping, and demolition to include asbestos and lead-based paint removal. Special construction includes bulk storage areas, porches, patios, and decks.											
		Programmed		Project		Cost Per		No		(\$000)	
<u>Paygrades</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>			
O1-O3	2M	1,350	1,670	155	0.842	861	36	4,045			
O4-O5	3	1,630	2,020	188	0.842	861	10	1,363			
O4-O5	4	1,860	2,310	215	0.842	861	3	467			
O6	4	2,030	2,520	234	0.842	861	7	1,187			
							Totals:	56	7,062		
Maximum size: O1-O3 2M Bedroom		1540 NSF / 1920 GSF / 178 GSM									
Maximum size: O4-O5 3 Bedroom		1850 NSF / 2300 GSF / 214 GSM									
Maximum size: O4-O5 4 Bedroom		2180 NSF / 2700 GSF / 251 GSM									
Maximum size: O6 4 Bedroom		2350 NSF / 2920 GSF / 271 GSM									

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA			4. PROJECT TITLE REPLACE & DEMOLISH FAMILY HOUSING (PH10)		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER VKAG066002	
				8. PROJECT COST (\$000) \$22,956	
11. REQUIREMENT: 2365 UN ADEQUATE: 2309 UN SUBSTANDARD: 56 UN PROJECT: Replace Family Housing, Phase 10. (Current mission) <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Seymour Johnson AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The design will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from two (modified) to four, as identified in the most recent Housing Requirements and Marketing Analysis. Exterior parking will be provided for additional vehicles. Adequate infrastructure support for roads and utilities shall also be provided. This is the tenth phase of a multi-phase initiative to replace 1687 inadequate housing units with 1285 modern units for Seymour Johnson AFB. The Housing Community Profile and the Housing Requirements and Marketing Analysis are elements of the General Plan for Seymour Johnson AFB, and are the basis for this project. <u>CURRENT SITUATION:</u> The housing units to be replaced were constructed in 1958. These 46 year-old units are showing the effects of 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 family environment. The roof, walls, foundations and exterior pavements require major repair or replacement due to age. The plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bedrooms and bathrooms are small and lack adequate closet space. Kitchens have insufficient cabinets, countertops, and storage space. Lighting, heating and air conditioning systems require upgrade or replacement. The cost to correct imminent problems existing in the inventory, space deficiencies, and modernization requirements has proven to be more costly than the original voucher cost and the capitalization combined. <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 to these units will continue in a costly piecemeal fashion with little or no improvement in living quality. <u>ADDITIONAL:</u> This project meets the criteria/scope specified in the Air Force Family Housing Guide. An economic analysis has been prepared comparing the alternatives of new construction, improvement, leasing, 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. The cost of improvements is 93% 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 phase of the project provides a portion of the green space and community recreation facilities appropriate to a housing area for 5000 persons and necessary for the development and maintenance of the health of personnel and families. Base Civil Engineer: Lt Col Lowell A. Nelson, (919) 722-5142.					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Dec-03		a. NAME SEYMOUR JOHNSON AIR FORCE BASE Phase 10			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)		82	0	84	166				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		56	0	0	56				
c. UNACCEPTABLY HOUSED IN COMMUNITY		26	0	84	110				
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)		257	361	1,607	2,225	283	348	1,678	2,309
a. UNDER MILITARY CONTROL		65	173	1,014	1,252	69	150	1,009	1,228
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		65	173	1,014	1,252	54	108	811	973
(2) UNDER CONTRACT/APPROVED						15	42	198	255
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		192	188	593	973	214	198	669	1,081
(1) ACCEPTABLY HOUSED		192	188	593	973				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		82	(14)	84	152	56	0	0	56
14. PROPOSED PROJECT						56	0	0	56
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION MINOT AIR FORCE BASE NORTH DAKOTA				COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.11			
6. Personnel	PERMANENT			STUDENTS			SUPPORTED			
Strength	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
AS OF 30 SEP 04	604	4474	942	0	0	0	0	1	54	6,075
END FY 2009	605	4355	878	0	0	0	0	1	54	5,893
7. INVENTORY DATA (\$000)										
Total Acreage: 5,383										
Inventory Total as of : (30 Sep 04)										1,709,149
Authorization Not Yet in Inventory:										9,500
Authorization Requested in this Program:										171,188
Authorization Included in the Following Program: (FY 2008)										0
Planned in Next Three Years Program:										0
Remaining Deficiency:										41,300
Grand Total:										1,931,137
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2007)										
CATEGORY		PROJECT TITLE		SCOPE		COST \$,000		DESIGN START	STATUS CMPL	
711-142		Replace Military Family Housing, Ph 13		575 UN		171,188	Aug-05		May-06	
9a. Future Projects: Included in the Following Program (FY 2008)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY09-11)										
None										
9c. Real Property Maintenance Backlog This Installation										999
10. A host bomb wing with B-52H aircraft, and an AF Space Command space wing with Minuteman III missiles.										

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION MINOT AIR FORCE BASE, NORTH DAKOTA				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 13				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER QJVF079032		8. PROJECT COST (\$000) \$171,188		
9. COST ESTIMATE								
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)			
Military Family Housing					96,904			
Dwellings		UN	575	168,529	(96,904)			
Support Costs:					57,340			
Lot Costs		LS			(3,525)			
Site Improvements		LS			(5,234)			
Landscaping		LS			(2,260)			
Utility Mains		LS			(8,203)			
Streets		LS			(3,476)			
Recreation		LS			(1,062)			
Demolition		LS			(5,796)			
Environmental		LS			(4,163)			
Other Site Work		LS			(2,800)			
Special Construction Features		LS			(20,821)			
Subtotal					154,244			
Contingency (5%)					7,712			
Total Contract Cost					161,956			
SIOH (5.7%)					9,232			
Project Cost					171,188			
Area Cost Factor (1.11)								
10. Description of Proposed Construction: Construct 575 housing units with all necessary supporting facilities including: garages, patios, fencing, utilities, air conditioning, appliances, exterior storage, roads, parking, sidewalks, playground, landscaping, and all other necessary support facilities. Special construction includes bulk storages and arctic climate construction. This project will include demolition of 731 units with 575 being built.								
<u>Paygrades</u>	<u>Bedrooms</u>	<u>Programmed</u>		<u>GSM</u>	<u>Project Factor</u>	<u>Cost Per GSM</u>	<u>No Units</u>	<u>(\$000) Total</u>
E1-E3	2M	1,480	1,852	172	0.999	861	232	34,323
E1-E3	4	1,870	2,322	216	0.999	861	58	10,776
E7-E8	3	1,800	2,232	208	0.999	861	60	10,734
E7-E8	4	2,030	2,522	235	0.999	861	1	202
O1-O3	2M	1,650	2,042	190	0.999	861	82	13,401
Q1-O3	3	1,800	2,232	208	0.999	861	49	8,766
O1-O3	4	2,030	2,522	235	0.999	861	38	7,681
O4-O5	3	1,930	2,392	223	0.999	861	39	7,481
O4-O5	4	2,160	2,682	250	0.999	861	10	2,151
O6	4	2,330	2,892	269	0.999	861	6	1,389
Totals:							575	96,904
Maximum size: E1-E3 2M Bedroom		1600 NSF / 2002 GSF / 186 GSM						
Maximum size: E1-E3 4 Bedroom		2090 NSF / 2592 GSF / 241 GSM						
Maximum size: E7-E8 3 Bedroom		1950 NSF / 2422 GSF / 225 GSM						

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION MINOT AIR FORCE BASE, NORTH DAKOTA			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 13		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER QJVF079032	8. PROJECT COST (\$000) \$171,188	
Maximum size: E7-E8 4 Bedroom		2320 NSF / 2872 GSF / 267 GSM			
Maximum size: O1-O3 2M Bedroom		1840 NSF / 2292 GSF / 213 GSM			
Maximum size: O1-O3 3 Bedroom		1950 NSF / 2422 GSF / 225 GSM			
Maximum size: O1-O3 4 Bedroom		2320 NSF / 2872 GSF / 267 GSM			
Maximum size: O4-O5 3 Bedroom		2150 NSF / 2672 GSF / 249 GSM			
Maximum size: O4-O5 4 Bedroom		2480 NSF / 3072 GSF / 286 GSM			
Maximum size: O6 4 Bedroom		2650 NSF / 3292 GSF / 306 GSM			
<p>11. REQUIREMENT: 2514 UN ADEQUATE: 1939 UN SUBSTANDARD: 575 UN</p> <p>PROJECT: Replace Military Family Housing, Phase 13, (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 Minot AFB. All units will be new construction to provide safe, comfortable and appealing living environment comparable to the off-base civilian community. This project is programmed in accordance with the Housing Community Plan. This is the thirteenth of multiple phases to replace 1,773 housing units for base personnel. 1,283 units have already been replaced. The replacement housing will provide a modern kitchen, living room and bath configuration with ample interior and exterior storage plus an additional 300 SF per unit to provide an indoor recreation room. Parking will be provided for a second vehicle. The neighborhood support infrastructure will be upgraded to meet modern housing needs, to include landscaping, playgrounds and recreation areas.</p> <p><u>CURRENT SITUATION:</u> This project replaces units built in 1962, which 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 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 housing areas is inefficient.</p> <p><u>IMPACT IF NOT PROVIDED:</u> 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.</p> <p><u>ADDITIONAL:</u> 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, replacement was found to be the most cost effective over the life of the project. The improvement cost is 82% of the replacement cost. This project meets the criteria/scope specified in the Air Force Family Housing Guide. 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 Darren Gibbs, DSN 453-2434.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Jul-04		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Feb-04		a. NAME MINOT AIR FORCE BASE		Phase 13		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		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)		262	126	290	678				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		224	61	290	575				
c. UNACCEPTABLY HOUSED IN COMMUNITY		38	65	0	103				
10. VOLUNTARY SEPARATIONS		5	6	23	34	5	6	22	33
11. EFFECTIVE HOUSING REQUIREMENTS		374	320	1,890	2,584	374	313	1,827	2,514
12. HOUSING ASSETS (a + b)		112	194	1,716	2,022	150	188	1,537	1,875
a. UNDER MILITARY CONTROL		112	117	1,090	1,319	73	117	950	1,140
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		112	117	1,090	1,319	0	117	800	917
(2) UNDER CONTRACT/APPROVED						73	0	150	223
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		0	77	626	703	77	71	587	735
(1) ACCEPTABLY HOUSED		0	77	626	703				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		262	126	174	562	224	125	290	639
14. PROPOSED PROJECT						224	61	290	575
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION DYESS AIR FORCE BASE TEXAS				COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.94			
6. Personnel	PERMANENT			STUDENTS			SUPPORTED			
Strength	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
AS OF 30 SEP 05	721	4600	745	79	86	3	1	10	43	6,288
END FY 2010	743	4691	682	79	86	3	1	10	43	6,338
7. INVENTORY DATA (\$000)										
Total Acreage: 6,405										
Inventory Total as of : (30 Sep 05)										1,388,299
Authorization Not Yet in Inventory:										0
Authorization Requested in this Program:										49,215
Authorization Included in the Following Program: (FY 2008)										0
Planned in Next Three Years Program:										0
Remaining Deficiency:										130,100
Grand Total:										1,567,614
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2007)										
CATEGORY		PROJECT TITLE		SCOPE		COST \$,000		DESIGN START	STATUS CMPL	
711-142		Replace Military Family Housing, Ph 7		199 UN		49,215	Aug-05		May-06	
9a. Future Projects: Included in the Following Program (FY 2008)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY09-11)										
None										
9c. Real Property Maintenance Backlog This Installation										872
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 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE			
3. INSTALLATION AND LOCATION DYESS AIR FORCE BASE, TEXAS				4. PROJECT TITLE REPLACE FAMILY HOUSING PH 7				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER FNWZ073001		8. PROJECT COST (\$000) \$49,215		
9. COST ESTIMATE								
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)				
Military Family Housing				26,504				
Dwellings	UN	199	121,578	(24,194)				
Other Special Construction	UN	199	11,608	(2,310)				
Support Costs:				17,840				
Site Improvements	LS			(1,306)				
Landscaping	LS			(1,302)				
Utility Mains	LS			(3,648)				
Streets	LS			(3,655)				
Recreation	LS			(1,116)				
Demolition	LS			(2,021)				
Environmental	LS			(1,185)				
Other Site Work	LS			(215)				
Site Preparation	LS			(1,866)				
Surplus Housing Demolition	LS			(1,526)				
Subtotal				44,344				
Contingency (5%)				2,217				
Total Contract Cost				46,561				
SIOH (5.7%)				2,653				
Project Cost				49,215				
Area Cost Factor (0.94)								
10. Description of Proposed Construction: Replace 199 single and multiplex family housing units with all necessary amenities including sound reduction as needed and supporting facilities. Project includes site preparation, attached garages, air conditioning, vehicle parking, exterior patios and privacy fencing, support infrastructure of roads and utilities, neighborhood playgrounds, recreation areas, bridges, effluent water for irrigation, and all landscaping. Includes demolition of 321 single and multiplex housing units, site demolition and asbestos removal. Special construction includes brick exterior walls, double car garages, termite remediation, and heavy reinforced concrete slab foundations.								
Paygrades	Bedrooms	Programmed NSF	GSF	GSM	Project Factor	Cost Per GSM	No Units	(\$000) Total
E4-E6	2	1,080	1,340	124	0.94	861	58	5,820
E4-E6	3	1,310	1,630	151	0.94	861	94	11,488
E4-E6	4	1,570	1,950	181	0.94	861	47	6,886
Totals:							199	24,194
Maximum size: E4-E6 2 Bedroom		1210 NSF / 1500 GSF / 139 GSM						
Maximum size: E4-E6 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM						
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM						
11. REQUIREMENT: 2920 UN ADEQUATE: 2721 UN SUBSTANDARD: 199 UN								
PROJECT: Military Family Housing Phase 7 (Current Mission).								

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION DYESS AIR FORCE BASE, TEXAS			4. PROJECT TITLE REPLACE FAMILY HOUSING PH 7		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER FNWZ073001		8. PROJECT COST (\$000) \$49,215
<p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Dyess AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. The design will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from three to four, as identified in the most recent housing requirements and market analysis. Units will be provided with an attached garage and exterior vehicle parking. Land area will be used for adequate infrastructure requirements (roads, recreation areas, utilities). This is the seventh phase of a multiphase initiative to replace all substandard housing units at Dyess, AFB. Replacement of all supporting facilities is required. To support the whole neighborhood concept, new roads, utility systems, neighborhood playgrounds, recreation areas, and area landscaping and lighting must be installed. Special construction includes brick, which is standard in this area because of its durability under local climate conditions (severe temperature extremes, driving hail storms, and high solar radiation), low maintenance, and other life cycle considerations. Both materials and labor are readily available, resulting in minimal increase in initial cost. Resulting appearance is commensurate with local neighborhoods. The heavy reinforced concrete foundation is required due to severe, highly expansive clay soil conditions. Wet and dry cycles typical of the southwest cause substantial soil heaving. This could cause cracking in buildings that do not have the appropriate foundation.</p> <p>CURRENT SITUATION: Existing family housing units were constructed in 1957. 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. The existing jalousie windows are original. They are difficult to open, drafty, and latches or cranks are frequently broken. Addition of storm windows 27 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. Roof, wall, foundations and exterior pavements require major repair or replacement due to age. Severe Texas weather and highly expansive clay soil conditions have an adverse aging effect on the family housing units. The built-up roofing system on most housing unit carports is old and deteriorated. The membrane felts are cracking, blistering, and wrinkling. Termite damage to family housing units is extensive. The existing concrete sidewalks and driveways are cracking and lifting creating tripping hazards. The soffits and fascia on the family housing units are deteriorating and need replacement. The shingle roofs are clawed and warping.</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.</p> <p>ADDITIONAL: This project meets the criteria/scope specified in the Air Force Family Housing Guide. An economic analysis has been prepared and found new construction is the most cost effective option. The improvement cost is more than 100% of the replacement cost. A rate of 5.7% has been used for supervision, inspection, and overhead for using the Army Corps of Engineers. Commander, 7th Civil Engineer Squadron: Lt Col Darren R. Daniels, (325) 696-2250.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Dec-03		a. NAME DYESS AIR FORCE BASE		Phase 7		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		681	427	3,996	5,104	681	434	4,052	5,167
7. PERMANENT PARTY PERSONNEL		681	427	3,996	5,104	681	434	4,052	5,167
8. GROSS FAMILY HOUSING REQUIREMENTS		458	392	2,071	2,921	458	399	2,097	2,954
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	39	262	301				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	199	199				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	39	63	102				
10. VOLUNTARY SEPARATIONS		6	8	20	34	6	8	20	34
11. EFFECTIVE HOUSING REQUIREMENTS		452	384	2,051	2,887	452	391	2,077	2,920
12. HOUSING ASSETS (a + b)		472	345	1,789	2,606	452	391	1,878	2,721
a. UNDER MILITARY CONTROL		161	66	778	1,005	95	98	869	1,062
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		161	66	778	1,005	95	50	727	872
(2) UNDER CONTRACT/APPROVED						0	48	142	190
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		311	279	1,011	1,601	357	293	1009	1,659
(1) ACCEPTABLY HOUSED		311	279	1,011	1,601				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(20)	39	262	281	0	0	199	199
14. PROPOSED PROJECT						0	0	199	199
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION RAMSTEIN AIR BASE GERMANY				COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST COST INDEX 1.2			
6. Personnel	PERMANENT			STUDENTS			SUPPORTED			
Strength	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
AS OF 30 SEP 04	1443	6984	2885	66	946	124	302	0	0	12,750
END FY 2009	1471	7040	2894	66	946	124	302	0	0	12,843
7. INVENTORY DATA (\$000)										
Total Acreage:										3,187
Inventory Total as of : (30 Sep 04)										5,320,630
Authorization Not Yet in Inventory:										358,600
Authorization Requested in this Program:										73,488
Authorization Included in the Following Program: (FY 2008)										53,376
Planned in Next Three Years Program:										46,094
Remaining Deficiency:										496,930
Grand Total:										6,349,118
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2007)										
CATEGORY						COST	DESIGN	STATUS		
CODE	PROJECT TITLE	SCOPE				\$,000	START	CMPL		
711-142	Replace Military Family Housing, Ph D	101 UN				73,488	Aug-05	Apr-06		
9a. Future Projects: Included in the Following Program (FY 2008)										
711-142	Replace Military Family Housing	101 UN				53,376				
9b. Future Projects: Typical Planned Next Three Years: (FY09-11)										
711-142	Replace Military Family Housing	73 UN				46,094				
9c. Real Property Maintenance Backlog This Installation										2,484
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.										

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA				2. DATE																																																	
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY					4. PROJECT TITLE REPLACE FAMILY HOUSING, PH D																																																		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER TYFR074036		8. PROJECT COST (\$000) \$73,488																																																	
9. COST ESTIMATE																																																							
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)																																																			
Military Family Housing				42,986																																																			
Dwellings	UN	101	180,069	(18,187)																																																			
Other Special Construction	UN	101	245,535	(24,799)																																																			
Support Costs:				22,731																																																			
Lot Costs	LS			(1,791)																																																			
Site Improvements	LS			(2,660)																																																			
Landscaping	LS			(1,148)																																																			
Utility Mains	LS			(5,350)																																																			
Streets	LS			(1,766)																																																			
Recreation	LS			(540)																																																			
Demolition	LS			(2,944)																																																			
Environmental	LS			(2,115)																																																			
Other Site Work	LS			(4,417)																																																			
Subtotal				65,717																																																			
Contingency (5%)				3,285																																																			
Total Contract Cost				69,002																																																			
SIOH (6.5%)				4,485																																																			
Project Cost				73,488																																																			
Area Cost Factor (1.2)																																																							
<p>10. Description of Proposed Construction: Demolish 302 and construct 101 multiplex family housing units with all necessary amenities and supporting facilities. Project includes site preparation, attached single car garages, energy conserving features, parking, exterior patios and privacy fencing, support infrastructure of roads, utilities, recreation areas, landscaping, asbestos removal, and demolition. Special construction features include a one car garage for each unit, masonry/concrete wall construction, tile roofs, and handicap accessibility for 2 units. Other site work includes parking lots, pedestrian walks, and boundary buffers, etc.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">Paygrades</th> <th rowspan="2">Bedrooms</th> <th colspan="3">Programmed</th> <th rowspan="2">Project Factor</th> <th rowspan="2">Cost Per GSM</th> <th rowspan="2">No Units</th> <th rowspan="2">(\$000) Total</th> </tr> <tr> <th>NSF</th> <th>GSF</th> <th>GSM</th> </tr> </thead> <tbody> <tr> <td>E4-E6</td> <td>3</td> <td>1,310</td> <td>1,630</td> <td>151</td> <td>1.2</td> <td>872</td> <td>41</td> <td>6,479</td> </tr> <tr> <td>E4-E6</td> <td>4</td> <td>1,570</td> <td>1,950</td> <td>181</td> <td>1.2</td> <td>872</td> <td>13</td> <td>2,462</td> </tr> <tr> <td>O4-O5</td> <td>3</td> <td>1,630</td> <td>2,020</td> <td>188</td> <td>1.2</td> <td>872</td> <td>47</td> <td>9,246</td> </tr> <tr> <td colspan="7" style="text-align: right;">Totals:</td> <td>101</td> <td>18,187</td> </tr> </tbody> </table> <p style="margin-top: 10px;">Maximum size: E4-E6 3 Bedroom 1420 NSF / 1760 GSF / 164 GSM Maximum size: E4-E6 4 Bedroom 1790 NSF / 2220 GSF / 206 GSM Maximum size: O4-O5 3 Bedroom 1850 NSF / 2300 GSF / 214 GSM</p>								Paygrades	Bedrooms	Programmed			Project Factor	Cost Per GSM	No Units	(\$000) Total	NSF	GSF	GSM	E4-E6	3	1,310	1,630	151	1.2	872	41	6,479	E4-E6	4	1,570	1,950	181	1.2	872	13	2,462	O4-O5	3	1,630	2,020	188	1.2	872	47	9,246	Totals:							101	18,187
Paygrades	Bedrooms	Programmed			Project Factor	Cost Per GSM	No Units			(\$000) Total																																													
		NSF	GSF	GSM																																																			
E4-E6	3	1,310	1,630	151	1.2	872	41	6,479																																															
E4-E6	4	1,570	1,950	181	1.2	872	13	2,462																																															
O4-O5	3	1,630	2,020	188	1.2	872	47	9,246																																															
Totals:							101	18,187																																															
<p>11. REQUIREMENT: 6988 UN ADEQUATE: 6641 UN SUBSTANDARD: 347 UN</p> <p>PROJECT: Replace Family Housing (Phase D). Special construction features include a one car garage for each unit, masonry/concrete wall construction, tile roofs, and handicap accessibility for 2 units.</p> <p>REQUIREMENT: Project is required to provide modern and efficient housing for military members and their</p>																																																							

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY			4. PROJECT TITLE REPLACE FAMILY HOUSING, PH D		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER TYFR074036		8. PROJECT COST (\$000) \$73,488
<p>dependents at Ramstein AB, Germany. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The design will provide a modern kitchen, living room, family room, bedroom, and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from two to four, as identified in the most recent Housing Requirements and Market Analysis. Units will be provided with a single-car garage and exterior parking for a second vehicle. Adequate infrastructure support for roads and utilities shall also be provided. This is phase D of a multiphase initiative to replace an additional 101 housing units for Ramstein AB. The Housing Community Profile and Housing Requirements and Market Analysis are elements of the General Plan for Ramstein AB, and are the basis for this project.</p> <p><u>CURRENT SITUATION:</u> These existing housing units were constructed in the 1930s and 1970s. They show the effects of age and heavy use. They have had no major upgrades since construction, and they do not meet the needs of today's families, nor do they provide a modern home environment. The roof, walls, foundations, and exterior pavements require major repair or replacement due to age. The plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bathrooms are small and lack adequate closet space. Kitchens have insufficient cabinets, storage, and counter space. Lighting and heating systems require upgrade and replacement. The current Housing Requirement and Market Analysis and Housing Community Profile renovation costs exceed the current replacement cost. The cost to correct imminent problems existing with the inventory, space deficiencies, and modernization requirements has proven to be more costly than the original voucher cost and the capitalization combined.</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 to these units will continue in a costly piece-meal fashion with little or no improvement in living quality.</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in the Air Force Family Housing Guide. An economic analysis has been prepared comparing the alternatives of new construction, improvement, leasing and status quo operation. Based on the net present values and benefit of respective alternatives, new construction was found to be the most cost effective alternative over the life of the project. The cost of improving existing units is 80% of the cost of replacing these units. Since this is replacement housing, there will be no increase in the student population and therefore no impact on local school district. The construction agent for this project is the Army Corps of Engineers resulting in 6.5% SIOH costs. This project is not eligible for NATO common funding. Base Civil Engineer: Col Carlos R. Cruz-Gonzalez, 314-480-6228 Foreign Currency: FCF Budget Rate: EURO-DOLLAR .8530</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME RAMSTEIN AIR BASE Phase D				b. LOCATION GERMANY			
5. DATA AS OF Oct-03									
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		2,496	1,515	10,096	14,107	2,496	1,515	10,096	14,107
7. PERMANENT PARTY PERSONNEL		2,496	1,515	10,096	14,107	2,496	1,515	10,096	14,107
8. GROSS FAMILY HOUSING REQUIREMENTS		1,858	1,341	5,193	8,392	1,858	1,341	5,193	8,392
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		128	0	54	182				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		47	0	54	101				
c. UNACCEPTABLY HOUSED IN COMMUNITY		81	0	0	81				
10. VOLUNTARY SEPARATIONS		282	205	917	1,404	282	205	917	1,404
11. EFFECTIVE HOUSING REQUIREMENTS		1,576	1,136	4,276	6,988	1,576	1,136	4,276	6,988
12. HOUSING ASSETS (a + b)		1,448	1,283	4,574	7,305	1,377	1,136	4,222	6,735
a. UNDER MILITARY CONTROL		223	707	3,012	3,942	324	366	1,743	2,433
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		223	707	3,012	3,942	223	366	1,743	2,332
(2) UNDER CONTRACT/APPROVED						101	0	0	101
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		1,225	576	1,562	3,363	1053	770	2479	4,302
(1) ACCEPTABLY HOUSED		1,225	576	1,562	3,363				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		128	(147)	(298)	(317)	199	0	54	253
14. PROPOSED PROJECT						47	0	54	101
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION SPANGDAHLEM AIR BASE GERMANY				COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST COST INDEX 1.18			
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 04	360	4157	778	0	0	0	1	0	
END FY 2009	365	4301	781	0	0	0	1	0	0	5,448
7. INVENTORY DATA (\$000)										
Total Acreage: 1,377										
Inventory Total as of : (30 Sep 04)										2,306,551
Authorization Not Yet in Inventory:										133,000
Authorization Requested in this Program:										39,294
Authorization Included in the Following Program: (FY 2008)										50,502
Planned in Next Three Years Program:										0
Remaining Deficiency:										0
Grand Total:										2,529,347
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2007)										
CATEGORY		PROJECT TITLE		SCOPE		COST \$,000	DESIGN START	STATUS CMPL		
CODE										
711-142		Replace Military Family Housing, Ph 2		60 UN		39,294	Aug-05		May-06	
9a. Future Projects: Included in the Following Program (FY 2008)										
711-142		Replace Military Family Housing		94 UN		50,502				
9b. Future Projects: Typical Planned Next Three Years: (FY09-11)										
9c. Real Property Maintenance Backlog This Installation 698										
10. A USAFE installation that is home to the largest fighter operation in Germany. A host Fighter Wing commands three fighter squadrons and an air control squadron flying F-16 C&Ds and OA/A-10s.										

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE		
3. INSTALLATION AND LOCATION SPANGDAHLEM AIR BASE, GERMANY				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING, PHASE 2			
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER VYHK074000		8. PROJECT COST (\$000) \$39,294	
9. COST ESTIMATE							
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)			
Military Family Housing				19,054			
Dwellings	UN	60	185,467	(11,128)			
Renewable Energy Source	UN	60	19,333	(1,160)			
Other Special Construction	UN	60	112,767	(6,766)			
Support Costs:				16,085			
Lot Costs	LS			(799)			
Site Improvements	LS			(1,986)			
Landscaping	LS			(839)			
Utility Mains	LS			(4,046)			
Streets	LS			(2,095)			
Recreation	LS			(726)			
Demolition	LS			(861)			
Environmental	LS			(1,016)			
Other Site Work	LS			(2,978)			
Communication Connection	LS			(739)			
Subtotal				35,139			
Contingency (5%)				1,756			
Total Contract Cost				36,895			
SIOH (6.5%)				2,398			
Project Cost				39,294			
Area Cost Factor (1.18)							
10. Description of Proposed Construction: Construct 60 multiplex family housing units with all necessary amenities and supporting facilities. Project includes site preparation, energy conserving features, exterior patios and privacy fencing, support infrastructure of roads, utilities, recreation areas and landscaping. Work includes solar/renewable energy features (solar panels on roof) and special construction features (garages, tile/slate roofs, and footings for problem soils). Includes demolition of 36 units, asbestos and lead-based paint abatement.							
<u>Paygrades</u>	<u>Bedrooms</u>	<u>Programmed</u>		<u>Project</u>	<u>Cost Per</u>	<u>No</u>	<u>(\$000)</u>
		<u>NSF</u>	<u>GSF</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
E4-E6	3	1,310	1,630	1.227	872	24	3,877
E4-E6	4	1,570	1,950	1.227	872	21	4,066
O1-O3	4	1,730	2,150	1.227	872	4	856
O4-O5	3	1,630	2,020	1.227	872	7	1,409
O4-O5	4	1,860	2,310	1.227	872	4	920
Totals:						60	11,128
Maximum size: E4-E6 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM					
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM					
Maximum size: O1-O3 4 Bedroom		2020 NSF / 2500 GSF / 232 GSM					
Maximum size: O4-O5 3 Bedroom		1850 NSF / 2300 GSF / 214 GSM					
Maximum size: O4-O5 4 Bedroom		2180 NSF / 2700 GSF / 251 GSM					

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION SPANGDAHLEM AIR BASE, GERMANY			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING, PHASE 2		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER VYHK074000	
				8. PROJECT COST (\$000) \$39,294	
11. REQUIREMENT: 2039 UN ADEQUATE: 1885 UN SUBSTANDARD: 154 UN					
PROJECT: REPLACE FAMILY HOUSING UNITS, PHASE 2 (CURRENT MISSION)					
<p>REQUIREMENT: Project is required to provide modern and efficient housing for military members and their dependents stationed at Spangdahlem AB, Germany. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile. The design will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from three to four, as identified in the most recent Housing Requirements and Market Analysis. Units will be provided with a single car garage and exterior parking for a second occupant car and guests. Solar panels will be installed on the roof of each building as part of the basewide energy conservation/renewable initiatives. The basic neighborhood enhancement will include landscaping, playgrounds, and recreation areas. The Housing Community Profile and Housing Requirements and Market Analysis are elements of the General Plan for Spangdahlem AB, and are the basis for this project. Supporting costs for utility mains and streets exceed the medium cost range because part of this housing replacement is located within an undeveloped section of the housing area.</p> <p>CURRENT SITUATION: Current housing consists of stairwell units built in 1955. These units have had no major upgrades in the last 49 years and are showing the effects of age and continuous heavy use. They do not meet current antiterrorism/force protection (AT/FP) standards, and are as much as 38% less than today's standards in size. Roofs, walls, foundations, and exterior pavements require major repair or replacement due to the effects of age and the environment. Roof structures are rotting; leaks have made already inadequate insulation less effective and walls discolored. Foundations and pavements are failing due to settlement. Plumbing and electrical systems, including public announcement systems, are antiquated and do not meet current standards for efficiency or safety. Housing interiors are inadequate for storage. Cabinets are old, and countertops and sinks are badly worn. Flooring throughout the units is outdated and contains asbestos. Lighting systems throughout the units are inefficient and do not meet requirements.</p> <p>IMPACT IF NOT PROVIDED: If this project is not executed, structural deterioration will continue unabated. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Units will continue to deteriorate, resulting in increasing operations, maintenance and repair costs for the government and poor living conditions for the residents.</p> <p>ADDITIONAL: This project is not eligible for the North Atlantic Treaty Organization (NATO) security investment program. This project meets the criteria specified in the Air Force Family Housing Guide for planning, programming, design, and construction. 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 respective alternatives, 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. The cost to improve these units is 77% of the replacement cost. The construction agent will be the Army Corps of Engineer, SIOH = 6.5%. Base Civil Engineer: Lt Col Mitchell R. Gordon, 011-49-6565-61-6302. FOREIGN CURRENCY: FCF Budget Rate Used: EURO-DOLLAR .8530</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME SPANGDAHLEM AIR BASE Phase 2				b. LOCATION GERMANY			
5. DATA AS OF Oct-03									
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		328	346	3,528	4,202	328	346	3,528	4,202
7. PERMANENT PARTY PERSONNEL		328	346	3,528	4,202	328	346	3,528	4,202
8. GROSS FAMILY HOUSING REQUIREMENTS		227	319	1,755	2,301	227	319	1,755	2,301
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		15	0	45	60				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		15	0	45	60				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		15	25	222	262	15	25	222	262
11. EFFECTIVE HOUSING REQUIREMENTS		212	294	1,533	2,039	212	294	1,533	2,039
12. HOUSING ASSETS (a + b)		275	448	1,770	2,493	197	294	1,488	1,979
a. UNDER MILITARY CONTROL		155	371	1,349	1,875	67	103	607	777
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		155	371	1,349	1,875	60	79	559	698
(2) UNDER CONTRACT/APPROVED						7	24	48	79
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		120	77	421	618	130	191	881	1,202
(1) ACCEPTABLY HOUSED		120	77	421	618				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(63)	(154)	(237)	(454)	15	0	45	60
14. PROPOSED PROJECT						15	0	45	60
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROGRAM						2. DATE			
INSTALLATION AND LOCATION RAF LAKENHEATH UNITED KINGDOM				COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST COST INDEX 1.2				
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
AS OF 30 SEP 04		554	4398	1002	0	0	0	2	5	344	6,305
END FY 2009		555	4470	937	0	0	0	2	5	344	6,313
7. INVENTORY DATA (\$000)											
Total Acreage: 2,004											
Inventory Total as of : (30 Sep 03) 1,923,593											
Authorization Not Yet in Inventory: 54,391											
Authorization Requested in this Program: 35,282											
Authorization Included in the Following Program: (FY 2008) 66,371											
Planned in Next Three Years Program: 0											
Remaining Deficiency: 73,825											
Grand Total: 2,153,462											
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2007)											
CATEGORY							COST	DESIGN	STATUS		
CODE	PROJECT TITLE	SCOPE					\$,000	START	CMPL		
711-142	Replace Military Family Housing, Ph 4	74 UN					35,282	Sep-05	Jun-06		
9a. Future Projects: Included in the Following Program (FY 2008)											
711-142	Replace Military Family Housing	185 UN					66,371				
9b. Future Projects: Typical Planned Next Three Years: (FY09-11)											
9c. Real Property Maintenance Backlog This Installation 2,653											
10. A fighter wing equipped with two squadrons of F-15Es and one squadron of F-15C/Ds.											

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE		
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING (PHASE 4)				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER MSET074027		8. PROJECT COST (\$000) \$35,282		
9. COST ESTIMATE							
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)		
Military Family Housing					17,169		
Dwellings		UN	74	176,878	(13,089)		
Other Special Construction		UN	74	55,135	(4,080)		
Support Costs:					15,140		
Lot Costs		LS			(602)		
Site Improvements		LS			(2,166)		
Landscaping		LS			(1,262)		
Utility Mains		LS			(3,474)		
Streets		LS			(1,878)		
Recreation		LS			(1,093)		
Demolition		LS			(1,209)		
Environmental		LS			(932)		
Other Site Work		LS			(2,524)		
Subtotal					32,309		
Contingency (5%)					1,615		
Total Contract Cost					33,924		
SIOH (4.0%)					1,358		
Project Cost					35,282		
Area Cost Factor (1.2)							
10. Description of Proposed Construction: Demolish 14 four-plex units and 8 duplex units (72 units total) and construct 74 single and multiplex family housing units with all necessary amenities and supporting facilities. Two units were demolished previously. Project includes site preparation, single car garages, parking, exterior patios and privacy fencing, sound attenuation, recreational areas, utilities, support infrastructure of roads, landscaping, demolition, and asbestos removal. Special construction includes masonry construction, concrete tile roofs, dual 110V and 220V electrical systems, etc.							
<u>Paygrades</u>	<u>Bedrooms</u>	<u>Programmed</u>		<u>Project</u>	<u>Cost Per</u>	<u>No</u>	<u>(\$000)</u>
		<u>NSF</u>	<u>GSF</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
E4-E6	2M	1,180	1,480	1.248	872	12	1,790
E4-E6	3	1,310	1,630	1.248	872	25	4,108
E4-E6	4	1,570	1,950	1.248	872	13	2,561
E7-E8	3	1,500	1,860	1.248	872	22	4,142
E9 Installation SNCO	4	1,940	2,410	1.248	872	2	488
						Totals:	74
							13,089
Maximum size: E4-E6 2M Bedroom		1300 NSF / 1630 GSF / 151 GSM					
Maximum size: E4-E6 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM					
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM					
Maximum size: E7-E8 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM					
Maximum size: E9 Installation SNCO 4 Bedroom		2180 NSF / 2700 GSF / 251 GSM					

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING (PHASE 4)		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER MSET074027	
				8. PROJECT COST (\$000) \$35,282	
11. REQUIREMENT: 4748 UN ADEQUATE: 3895 UN SUBSTANDARD: 853 UN PROJECT: Replace 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 RAF Lakenheath. All units will meet modern standards and are programmed in accordance with the Housing Community Profile. This project is phase four (4) of a five (5) phase housing project to replace 606 housing units. The replacement housing will provide a modern kitchen, laundry room, open plan family and living rooms, bedrooms and bath configurations, with ample interior and exterior storage and individual garages. Exterior parking will be provided for a second occupant vehicle and guests. Support costs are higher than normal as the whole Phase III neighborhood of 408 units is replaced and reconfigured into Liberty Village, a denser neighborhood of 606 units, to meet current UK community design guidance. Replacement construction includes reconfiguring the neighborhood to create a sense of community and increased efficiency and density. Neighborhood support infrastructure will be replaced or upgraded to meet current and future housing requirements. Pressure rated water mains will be installed to connect the new units to the new base pressurized mains system. New sewer mains and pump stations will connect the new unit locations to the base sewer system and treatment center. Brick paved streets and driveways in neighborhood blocks will be substituted for storm drainage to allow storm water to percolate back into the ground to recharge the base aquifer. <u>CURRENT SITUATION:</u> This project replaces 74 housing units constructed in the 1950's. 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 the quantity of receptacles is inadequate. Lighting systems throughout the houses are inefficient and require replacement. Existing house plans do not meet suitability standards. Three bedroom units have only one undersized bathroom per unit and do not have family rooms. Units have no covered entry, inadequate storage, and no separate laundry rooms. Kitchens are undersized and galley shaped with old cabinets and badly worn countertops and sinks. Flooring throughout the house is outdated. <u>IMPACT IF NOT PROVIDED:</u> If units are not replaced, costly piecemeal repairs will continue with no improvement in the living quality. Units will continue to deteriorate, resulting in operations, maintenance and repair to the government and inconvenience to residents. <u>ADDITIONAL:</u> This project meets the criteria/scope specified in the Air Force Family Housing Guide for Planning, Programming, Design, and Construction. An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefit of this respective alternative, new construction was found to be most cost effective over the life of the project. The cost to improve this housing is approximately 88% 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 4.0% to fund United Kingdom execution agents and Air Force project oversight. Base Civil Engineer: Lt Col Dimasalang Junio, (44) 1638-52-2100. FOREIGN CURRENCY: FCF Budget Rate Used: POUND 0.5750					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME LAKENHEATH RAF Phase 4				b. LOCATION UNITED KINGDOM			
5. DATA AS OF Oct-03									
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		921	823	6,858	8,602	921	823	6,858	8,602
7. PERMANENT PARTY PERSONNEL		921	823	6,858	8,602	921	823	6,858	8,602
8. GROSS FAMILY HOUSING REQUIREMENTS		645	692	3,613	4,950	645	692	3,613	4,950
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	24	50	74				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	24	50	74				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		24	30	148	202	24	30	148	202
11. EFFECTIVE HOUSING REQUIREMENTS		621	662	3,465	4,748	621	662	3,465	4,748
12. HOUSING ASSETS (a + b)		708	663	3,659	5,030	577	559	2,634	3,770
a. UNDER MILITARY CONTROL		325	243	1,502	2,070	142	280	1,542	1,964
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		325	243	1,502	2,070	112	243	1,502	1,857
(2) UNDER CONTRACT/APPROVED						30	37	40	107
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		383	420	2,157	2,960	435	279	1,092	1,806
(1) ACCEPTABLY HOUSED		383	420	2,157	2,960				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(87)	(1)	(194)	(282)	44	103	831	978
14. PROPOSED PROJECT						0	24	50	74
15. REMARKS									

POST ACQUISITION CONSTRUCTION

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

FY 2007 POST ACQUISITION CONSTRUCTION

Program (In Thousands)

FY 2007 Program \$ 403,777

FY 2006 Program \$ 362,828

Purpose and Scope

The Air Force has approximately 87,000 family housing units (includes 28,200 privatized units) for FY 2007. 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 2007 approximately 20,400 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 11,000 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.

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.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

Program Summary

Authorization is requested for:

- (1) Various improvements to existing public quarters, as described on DD Form 1391.
- (2) Appropriation of \$403,777,000 to fund projects in FY 2007.

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 2007 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 88742/31196		6. CATEGORY CODE 711-000		7. PROJECT NUMBER		8. PROJECT COST (\$000) 403,777
9. COST ESTIMATE						
ITEM				U/M	QUANTITY	COST (\$000)
POST ACQUISITION CONSTRUCTION				UN	2,239	403,777
PROJECTS TO IMPROVE HOUSING UNITS						403,777
TOTAL CONTRACT COST						403,777
TOTAL REQUEST						403,777
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Includes all work necessary to revitalize military family housing by providing: air-conditioning, where authorized; modern functional layouts; soundproofing; and utility and site improvements. Energy conservation actions include new and additional insulation, storm windows, solar screens, and efficient heating and cooling systems.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$403.777 million to accomplish improvement and privatization in family housing.</p> <p><u>REQUIREMENT</u>: 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><u>CURRENT SITUATION</u>: 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><u>ADDITIONAL</u>: 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 BR (1080 NSF/1340 GSF), 2 BR Modified (1180 NSF/1480 GSF), 3 BR (1310 NSF/1630 GSF), 4 BR (1570 NSF/1950 GSF), 5 BR (1850 NSF/2300 GSF); E7-E9/O1-O3: 2 BR (1200 NSF/1490 GSF), 2 BR Modified (1350 NSF/1670 GSF), 3 BR (1500 NSF/1860 GSF), 4 BR (1730 NSF/2150 GSF), 5 BR (2020 NSF/2510 GSF); O4-O5: 3 BR (1630 NSF/2020 GSF), 4 BR (1860 NSF/2310 GSF); O-6: 4 BR (2030 NSF/2520 GSF); O-7: 4 BR (2690 NSF/3330 GSF).</p>						

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES		
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER	
10. Description of work to be accomplished <div style="display: flex; justify-content: space-between;"> <div>Location and Project</div> <div>Current Working Estimate (\$000)</div> </div> <u>UNITED STATES</u> <u>ALASKA</u> EIELSON AFB IMPROVE FAMILY HOUSING FTQW044800 - Provides general interior and exterior modernization and renovation of 264 units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bathrooms, and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas. Includes asbestos/lead-based paint removal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None <u>MISSOURI</u> WHITEMAN AFB IMPROVE FAMILY HOUSING YWHG059302 - Provides general interior and exterior modernization and renovation of 59 JNCO housing units. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bathrooms and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, fire sprinkler systems, playgrounds and recreation areas. Includes demolition and asbestos/Lead-Based Paint removal as required. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None <u>NORTH CAROLINA</u> SEYMOUR JOHNSON AFB IMPROVE FAMILY HOUSING VKAG066003 - Constructs additional space (family room and utility room) and provides interior and exterior modernization and renovation of 134 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, and floor coverings, improves floor plans, provides increased energy efficiency, garages, boundary fencing, patios, playgrounds and recreation areas. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None		

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES		
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER	
10. Description of work to be accomplished		
Location and Project	Current Working Estimate (\$000)	
UNITED STATES		
<u>NORTH DAKOTA</u>		
MINOT AFB IMPROVE FAMILY HOUSING QJVF079022	24,356	
<ul style="list-style-type: none"> - Improve 156 housing units with all necessary supporting facilities including: new roofs, new entry doors and stoops, adding arctic room, increasing the size of deck, carpet, improvement of master bedroom suite to include full bath and walk in closet, adding half bath on main floor, bulk storage, patios, landscaping, drive aprons and sidewalks as needed, and all other necessary support facilities. Special construction includes bulk storage areas and arctic climate construction. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None 		
<u>TENNESSEE</u>		
ARNOLD AFB IMPROVE FAMILY HOUSING ANZY074001	2,521	
<ul style="list-style-type: none"> - Provide housing and neighborhood improvement for 20 housing units. Repair damage to exterior, convert/construct garages, add trash enclosures, increase unit size, abate asbestos tile, install fire suppression, and upgrade chain link fencing to privacy fencing. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Mold remediation 40 units; gutter caps 40 units; maintenance painting 7 units; upgrade playground equipment; screened-in porches 40 units; pest control 40 units. - WORK PROGRAMMED FOR NEXT THREE YEARS: None 		

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES		
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER	
<p>10. Description of work to be accomplished</p> <p style="text-align: right;">Current Working Estimate (\$000)</p> <p style="text-align: center;">Location and Project</p> <p><u>OVERSEAS</u></p> <p><u>GERMANY</u></p> <p>RAMSTEIN AB 5,448</p> <p>IMPROVE FAMILY HOUSING</p> <p>TYFR074035</p> <ul style="list-style-type: none"> - Provides general interior modernization and renovation of 19 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas. Includes roads and paving. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None <p><u>JAPAN</u></p> <p>KADENA AB 121,777</p> <p>IMPROVE FAMILY HOUSING</p> <p>LXEZ074215</p> <ul style="list-style-type: none"> - Provides general interior and exterior modernization and renovation of 511 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bedrooms, bathrooms and finishings; improves floor plans, provides energy efficiency, fencing, patios, playgrounds and recreation areas. Includes environmental removal/disposal work. Provides covered garage (for GOQ). Provides handicap improvements in the tower including emergency power back up (for one elevator). (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None <p>KADENA AB 1,871</p> <p>INSTALL GOVERNMENT FURNISHED MATERIALS</p> <p>EVKP07AF747</p> <ul style="list-style-type: none"> - Improve 456 family housing units in Kishaba, Upper Plaza, East Futenma, Clark Vista, and Stillwell Park areas. Provide dishwashers, garbage disposals, smoke detectors, and venetian blinds for units being constructed by the Government of Japan (GOJ) for the United States military. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None 		

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES		
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER	
<p>10. Description of work to be accomplished</p> <p style="text-align: right;">Current Working Estimate (\$000)</p> <p style="text-align: center;">Location and Project</p> <p><u>OVERSEAS</u></p> <p><u>JAPAN</u></p> <p>MISAWA AB 68,997 IMPROVE FAMILY HOUSING QKKA074025</p> <ul style="list-style-type: none"> - Provides general interior and exterior modernization and renovation of 313 housing units. Includes utility upgrades, additions to meet current standards, force protection measures, site improvement, covered parking for H-Style units, storage sheds, parking for residents/guests, playground and landscaping. Provides pitched roof, covered court and mud rooms. Replaces floor heaters with forced air ceiling mounted heaters to include fan and temperature controller. Upgrades kitchens, bathrooms, and floor coverings, improves floor plans, and installs sound insulation for Tower (1938) to include replacing window rails and handicap accessibility for 1st and 2nd floor, fire sprinkler systems, and elevator work. Provides increased energy efficiency, privacy fencing, patios and recreation areas. Removes asbestos and lead-based paint. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None <p>MISAWA AB 1,304 INSTALL GOVERNMENT FURNISHED MATERIALS QKKA074021</p> <ul style="list-style-type: none"> - Improve 121 housing units. Install dishwasher, GFCI outlets, garbage disposals, smoke detectors, fire extinguishers, flag pole brackets, window blinds, carpeting, refrigerator, washing machine, and dryer. Includes additional requirements for one GOQ which are fire place, flag pole bracket/lighting, landscaping, force protection bollards, exterior lighting for outside area, security camera and mechanical access space panels. Units are being constructed by the Government of Japan (GOJ) for the US Military. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None <p>YOKOTA AB 52,239 IMPROVE FAMILY HOUSING ZNRE074306</p> <ul style="list-style-type: none"> - Provides general interior and exterior modernization and renovation of 186 housing units. 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 removal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None 		

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES			
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION		5. PROJECT NUMBER	
10. Description of work to be accomplished			
Location and Project		Current Working Estimate (\$000)	
<u>UNITED KINGDOM</u>			
RAF MILDENHALL		482	
IMPROVE FAMILY HOUSING			
QFQE074001			
<ul style="list-style-type: none"> - Provide improvement for the housing neighborhood areas to include privacy fencing, landscaping, street lighting and recreation areas. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None 			
<u>CLASSIFIED LOCATION</u>		50	
IMPROVE INFRASTRUCTURE			
PAYZ074001			
<ul style="list-style-type: none"> - Improve housing area landscaping, storm drainage, water and electrical systems. 			

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 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 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION EIELSON AIR FORCE BASE, ALASKA			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-143	7. PROJECT NUMBER FTQW044800	8. PROJECT COST (\$000) 102,261	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				72,993
IMPROVE FAMILY HOUSING	UN	264	276,488	(72,993)
SUPPORTING FACILITIES				21,562
LANDSCAPING	LS			(2,077)
UTILITIES	LS			(11,459)
RECREATION FACILITIES	LS			(1,449)
ASBESTOS LEAD-BASED PAINT ABATEMENT	LS			(1,884)
STREETS	LS			(2,179)
OTHER SITE WORK	LS			(2,514)
SUBTOTAL				94,555
CONTINGENCY (5.0%)				4,728
TOTAL CONTRACT COST				99,283
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				2,978
TOTAL REQUEST				102,261
AREA COST FACTOR	2.13			
MOST EXPENSIVE UNIT	297,261			
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 264 units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bathrooms, and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas. Includes asbestos/lead-based paint removal.				
11. Requirement: 1082 UN Adequate: 689 UN Substandard: 393 UN <u>PROJECT:</u> Improve Family Housing 168 JNCO 4 bedroom units; 72 JNCO 2 bedroom units; 24 JNCO 3 bedroom units. <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Eielson 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 a multiple phased program. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile. Renovated housing will provide a modern kitchen, living room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Garages and off-street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas. <u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was constructed between 1952-1985. They 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				

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION EIELSON AIR FORCE BASE, ALASKA		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-143	7. PROJECT NUMBER FTOW044800	8. PROJECT COST (\$000) 102,261
<p>environment. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and outdated. 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 the 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. Paved areas 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.</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 the units is 54% of the replacement cost. Base Civil Engineer: Lt Col David A. Martinson, (907) 377-5213.</p>			

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI			4. PROJECT TITLE IMPROVE MFH (PH 4)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER YWHG059302	8. PROJECT COST (\$000) 12,816	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				4,741
IMPROVE FAMILY HOUSING	UN	59	80,347	(4,741)
SUPPORTING FACILITIES				6,807
INFRASTRUCTURE	LS			(5,759)
DEMOLITION	LS			(753)
STORM SHELTERS	UN	59	5,000	(295)
SUBTOTAL				11,548
CONTINGENCY (5.0%)				577
TOTAL CONTRACT COST				12,125
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)				691
TOTAL REQUEST				12,816
AREA COST FACTOR	1.08			
MOST EXPENSIVE UNIT	87,310			
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 59 JNCO housing units. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bathrooms and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, fire sprinkler systems, playgrounds and recreation areas. Includes demolition and asbestos/Lead-Based Paint removal as required.				
11. Requirement: 911 Adequate: 852 Substandard: 59				
<p><u>PROJECT:</u> Improve Military Family Housing (Phase 4). This project includes work for (4) JNCO 2 Bedroom Units, (45) JNCO 3 Bedroom Units, (10) JNCO 4 Bedroom Units, and demolition of 71 surplus units. (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 Whiteman 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. All family housing units will meet "whole house" standards and are programmed improvements in accordance with the 2005 50% Housing Community Profile and the Housing Master Plan, both in development. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Also required are fire sprinkler systems, carbon monoxide detectors, and FEMA approved Storm Shelters. Living units will be expanded 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 including landscaping, playgrounds and recreation areas. Also required is the demolition of 71 surplus housing units not meeting Air Force housing standards as identified in the Whiteman Housing Community Profile.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing constructed in 1962. These 40-plus year old houses require major renovation and repair to correct</p>				

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI		4. PROJECT TITLE IMPROVE MFH (PH 4)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER YWHG059302	8. PROJECT COST (\$000) 12,816
<p>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. Whiteman's Housing Community Profile identifies 71 surplus demolition units on Whiteman that need to be taken down in order to meet the goals set by the Housing Requirements Market Analysis (HRMA).</p> <p><u>IMPACT IF NOT PROVIDED:</u> These houses 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. Sufficient, affordable off-base housing is not available.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p> <p><u>ADDITIONAL:</u> A preliminary economic analysis has been performed comparing the alternatives of new construction, improvement and status quo operation. Improvement was found the most cost effective over the life of the project in accordance with the Housing Community Profile. A certificate of exception has been prepared. The cost to improve this housing is less than 50% of the replacement cost. Army Corps of Engineers is construction agent, conus SIOH is 5.7%. Base Civil Engineer: Lt Col Jeffery A. Vinger, Phone: (660) 687-3503.</p>			

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER VKAG066003	8. PROJECT COST (\$000) 9,655	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				7,349
IMPROVE FAMILY HOUSING	UN	134	54,843	(7,349)
SUPPORTING FACILITIES				1,578
PAVEMENTS	LS			(59)
UTILITIES	LS			(956)
LANDSCAPING	LS			(119)
RECREATION FACILITIES	LS			(51)
HANDICAPPED	LS			(62)
COMMON AREA IMPROVEMENTS	LS			(86)
BOUNDARY FENCING	LS			(245)
SUBTOTAL				8,927
CONTINGENCY (5.0%)				446
TOTAL CONTRACT COST				9,373
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				281
TOTAL REQUEST				9,655
AREA COST FACTOR	.81			
MOST EXPENSIVE UNIT	56,800			
10. Description of Proposed Work: Constructs additional space (family room and utility room) and provides interior and exterior modernization and renovation of 134 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, and floor coverings, improves floor plans, provides increased energy efficiency, garages, boundary fencing, patios, playgrounds and recreation areas.				
11. Requirement: 2365 UN Adequate: 2231 UN Substandard: 134 UN <u>PROJECT:</u> Improve Family Housing. This project includes work for 38 JNCO four-bedroom, 60 JNCO three-bedroom and 36 two-bedroom modified units. (Current mission) <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Seymour Johnson AFB. The housing must be upgraded to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car carports will be converted to garages. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas. <u>CURRENT SITUATION:</u> This project constructs additions to and modernizes housing that was constructed in 1972. Some of these houses were upgraded in a subsequent project. The housing size standards now allow for larger living units that better meet the needs of today's families. At the time of the upgrades, kitchen and bathroom cabinets as well as the heating and air conditioning systems were reused. The cabinets, heating and air				

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER VKAG066003	8. PROJECT COST (\$000) 9,655

conditioning systems are obsolete and in need of replacement. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and obsolete. The electrical services to the units do not meet current standards. Additional ground fault receptacles are needed in the kitchen and laundry. The units have inadequate living space and storage. Landscaping and recreation areas are deficient. Provides fencing to set up boundary that separates one housing unit from the other.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate, resulting in increasing operations, maintenance and repair to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly and piecemeal fashion with little or no improvement in living quality.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 31% of the replacement cost. Base Civil Engineer: Lt Col Michael J. Coats, (919) 722-5142.

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION MINOT AIR FORCE BASE, NORTH DAKOTA			4. PROJECT TITLE IMPROVE FAMILY HOUSING PHASE 13		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER QJVF079022	8. PROJECT COST (\$000) 24,356		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES					19,224
FAM HSG CAPEHART		UN	156	123,231	(19,224)
SUPPORTING FACILITIES					2,721
COMMON NEIGHBORHOOD SUPPORT		LS			(911)
LANDSCAPING		LS			(918)
SPECIAL CONSTRUCTION FEATURES		LS			(892)
SUBTOTAL					21,945
CONTINGENCY (5.0%)					1,097
TOTAL CONTRACT COST					23,042
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)					1,313
TOTAL REQUEST					24,356
AREA COST FACTOR 1.11					
MOST EXPENSIVE UNIT 131,270					
<p>10. Description of Proposed Work: Improve 156 housing units with all necessary supporting facilities including: new roofs, new entry doors and stoops, adding arctic room, increasing the size of deck, carpet, improvement of master bedroom suite to include full bath and walk in closet, adding half bath on main floor, bulk storage, patios, landscaping, drive aprons and sidewalks as needed, and all other necessary support facilities. Special construction includes bulk storage areas and arctic climate construction.</p>					
<p>11. Requirement: 1772 UN Adequate: 1616 UN Substandard: 156 UN</p> <p><u>PROJECT:</u> Replace Military Family Housing, Phase 13 This phase includes work on 136 JNCO (3 Br) and 20 JNCO (4 Br) units. (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 Minot AFB. All units will be "whole house" improvement to provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This project is programmed in accordance with the Housing Community Plan. This is the thirteenth of multiple phases to replace/improve 1,772 housing units for base personnel. 1,616 units have already been replaced. The replacement/improvement housing will provide a modern easy to maintain, living unit, with ample interior and exterior storage plus an additional 300 SF per unit to provide an indoor recreation area. The neighborhood support infrastructure will be upgraded to meet modern housing needs, to include landscaping, and recreation areas.</p> <p><u>CURRENT SITUATION:</u> This project improves units built in 1962, which are showing the effects of age and continuous heavy use. These units had major upgrades in 1992 and 1993 as part of the improvement projects (phases one and two). These units do not meet the requirements of the needs of today's family, nor do they provide a modern home environment. Exterior living spaces are inadequate. Entry stoops are settling and slope toward the unit. Entry doors swing out and pose a hazard to occupants and guests as they must step back to gain access to units. There is no bathroom on the main floor.</p>					

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MINOT AIR FORCE BASE, NORTH DAKOTA		4. PROJECT TITLE IMPROVE FAMILY HOUSING PHASE 13	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER QJVF079022	8. PROJECT COST (\$000) 24,356
<p>Arctic rooms are not provided. 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><u>IMPACT IF NOT PROVIDED:</u> The housing will continue to deteriorate, resulting in increasing and unacceptable maintenance costs and 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.</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 performed considering improvement, replacement, leasing, and status quo operation. Based on the new present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The improvement cost is 58% of the replacement cost. This project meets the criteria/scope specified in the Air Force Family Housing Guide. 5.7% Supervision, Inspection, and Overhead (SIOH) is being programmed for Army Corps of Engineers. Base Civil Engineer: Lt Col Darren Gibbs, DSN 453-2434.</p>			

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION ARNOLD AIR FORCE BASE, TENNESSEE			4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-143	7. PROJECT NUMBER ANZY074001	8. PROJECT COST (\$000) 2,521		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES					2,331
IMPROVE FAMILY HOUSING		UN	20	116,551	(2,331)
SUPPORTING FACILITIES					0
SUBTOTAL					2,331
CONTINGENCY (5.0%)					117
TOTAL CONTRACT COST					2,448
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)					73
TOTAL REQUEST					2,521
AREA COST FACTOR .89					
MOST EXPENSIVE UNIT 228,550					
10. Description of Proposed Work: Provide housing and neighborhood improvement for 20 housing units. Repair damage to exterior, convert/construct garages, add trash enclosures, increase unit size, abate asbestos tile, install fire suppression, and upgrade chain link fencing to privacy fencing.					
11. Requirement: 36 UN Adequate: 16 UN Substandard: 20 UN PROJECT: Improve 20 family housing units. REQUIREMENT: Project Composition: 1 GOQ (4BR), 4 SOQ (4BR), 1 E-9 (4BR), 1 FGO (4BR), 2 JNCO (4BR), 5 FGO/CGO (3BR), 6 JNCO (3BR). This project is required to provide modern, efficient housing and community atmosphere for military family members and their families stationed at Arnold AFB. The housing must be upgraded to provide a comfortable and appealing living environment comparable to off-base civilian housing. Improvements are in accordance with Dec 2005 Housing Community Profile. CURRENT SITUATION: The housing complex consists of 28 quad units and 12 single family units, all of which were built in 1964 and 1965. Thses 40 year old homes require major renovation and repair to correct deterioration resulting from age and heavy use. They do not meet the needs of today's families, nor do they exhibit a modern home environment. A GOQ was recently established; the improvement scheduled for this unit will be in accordance with the Housing Community Profile findings. Occupants of the townhouse units have no covered parking available to protect their vehicles from the weather. Exterior painted brick surfaces are scaled and fading. Units have carpet installed over buckling parquet flooring installed with asbestos-containing mastic. IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in inadequate housing that will rapidly deteriorate and remain in a condition of living lower than that of the surrounding community, adversely affecting morale and potentially productivity. As units continue to age, increasing service calls will yield larger deficiencies. Continiuing to maintain these energy inefficient units will continue to drain limited funds. WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Mold remediation 40 units; gutter caps 40 units; maintenance painting 7 units; upgrade playground equipment; screened-in porches 40 units; pest control 40 units. WORK PROGRAMMED FOR NEXT THREE YEARS: None.					

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION ARNOLD AIR FORCE BASE, TENNESSEE		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-143	7. PROJECT NUMBER ANZY074001	8. PROJECT COST (\$000) 2,521
<p><u>ADDITIONAL:</u> The construction agent is Air Force Center for Environmental Excellence. The cost to improve the housing units is 49% of the replacement cost. Base Civil Engineer: Lt Col Michael Blaylock, (931) 454-4320.</p>			

1. COMPONENT AIR FORCE		FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH D		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER TYFR074035	8. PROJECT COST (\$000) 5,448		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES					4,695
IMPROVE FAMILY HOUSING		UN	19	247,116	(4,695)
SUPPORTING FACILITIES					177
UTILITIES		LS			(50)
SITE PREPARATION		LS			(34)
LANDSCAPING		LS			(54)
ROADS AND PAVING		LS			(39)
SUBTOTAL					4,872
CONTINGENCY (5.0%)					244
TOTAL CONTRACT COST					5,115
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					333
TOTAL REQUEST					5,448
AREA COST FACTOR 1.2					
MOST EXPENSIVE UNIT 304,150					
10. Description of Proposed Work: Provides general interior modernization and renovation of 19 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas. Includes roads and paving.					
11. Requirement: 6988 UN Adequate: 6641 UN Substandard: 347 UN					
PROJECT: Improve Military Family Housing (Phase D). This project includes 4 SOQ four-bedroom, 6 E-9 four-bedroom, 6 E-9 three-bedroom, and 3 GOQ four-bedroom unit. (Current Mission)					
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents at Ramstein AB, Germany. 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 phase D of multiple phases to upgrade 347 units. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile, phase 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 will include landscaping, playgrounds and recreation areas.					
CURRENT SITUATION: This project upgrades and modernizes housing that was constructed in the 1950s. These 50-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					

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH D	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER TYFR074035	8. PROJECT COST (\$000) 5,448

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 the 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. Paved roads need renovation.

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

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 65% of the replacement cost. The construction agent for this project is the Army Corps of Engineers resulting in 6.5% SIOH costs. This project is not eligible for NATO funding. This project meets the criteria of the Air Force Housing Guide for Planning, Programming, Design, and Construction. Base Civil Engineer: Col Carlos R. Cruz-Gonzalez, 314-480-6228

FOREIGN CURRENCY: FCF Budget Rate Used: EURO-DOLLAR .853

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 7	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ074215	8. PROJECT COST (\$000) 121,777	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
IMPROVE FAMILY HOUSING, PH 7				103,665
GOQ	UN	1	296,000	(296)
NON-GOQ	UN	510	202,684	(103,369)
SUPPORTING FACILITIES				8,935
SITE IMPROVEMENT/PERIMETER FENCE	LS			(1,604)
LANDSCAPING	LS			(1,153)
UTILITY MAINS	LS			(1,013)
PARKING/STREET/SIDEWALK/PATH	LS			(3,004)
PLAYGROUNDS/RECREATION	LS			(1,261)
ENVIRONMENTAL - REMOVAL/DISPOSAL	LS			(900)
SUBTOTAL				112,600
CONTINGENCY (5.0%)				5,630
TOTAL CONTRACT COST				118,230
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				3,547
TOTAL REQUEST				121,777
AREA COST FACTOR		1.34		
MOST EXPENSIVE UNIT		296,000		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 511 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bedrooms, bathrooms and finishings; improves floor plans, provides energy efficiency, fencing, patios, playgrounds and recreation areas. Includes environmental removal/disposal work. Provides covered garage (for GOQ). Provides handicap improvements in the tower including emergency power back up (for one elevator).				
11. Requirement: 8442 UN Adequate: 3387 UN Substandard: 4793 UN PROJECT: Improve military family housing (Phase 7). This phase includes work for 1 GOQ four-bedroom, 2 E9 four-bedroom, 12 SNCO three-bedroom, 56 JNCO three-bedroom and 440 JNCO two-bedroom units (Current Mission). REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed in Okinawa, Japan. 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 US civilian community. This is the seventh phase of multiple phases to upgrade all inadequate units. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage and patio. Dwelling units will be expanded (in some unit types) to meet current standards. Covered garages will be provided for GOQ units, off-street parking, community and neighborhood improvements are required and will include landscaping, playgrounds and recreation facilities. CURRENT SITUATION: This project upgrades and modernizes housing that was built by the				

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 7	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ074215	8. PROJECT COST (\$000) 121,777
<p>Government of Japan (GOJ) during the 1960s and 1980s. These houses require major renovation and repair to correct system deterioration, meet modern standards, and provide major home improvements. They have had no major upgrades since construction. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are scratched. Plumbing and lighting fixtures are deteriorated and antiquated. The electrical system does not meet modern standards and codes. Floor covering is stained and mismatched due to non-availability of similar materials for replacement. Exterior surfaces and roof, including windows, doors and frames require replacement. These units have inadequate space for storage and patio. Landscaping and recreation areas dedicated for housing residents are deficient. Utilities systems are deficient and old.</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 Requirements and Market Analysis shows an on-base deficit of 262 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 reconstruction, improvement, direct compensation 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. This project is not eligible for Host Nation funding. The cost to improve the units is 38% of the replacement cost. Base Civil Engineer: Colonel Juan Ibanez, Jr., 011-81-611-734-1807.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 113.3</p>			

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH. 2	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QKKA074025	8. PROJECT COST (\$000) 68,997	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				50,698
SOQ FOUR BEDROOM	UN	5	257,975	(1,290)
CGO THREE BEDROOM	UN	36	139,217	(5,012)
CGO TWO BEDROOM	UN	12	239,375	(2,873)
SNCO FOUR BEDROOM	UN	8	178,934	(1,431)
SNCO THREE BEDROOM	UN	36	139,217	(5,012)
JNCO FOUR BEDROOM	UN	92	178,934	(16,462)
JNCO TWO BEDROOM (TOWER)	UN	68	76,672	(5,214)
JNCO TWO BEDROOM	UN	56	239,375	(13,405)
SUPPORTING FACILITIES				13,100
SITE IMPROVEMENT	LS			(3,625)
LANDSCAPING	LS			(528)
UTILITIES	LS			(3,423)
PAVEMENT/CURBS/GUTTERS	LS			(1,750)
PARKING/COVERED PARKING	LS			(2,768)
PLAYGROUND/RECREATIONAL	LS			(1,006)
SUBTOTAL				63,798
CONTINGENCY (5.0%)				3,190
TOTAL CONTRACT COST				66,987
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				2,010
TOTAL REQUEST				68,997
AREA COST FACTOR	1.51			
MOST EXPENSIVE UNIT	280,000			
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 313 housing units. Includes utility upgrades, additions to meet current standards, force protection measures, site improvement, covered parking for H-Style units, storage sheds, parking for residents/guests, playground and landscaping. Provides pitched roof, covered court and mud rooms. Replaces floor heaters with forced air ceiling mounted heaters to include fan and temperature controller. Upgrades kitchens, bathrooms, and floor coverings, improves floor plans, and installs sound insulation for Tower (1938) to include replacing window rails and handicap accessibility for 1st and 2nd floor, fire sprinkler systems, and elevator work. Provides increased energy efficiency, privacy fencing, patios and recreation areas. Removes asbestos and lead-based paint.				
11. Requirement: 2380 UN Adequate: 1392 UN Substandard: 829 UN PROJECT: Improve Family Housing Phase 2. This phase includes work for 5 SOQ four-bedroom, 36 CGO three-bedroom, 12 CGO two-bedroom, 8 SNCO four-bedroom, 36 SNCO three-bedroom, 92 JNCO four-bedroom, 56 JNCO two-bedroom and 68 JNCO tower two-bedroom units (Current Mission).				

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH. 2	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER OKKA074025	8. PROJECT COST (\$000) 68,997

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Misawa Air Base, Japan. 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 in the United States. This is the second of multiple phases to upgrade all inadequate housing. All units will meet whole house standards and are programmed in accordance with the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, bedroom and bath configuration, with ample interior and exterior storage space. Living units will be expanded to meet current space authorizations. Off-street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playground and recreation areas.

CURRENT SITUATION: This project upgrades and modernizes housing that was constructed in 1982 thru 1987. These houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are obsolete and deteriorated and out-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 the non-availability of original materials for replacement. Windows, siding, and insulation require replacement. The washers and dryers in the Tower are located in the kitchen, which is open to the living and dining areas. The Tower also lacks a fire suppression sprinkler system. This creates a lot of noise in these areas since the appliances are not enclosed and have no sound barrier. The kitchen is also exposed to lint particles from the dryer unit.

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

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. This project is not eligible for Host Nation funding. The cost to improve the units is 40% of the replacement cost. Base Civil Engineer: Lt Col David Maharrey, 011-81-3117-66-3089.

FOREIGN CURRENCY: FCF Budget Rate Used: YEN 113.3

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN			4. PROJECT TITLE INSTALL GOVERNMENT FURNISHED MATERIAL	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER OKKA074021	8. PROJECT COST (\$000) 1,304	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				0
FAM HSG OTHER	SM	0	0	(0)
SUPPORTING FACILITIES				1,304
DWELLING NON-GOQ	UN	120	9,950	(1,194)
DWELLING GOQ	UN	1	110,000	(110)
SUBTOTAL				1,304
TOTAL CONTRACT COST				1,304
TOTAL REQUEST				1,304
AREA COST FACTOR	1.51			
MOST EXPENSIVE UNIT	110,000			
<p>10. Description of Proposed Work: Improve 121 housing units. Install dishwasher, GFCI outlets, garbage disposals, smoke detectors, fire extinguishers, flag pole brackets, window blinds, carpeting, refrigerator, washing machine, and dryer. Includes additional requirements for one GOQ which are fire place, flag pole bracket/lighting, landscaping, force protection bollards, exterior lighting for outside area, security camera and mechanical access space panels. Units are being constructed by the Government of Japan (GOJ) for the US Military.</p> <p>11. Requirement: 2380 UN Adequate: 1392 UN Substandard: 829 UN</p> <p><u>PROJECT:</u> Install GFM for GOJ Construction. (Current Mission)</p> <p><u>REQUIREMENT:</u> Project is required to provide complete and useable facilities, leveraging a multi-million dollar construction program from GOJ. The items required in this project will not be provided by the GOJ, but are necessary to comply with US fire and safety standards and quality of life criteria. For the GOQ, certain items will not be provided by GoJ, but are required in accordance with GOQ Resident's Handbook, Vol. 1, and GOQ Standards for Programming, Design & Construction, Vol. 2. The GOJ will install them during construction if provided as government furnished equipment.</p> <p><u>CURRENT SITUATION:</u> The houses constructed by the GOJ will be turned over to the US Military incomplete, lacking required fire/safety features, necessary appliances, and basic architectural finishes. The GOJ project standards do not include equipment standards that are comparable to US Air Force standards.</p> <p><u>IMPACT IF NOT PROVIDED:</u> This project is intended to specifically fund items which are not provided by GOJ, but are required for the building to be fully usable. Items funded are directly integral to the life safety or basic functionality of the facility, but independent of the usage of the facility. If this project is not funded, 120 Non-GOQ and 1 GOQ dwelling units will be incomplete and remain unoccupied.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> This project is not eligible for GOJ funding. Government Furnishing Material (GFM) requirements for 120 Non-GOQ and 1 GOQ dwelling units built by Government of Japan. Project AF0401 (56 three BR and 28 four BR units), AF0420 (36 four BR units)</p>				

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN		4. PROJECT TITLE INSTALL GOVERNMENT FURNISHED MATERIAL	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QKKA074021	8. PROJECT COST (\$000) 1,304
<p>and AF0535 (1 four BR GOQ unit). Base Civil Engineer: Lt Col David Maharrey, 011-81-3117-66-3089.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 113.3</p>			

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE MFH (PHASE 5)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE074306	8. PROJECT COST (\$000) 52,239	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				41,741
IMPROVE FAMILY HOUSING	UN	186	224,414	(41,741)
SUPPORTING FACILITIES				6,561
UTILITY	LS			(2,245)
DEMOLITION	LS			(877)
ASBESTOS ABATEMENT	LS			(1,341)
RECREATION FACILITIES	LS			(361)
MECHANICAL	LS			(1,737)
SUBTOTAL				48,302
CONTINGENCY (5.0%)				2,415
TOTAL CONTRACT COST				50,717
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				1,522
TOTAL REQUEST				52,239
AREA COST FACTOR		1.43		
MOST EXPENSIVE UNIT		270,000		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 186 housing units. 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 removal.				
11. Requirement: 2518 UN Adequate: 1792 UN Substandard: 726 UN <u>PROJECT:</u> Improve Family Housing Phase 5. This phase includes work on 1 SOQ four-bedroom, 7 FGO four-bedroom, 20 FGO three-bedroom, 28 CGO four-bedroom, 52 SNCO four-bedroom, 8 JNCO four-bedroom, and 70 JNCO three-bedroom units (Current Mission). <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. The units will also require air conditioning. <u>CURRENT SITUATION:</u> This project upgrades and modernizes housing which was constructed in the early 1970s. These housing units require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens do not provide adequate storage, cabinet space or countertop area and are not functionally arranged. Plumbing and lighting fixtures are deteriorated. The electrical systems do not meet modern construction codes. Ground fault circuit interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring, windows, and roofing require replacement. The units have				

1. COMPONENT AIR FORCE	FY 2007 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE MFH (PHASE 5)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE074306	8. PROJECT COST (\$000) 52,239
<p>inadequate living space and storage. Playgrounds, parking areas, and landscaping are inadequate or nonexistent.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate resulting in increased operations and maintenance and repair costs to the Air Force. 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 moral and retention problems will result if conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives 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 11% of the replacement cost. This project is not eligible for Host Nation funding. Base Civil Engineer: Lt Col Martin E. Granum (011-81-3117-55-7215) DSN 225-7215.</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: YEN 113.3</p>			

ADVANCE PLANNING AND DESIGN

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

FY 2007 ADVANCE PLANNING AND DESIGN

Program (In Thousands)

FY 2007 Program \$13,202

FY 2006 Program \$50,248

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 2007 Authorization and Appropriation of \$13,202,000 to fund this effort as outlined in the following exhibit:

1. COMPONENT AIR FORCE		FY 2007 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 711-000	7. PROJECT NUMBER		8. PROJECT COST (\$000) 13,202		
9. COST ESTIMATE						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
FAMILY HOUSING ADVANCE PLANNING AND DESIGN		LS			13,202	
SUBTOTAL					13,202	
TOTAL CONTRACT COST					13,202	
TOTAL REQUEST					13,202	
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Architect-engineer services, survey, fees, etc., in connection with advance planning and design of family housing dwelling units and properties included in or proposed for the Air Force Family Housing Construction Account.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$13.202 million to provide planning and design costs in connection with 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. Without the requested funds, housing community profiles cannot be developed and the new and post acquisition construction programs cannot be designed and constructed.</p>						

O&M SUMMARY

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

OPERATIONS, UTILITIES AND MAINTENANCE

(Excluding Leasing, Debt, and Privatization)

Program (\$ in Thousands)

FY 2007 Program \$595,876

FY 2006 Program \$575,594

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. The Air Force 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 FY2007 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 whole-house improvements to improve energy efficiency, increased management emphasis on energy conservation, and maintenance and repair projects to reduce energy consumption.

- * Provide government appliances and furniture in foreign countries where member-owned units are inappropriate or non-existent and where new housing units needing government-supplied appliances are coming on line. Redistribute excess furnishings from realigned bases.

- * Invest wisely in maintenance and repairs to preserve the existing adequate 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 are also funding demolition of inadequate surplus housing to eliminate unneeded inventory.

- * 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.

- * Support privatization of utilities through the housing or utilities privatization program as appropriate.

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

(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 (FHMP) and General Officer Quarters (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 assists in placing members in privatized housing. Housing Management offices provide counseling on housing decision-making and advance information on new base of assignment. The management effort at installations privatizing housing will gradually be reduced to an appropriate level for inherently governmental tasks to include asset management, housing relocation and referral services, and fiscal analysis. During major construction phases of privatized units, government oversight is required. Manning levels will remain relatively stable until construction completion at which time they should decrease as a minimum 20 percent. For bases with competitively sourced operations, the Air Force must continue to provide oversight support and advise installation leadership.

(2) Services. Provides basic support services including refuse collection and disposal; fire and police protection; custodial services; entomology and pest control; and snow removal and street cleaning. Privatized units do not receive funding from this account.

(3) Furnishings. Procures household equipment (primarily stoves and refrigerators) and, in limited circumstances (largely overseas), furniture. Controls inventories of furnishings at the warehouses 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. Also funds Department of State surcharges where leased housing is procured through their services. Privatization has no impact on these activities.

b. Utilities. Includes all purchased and base-produced heat, electricity, water, sewer, and gas commodities serving family housing. Occupants purchase their own telephone and cable TV service. Where required, includes investment, operations, and repair costs paid to non-government system owners in the case where utilities have been privatized. Privatized housing units do not receive funding from this account.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

c. Maintenance. Privatized housing units do not receive funding from this account. Provides upkeep of family housing real property, as follows:

(1) Maintenance/Repair of Dwellings. Includes service calls, routine maintenance and 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. Includes costs paid to non-government system owners in the case where utilities have been privatized. Where required, includes investment, operations, and repair costs paid to non-government system owners in the case where utilities have been privatized.

(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.

Operation and Maintenance FY 2007 Program Summary - Highlights

Authorization/Appropriation is requested in FY 2007 for \$595,876. This amount, together with estimated reimbursements of \$11,994 will fund the FY 2007 Operation and Maintenance program of \$607,870.

A summary of the funding program for FY 2007 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>
\$150,328	\$103,250	\$342,298	\$595,876	\$11,994	\$607,870

DEPARTMENT OF THE AIR FORCE
Family Housing Operation and Maintenance Reprogramming Actions
Fiscal Year 2005
(\$ in Thousands)

	FY 2005 Appropriation	Funds Reprogrammed	Percent Reprogrammed	FY 2005 End of Year
Utilities	125,459	33,897	27.02%	159,356
Operations				
Management	62,898	6,396	10.17%	69,294
Services	26,070	5,879	22.55%	31,949
Furnishings	41,959	0	0.00%	41,959
Miscellaeous	2,396	(367)	-15.33%	2,029
Leasing	119,908	(8,356)	-6.97%	111,552
Maintenance	439,952	(37,449)	-8.51%	402,503
Interest	0	0	0.00%	0
Privatization Support	39,104	0	0.00%	39,104
Total	857,746	(0)		857,746

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

USAF FY2007 PB		Fiscal Year: 2007	
Family Housing Operation and Maintenance, Summary		Command: USAF	
Excludes Leased Units and Costs		Exhibit: FH-2	
Worldwide Summary			
Fiscal Year:	2005*	2006	2007
Inventory Data (Units)			
Units in Being Beginning of Year	93,204	84,254	58,732
Units in Being at End of Year	84,254	58,732	35,458
Average Inventory for Year	90,578	77,462	47,929
Historic Units	1,036	208	208
Units Requiring O&M Funding:			
a. Contiguous US	54,039	37,925	15,227
b. U. S. Overseas	4,088	2,907	2,404
c. Foreign	22,341	22,399	21,203
d. Worldwide	80,468	63,231	38,834
Funding Requirements (\$000)		Total Cost (\$000)	Unit Cost (\$)
OPERATIONS (DIRECT)			
Management	59,312	655	1,008
Services	21,365	236	332
Furnishings	41,113	454	541
Miscellaneous	2,298	18	31
Sub-Total Direct Operations	124,088	1,278	1,913
Anticipated Reimbursements	1,014	11	15
Gross Obligations, Operations	125,102	1,381	1,928
UTILITIES (DIRECT)			
Direct Utilities	125,459	1,385	1,510
Anticipated Reimbursements	3,247	36	41
Gross Obligations, Utilities	128,706	1,421	1,551
MAINTENANCE (DIRECT)			
M&R Dwelling	227,943	2,517	2,489
M&R Ext. Utilities	98,410	1,086	1,042
M&R Other Real Property	25,388	280	315
Alter & Add.	29,088	2,517	162
Sub-Total Direct Maintenance	380,829	4,204	4,008
Anticipated Reimbursements	7,329	81	96
Gross Obligations, Maintenance	388,158	4,576	4,104
GRAND TOTAL, O&M - Direct	630,376	6,959	7,431
Anticipated Reimbursements	11,590	128	152
GRAND TOTAL, O&M - TOA	641,966	7,087	7,583

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

USAF FY2007 PB					Fiscal Year: 2007	
Family Housing Operation and Maintenance, Summary					Command: USAF	
Excludes Leased Units and Costs					Exhibit: FH-2	
Conterminous US						
Fiscal Year:	2005		2006		2007	
Inventory Data (Units)						
Units in Being Beginning of Year	65,509		57,798		33,282	
Units in Being at End of Year	57,798		33,282		12,401	
Average Inventory for Year	63,002		51,109		23,575	
	Total Cost	Unit	Total Cost	Unit	Total Cost	Unit
Funding Requirements (\$000)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)	Cost (\$)
OPERATIONS (DIRECT)						
Management	38,865	617	55,098	1,078	53,804	2,282
Services	7,415	118	11,706	229	10,933	464
Furnishings	3,471	55	3,224	63	3,330	141
Miscellaneous	1,072	17	1,182	23	636	27
Sub-Total Direct Operations	50,823	807	71,210	1,393	68,703	2,914
Anticipated Reimbursements	668	11	681	13	506	21
Gross Obligations, Operations	51,491	817	71,891	1,407	69,209	2,936
UTILITIES (DIRECT)						
Direct Utilities	73,910	1,173	58,146	1,138	31,982	1,357
Anticipated Reimbursements	2,924	46	2,770	54	2,558	109
Gross Obligations, Utilities	76,834	1,220	60,916	1,192	34,540	1,465
MAINTENANCE (DIRECT)						
M&R Dwelling	153,422	2,435	88,082	1,723	92,727	3,933
M&R Ext. Utilities	69,632	1,105	41,411	810	42,315	1,795
M&R Other Real Property	22,405	356	10,645	208	12,385	525
Alter & Add.	19,962	317	2,255	44	8,756	371
Sub-Total Direct Maintenance	265,421	4,213	142,393	2,786	156,183	6,625
Anticipated Reimbursements	2,032	32	1,778	35	1,735	74
Gross Obligations, Maintenance	267,453	4,245	144,171	2,821	157,918	6,699
GRAND TOTAL, O&M - Direct						
Anticipated Reimbursements	5,624	89	5,229	102	4,799	204
GRAND TOTAL, O&M - TOA	395,778	6,282	276,978	5,419	261,667	11,099

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

USAF FY2007 PB				Fiscal Year: 2007	
Family Housing Operation and Maintenance, Summary				Command: USAF	
Excludes Leased Units and Costs				Exhibit: FH-2	
US Overseas					
Fiscal Year:	2005*		2006		2007
Inventory Data (Units)					
Units in Being Beginning of Year	4,640		3,284		2,278
Units in Being at End of Year	3,284		2,278		2,278
Average Inventory for Year	4,462		3,181		2,278
	Total Cost	Unit	Total Cost	Unit	Total Cost
Funding Requirements (\$000)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)
OPERATIONS (DIRECT)					
Management	3,854	864	5,715	1,797	4,696
Services	1,473	330	1,244	391	1,501
Furnishings	2,360	529	2,581	811	2,898
Miscellaneous	0	0	0	0	0
Sub-Total Direct Operations	7,687	1,723	9,540	2,999	9,095
Anticipated Reimbursements	0	0	0	0	0
Gross Obligations, Operations	7,687	1,723	9,540	2,999	9,095
UTILITIES (DIRECT)					
Direct Utilities	18,316	4,105	20,309	6,384	19,291
Anticipated Reimbursements	0	0	0	0	0
Gross Obligations, Utilities	18,316	4,105	20,309	6,384	19,291
MAINTENANCE (DIRECT)					
M&R Dwelling	16,629	3,727	17,869	5,617	19,554
M&R Ext. Utilities	1,807	405	244	77	1,321
M&R Other Real Property	2,206	494	997	313	1,752
Alter & Add.	1,209	271	289	91	1,049
Sub-Total Direct Maintenance	21,851	4,897	19,399	6,098	23,676
Anticipated Reimbursements	1,092	245	898	282	1,095
Gross Obligations, Maintenance	22,943	5,142	20,297	6,381	24,771
GRAND TOTAL, O&M - Direct	47,854	10,725	49,248	15,482	52,062
Anticipated Reimbursements	1,092	245	898	282	1,095
GRAND TOTAL, O&M - TOA	48,946	10,970	50,146	15,764	53,157

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

USAF FY2007 PB				Fiscal Year: 2007	
Family Housing Operation and Maintenance, Summary				Command: USAF	
Excludes Leased Units and Costs				Exhibit: FH-2	
Foreign					
Fiscal Year:	2005		2006		2007
Inventory Data (Units)					
Units in Being Beginning of Year	23,055		23,172		23,172
Units in Being at End of Year	23,172		23,172		20,779
Average Inventory for Year	23,114		23,172		22,076
	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)
Funding Requirements (\$000)					
OPERATIONS (DIRECT)					
Management	16,593	718	17,277	746	19,481
Services	12,477	540	12,790	475	13,454
Furnishings	35,282	1,526	36,127	1,559	38,317
Miscellaneous	1,226	53	1,225	53	1,278
Sub-Total Direct Operations	65,578	2,837	67,419	2,910	72,530
Anticipated Reimbursements		0	481	21	504
Gross Obligations, Operations	65,578	2,837	67,900	2,930	73,034
UTILITIES (DIRECT)					
Direct Utilities	36,696	1,588	38,491	1,661	51,977
Anticipated Reimbursements		0	415	18	435
Gross Obligations, Utilities	36,696	1,588	38,906	1,679	52,412
MAINTENANCE (DIRECT)					
M&R Dwelling	57,892	2,505	66,690	3,750	92,369
M&R Ext. Utilities	26,971	1,167	39,092	1,687	43,028
M&R Other Real Property	777	34	12,725	549	14,488
Alter & Add.	7,917	343	9,960	431	12,554
Sub-Total Direct Maintenance	93,557	4,048	148,687	6,417	162,439
Anticipated Reimbursements	4,205	182	4,759	205	5,161
Gross Obligations, Maintenance	97,762	4,230	153,446	6,622	167,600
GRAND TOTAL, O&M - Direct	195,831	8,472	254,597	10,987	286,946
Anticipated Reimbursements	4,205	182	5,655	244	6,100
GRAND TOTAL, O&M - TOA	200,036	8,654	260,252	11,231	293,046

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
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FY07 Budget Estimate Submission		Fiscal Year: 2007		
Summary of Historic Housing Detail		MAJCOM: USAF		
		Exhibit: FH-6		
	Fiscal Year:	2005	2006	2007
1. Historic Housing Costs, Non-GOQ Data				
a. Number of Non-GOQ units on NHRP (Inventory)		998	203	203
b. Improvement Costs (\$000)		27,635	0	700
c. Maintenance and Repair Costs (\$000)		3,144	1,100	1,332
d. Total Historic Maintenance, Repair, Improvements (\$000)		30,779	1,100	2,032
e. Average Cost Per Unit (\$000)		31	5	10
2. Historic Housing Costs, GOQ Data				
a. Number of GOQ units on NHRP (Inventory)		38	5	5
b. Improvement Costs (\$000)		1,300	0	0
c. Maintenance and Repair Costs (\$000)		400	31	20
d.Total Historic Maintenance, Repair, Improvements (\$000)		1,700	31	20
e. Average Cost Per Unit (\$000)		45	6	4
3. Total Historic Inventory & Costs (Non-GOQ & GOQ)				
a. Number of Non-GOQ and GOQ units on NHRP (Inventory)		1,036	208	208
b. Improvement Costs (\$000)		28,935	0	700
c. Maintenance and Repair Costs (\$000)		3,544	1,131	1,352
d.Total Historic Maintenance, Repair, Improvements (\$000)		32,479	1,131	2,052
e. Average Cost Per Unit (\$000)		31	5	10

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OPERATIONS

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

OPERATIONS

(Program In Thousands)
FY 2007 Program \$150,328
FY 2006 Program \$148,169

The FY 2007 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
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Management. The Management account includes installation-level housing office operations; occupancy and contractor inspections; administrative support; community liaison; and the housing referral program, which assists members in finding homes in the private sector. It also supports studies such as the housing requirements and market analyses and preliminary studies and survey requirements for construction plans.

	(\$ in Thousands)
1. FY 2006 President's Budget	\$78,090
2. Congressional Adjustments:	
a. Congressional Rescission	-\$781
3. FY 2006 Appropriated Amount:	\$77,309
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2006 Current Estimate	\$77,309
10. Price Growth:	
a. Non-Pay Purchase Inflation	+\$1,057
b. General Inflation (2.2%)	+\$340
c. Civilian Pay Increase	+\$124
11. Functional Program Transfer:	
12. Program Increases:	None
13. Program Decreases:	
a. Classified program. Details will be provided upon request.	-\$574
b. Housing Office Support	-\$275
14. FY 2007 Budget Request:	\$77,981

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

Analysis of Change in Management

The Management sub-account consists predominately of fixed costs such as salaries. The program decrease of \$275 represents a reduction in travel, administrative support supplies and equipment for installation level management.

Overall, the direct management costs are relatively stable over time. However, as units become privatized, the corresponding management costs on a per unit basis will inversely increase. Such housing office functions as housing referral, relocation services, project compliance, financial oversight of privatization projects, and administration of housing entitlements for members will remain regardless of the number of units remaining in government inventory.

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Services. Provides basic municipal-type support services such as refuse collection and disposal; fire and police protection; entomology and pest control; snow removal; and street cleaning and custodial services for government-owned family housing units.

(\$ in Thousands)

1.	FY 2006 President's Budget	\$25,740
2.	Congressional Adjustments:	
a.	Congressional Rescission	-\$257
3.	FY 2006 Appropriated Amount:	\$25,483
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2006 Current Estimate	\$25,483
10.	Price Growth:	
a.	General Inflation (2.2%)	+\$561
b.	Non-Pay Purchase Inflation	+\$348
11.	Functional Program Transfer:	None
12.	Program Increases:	None
13.	Program Decreases:	
a.	Decreased Service Contracts	-\$503
14.	FY 2007 Budget Request:	\$25,888

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

Analysis of Changes in Services

The Services budget request decreased to account for reduced street cleaning and custodial services. Delays in privatization will likely result in non-programmatic increases to this account.

DEPARTMENT OF THE AIR FORCE
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FISCAL YEAR 2007 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 their personally owned furniture. "Loaner kits" consisting of tables, beds, sofas, etc. allow members to establish themselves in a housing unit before their household goods arrive. 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.

Housing in Europe also often requires that closets (armoires) and kitchen cabinets be issued since European private rentals do not have the closets that are expected in the United States and kitchens usually do not come equipped with appliances and cabinets.

The furnishings account funds essential furnishings at levels consistent with 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 service requirements. Issuing furnishings by the government avoids higher costs in other accounts such as military allowances and other support appropriations.

(\$ in Thousands)

1.	FY 2006 President's Budget	\$41,932
2.	Congressional Adjustments:	
a.	Congressional Rescission	-\$419
3.	FY 2006 Appropriated Amount:	\$41,513
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2006 Current Estimate	\$41,513

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

10.	Price Growth:	
	a. General Inflation (2.2%)	+\$913
	b. Non-Pay Purchase Inflation	+\$568
11.	Functional Program Transfer:	None
12.	Program Increase:	
	a. Increased Requirement for Overseas Furnishings	+\$1,551
13.	Program Decreases:	None
14.	FY 2006 Budget Request:	\$44,545

Analysis of Changes in Furnishings

Inventory reductions from privatization drive decreases in the funds required for furnishings, however all of the inventory decreases are in the CONUS or US overseas. The increase of \$1.6 million is attributed to newly constructed and renovated units in Japan requiring new appliances and other furnishings. The United States Marine Corps (USMC) conversion of unaccompanied tours to accompanied tours further exacerbates furnishings requirements since the United States Air Force (USAF) is responsible for military family housing in Japan.

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Miscellaneous. Includes mobile home hookups, leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments (i.e. United Kingdom and Australia) to operate housing units occupied by Air Force personnel, and similar costs. Also includes reimbursement to the International Cooperative Administrative Support Services (ICASS) Program administered by the Department of State. 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 in countries where the Air Force does not have a significant presence.

	(\$ in Thousands)
1. FY 2006 President's Budget	\$2,407
2. Congressional Adjustments:	
a. Congressional Rescission	-\$24
3. FY 2006 Projected Appropriated Amount:	\$2,383
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2006 Current Estimate	\$2,383
10. Price Growth:	
a. General Inflation (2.2%)	+\$52
b. Non-Pay Purchase Inflation	+\$33
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	
a. Reduced Space Requirements	-\$554
14. FY 2007 Budget Request:	\$1,914

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
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Analysis of Changes in Miscellaneous

Miscellaneous requirements have decreased slightly due to lower leased office and warehouse space requirements. The Air Force relies heavily on the Department of State for housing assistance in foreign areas and the Ministry of Defense in Britain for housing in the United Kingdom. Additionally, reimbursements are made to the Coast Guard for personnel living on Coast Guard stations in CONUS.

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UTILITIES

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 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. Military Family Housing (MFH) facilities consume approximately one-sixth of Air Force facility energy usage; therefore, MFH residents and management share a significant role in the achievement of Air Force energy reduction goals.

	(\$ in Thousands)
1. FY 2006 President's Budget	\$116,946
2. Congressional Adjustments:	None
a. Congressional Rescission	-\$1,169
3. FY 2006 Appropriated Amount:	\$115,777
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2006 Current Estimate	\$115,777
10. Price Growth:	
a. General Inflation (2.2%)	+\$2,547
b. Crude Oil (Fuel) Inflation	+\$7,711
c. Other Energy (Coal, Natural Gas) Inflation	\$+26,156
d. Non-Pay Purchase Inflation	+\$1,276
11. Functional Program Transfer:	None
12. Program Increases:	
a. Foreign Currency Fluctuation	\$+15,128

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

13. Program Decreases:

- | | |
|--|-----------|
| a. Inventory decrease (-24,398 units x \$2,659/unit = -\$64,874) | -\$64,874 |
| b. Classified program. Details will be provided upon request. | -\$471 |

14. FY 2007 Budget Request:	\$103,250
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Analysis of Changes in Utilities

Recent world events have resulted in significant increases in the price of energy. Although these increases may moderate, we believe it is prudent to plan for energy prices that are above our recent budgeting level of \$1,900 per unit. The requirement for FY 2007 has been developed from historical expenditures as adjusted for inventory reductions. FY 2007 expenditures are projected at \$103.3M or \$2,660 per unit. This represents an average increase of approximately \$63.00 per unit month.

This level of funding is dependent upon successful completion of the aggressive housing privatization program. If these projects are delayed additional funding will be sought to pay these "must pay" bills. The only source of flexibility within the MFH accounts is in the maintenance sub-account. Furthermore, if the utility systems are awarded to a utilities privatization contractor, this account will cover government costs for up-front capital investments to the system. To the maximum extent possible, utilities will be privatized through the housing privatization contractors - in this case there will be no government cost since the systems will not be government supported. If utilities are privatized separately, capital investments associated with operating and maintaining these systems can no longer be deferred and become a must pay bill.

MAINTENANCE

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 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. Past limited maintenance funding and a high occupant turnover have accelerated deterioration of the Air Force housing inventory. Housing condition assessments conducted for the Air Force Family Housing Master Plan (FHMP) substantiate that 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 Real Property Maintenance Contract (RPMC) funds are available to maintain the existing adequate inventory. The program may also be the fund source for any MFH maintenance and repair charges associated with the privatization of utility systems.

MFH maintenance is broken into two types of service. The first is routine recurring work such as answering service calls and doing repairs necessary to keep a house habitable, like repairing leaking faucets, replacing broken windows, or replacing furnace filters. It includes maintenance performed upon change of occupancy, such as painting, or carpet replacement.

The second type of service is major maintenance and repair such as work needed to fix or replace systems and their components that are nearing the end of their useful life such as restoring or replacing structural members such as roofs, electrical, plumbing, heating, ventilation and air conditioning, adding insulation where there is either no insulation or inadequate insulation, and complete painting of the exterior and landscaping.

The AF FHMP draws a distinct line between military construction and maintenance funding. Architect and engineering firms have gathered housing condition assessment data on every housing type in the Air Force. 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 determines whether each requirement is projected for replacement or improvement through the military construction program or should be maintained using RPMC funds. This database is then used to project future facility funding requirements.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

	(\$ in Thousands)
1. FY 2006 President's Budget	\$310,479
2. Congressional Adjustments:	None
a. Congressional Rescission	-\$3,105
3. FY 2006 Appropriated Amount:	\$307,374
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2006 Current Estimate	\$307,374
10. Price Growth:	
a. Inflation (2.2%)	+\$6,762
b. Non-Pay Inflation	+\$4,255
11. Functional Program Transfers	None
12. Program Increases:	
a. Offset for Extended Maintenance	+\$92,380
b. Major Maintenance and Repair	+\$76,854
c. Foreign Currency Fluctuation	+\$19,778
d. Demolition Projects	+\$19,531
e. Classified program. Details will be provided upon request.	+\$2,462

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

13. Program Decreases

a. Inventory Decrease $(-21,225 \times \$8,815/\text{unit} = -\$187,098)$ -\$187,098

14. FY 2007 Budget Request \$342,298

Analysis of Changes in Maintenance Program

The FY07 maintenance account reflects AF Family Housing Master Plan (FHMP) priorities. Through the use of MFH construction, improvements and O&M projects, we expect to eliminate nearly 4,000 inadequate units worldwide in FY 2007. In addition, approximately 18,500 units will be privatized to eliminate another 11,000 inadequate units. Additional funds were added to this account to cover FHMP-scheduled demolition of inadequate units that are not being improved or replaced through the MFH investment program (MFH MILCON) or privatization programs. Discounting this additional demolition funding, this account is funded to continue to keep "good houses good" and address life, safety, and health issues.

Even though the Air Force is making significant progress in eliminating or divesting inadequate housing, maintenance costs continue at nearly current levels. This can be accounted for by understanding the dynamics of Military Family Housing privatization. Houses are often turned over to a contractor in the 4th quarter of a fiscal year. Even though the inventory of government owned housing has decreased significantly as reflected on the books at the end of the year, in reality, these units remained in the inventory for most of the fiscal year. Furthermore, there may be delays for various reasons in the award of privatization projects, which will result in increased maintenance costs.

In addition, the decline in value of the U.S. dollar compared to other countries' currencies has resulted in a lower exchange rate consistent with the downward trend of the dollar. This has translated into lost buying power since military family housing overseas has not been privatized and still requires full maintenance.

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

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST**

NON-GOQ UNITS

This information complies with the House of Representatives, Military Construction Appropriations Bill (Report 106-614), 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 \$20K threshold when work cannot await 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		Proj (NSM)	Total Cost (\$000)	Improvements Non- Routine FY2002- 2006 (\$000)
				Cost (\$000)	Unit (NSM)			
CONUS								
No Request								
OVERSEAS								
No Request								

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GFOQ O&M COSTS

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST**

GENERAL OFFICERS 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 \$35K threshold when work is not eligible for or cannot await 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 2002- 2006 (\$000)
CONUS									
No Request									
OVERSEAS									
No Request									

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FICAL YEAR 2007 BUDGET REQUEST

Department of the Air Force
General and Flag Officers' Quarters
Anticipated Operations and Maintenance Expenditures Exceeding \$35K per Unit for for Fiscal Year 2007
(Dollars in Thousands)

State/ Country	Installation	Quarters ID	Year Built	Size NSF	Operations Cost	Maintenance & Repair Cost	Total O&M > \$35K Cost
No Request							
TOTAL:	0 GFOQ Units				\$0.0	\$0.0	\$0.0

REIMBURSABLE PROGRAM

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

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 six months after separation.

	(\$ in Thousands)
1. FY 2006 President's Budget	\$11,782
2. Congressional Adjustments:	None
3. FY 2006 Projected Appropriated Amount:	\$11,782
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2006 Current Estimate	\$11,782
10. Price Growth:	
a. Inflation (2.2%)	+\$259
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	
a. Reduced Anticipated Reimbursements	-\$47
14. FY 2007 Budget Request:	\$11,994

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LEASING

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

LEASING

Program (\$ in Thousands)
FY 2007 Program \$121,295
FY 2006 Program \$154,907

Purpose and Scope

Leasing provides 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 and operation 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 and overseas areas 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 \$121,295 to fund leases and related expenses in FY 2007. The FY 2007 request for family housing leasing points is summarized as follows:

		<u>FY 05</u>		<u>FY 06</u>		<u>FY 07</u>	
	<u>Lease Pts</u>	<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost (\$000)</u>
Foreign*	9,201	2,959	\$36,986	2,742	\$86,079	3,108	\$66,033
Section 801	5,500	3,835	\$62,102	3,672	\$64,831	3,372	\$52,391
Domestic	3,333	414	\$5,935	232	\$3,997	186	\$2,871

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 provide adequate housing for our personnel where military family housing is not available thus avoiding expensive off-base housing entitlements.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

Section 801 Leasing

In FY 1984, Congress authorized the testing of a new leasing program for U.S. installations in P.L. 98-115, Section 801. This program is designed to reduce our CONUS family housing deficit at bases where Air Force families are seriously affected by housing shortages and high housing costs. Nine housing communities were constructed. Later events prompted the closure of March AFB, CA and the leases were terminated. The FY 2007 budget reflects the termination of 163 leases at Hanscom AFB, MA and 300 leases at Eielson AFB, AK. The current inventory of 801 leases is shown in Exhibit FH4B.

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 and Boston. This support is provided since housing within BAH is not available in these areas.

Foreign leases are primarily provided at Aviano, Lakenheath, Spangdahlem, Singapore, Osan, and the Central Command area of responsibility. Areas under Central Command are provided leases to support accompanied Air Force members where military family housing is not available. Leases are provided for members in other overseas locations in which the Department of State International Cooperative Administrative Support Services (ICASS) program administers the lease with the Air Force providing appropriate funding.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Leasing

(\$ in Thousands)

1.	FY 2006 President's Budget	\$154,907
2.	Congressional Adjustments:	
a.	Congressional Rescission	-\$1,549
3.	FY 2006 Appropriated Amount:	\$153,358
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2006 Current Estimate	\$153,358
10.	Price Growth:	
a.	Inflation (2.2%)	+\$3,374
b.	Non-Pay Inflation	+\$1,964
11.	Functional Program Transfer:	None
12.	Program Increases:	None
13.	Program Decreases:	
a.	Reduced Leasing Requirement	-\$35,984
b.	Classified Program. Details will be provided upon request.	-\$1,417
14.	FY 2007 Budget Request:	\$121,295

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

Analysis of Changes in Leasing

The attached leasing charts reflect changes to the program by locations 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 2007 BUDGET REQUEST

ANALYSIS OF LEASED UNITS (Other than Section 801)
FY 2007

LOCATION	FY 05			FY 06			FY 07		
	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)
DOMESTIC LEASES									
San Antonio, TX (AFOATS)	40	480	\$600	42	504	\$625	39	468	\$615
San Antonio, TX (AFRS)	94	1,128	\$1,398	86	1,032	\$1,292	92	1,104	\$1,484
Los Angeles, CA (AFRTS)	46	552	\$618	18	216	\$492	46	552	\$628
Denver, CO	100	1,200	\$1,857	75	900	\$1,418	0	0	\$0
Alameda, CA	1	12	\$25	1	12	\$30	1	12	\$19
Buckley, CO	100	1,200	\$1,320	0	0	\$0	0	0	\$0
New Boston, MA	2	24	\$40	2	24	\$42	2	24	\$40
Pinedale, WY	6	72	\$77	8	96	\$98	6	72	\$85
Travis, CA	25	0	\$0	0	0	\$0	0	0	\$0
Unassigned	2,919			3,101			3,147		
TOTAL DOMESTIC LEASES	3,333	4,668	5,935	3,333	2,784	3,997	3,333	2,232	2,871
FOREIGN LEASES									
Amman, Jordan	1	12	\$30	1	12	\$30	1	12	\$30
Asmara, Eritrea	1	12	\$18	1	12	\$24	1	12	\$20
Aviano, Italy	870	10,440	\$13,914	707	8,712	\$20,399	726	8,712	\$20,217
Bankok, Thailand	1	12	\$23	1	12	\$24	1	12	\$25
Bonn (Embassy), Germany	1	12	\$18	1	12	\$21	1	12	\$21
Brussels, Belgium	0	0	\$0	0	0	\$0	1	12	\$45
Cairo, Egypt	5	60	\$117	5	60	\$153	5	60	\$155
Chaing Mai, Thailand	4	48	\$78	4	48	\$83	4	48	\$86
Classified Location	1	12	\$39	1	12	\$27	2	24	\$54
Classified Location	0	0	\$0	C	C	\$1,400	0	0	\$0
Copenhagen, Denmark	4	48	\$138	4	48	\$140	4	48	\$142
Djibouti	1	12	\$29	1	12	\$29	0	0	\$0
Doha, Qatar	15	180	\$600	16	186	\$574	8	96	\$194
Islamabad, Pakistan	1	12	\$32	2	24	\$64	1	12	\$32
Izmir, Turkey	1	12	\$36	1	12	\$32	1	12	\$37
Manama, Bahrain	1	12	\$28	1	12	\$32	1	12	\$31
Muscat, Oman	1	12	\$25	1	12	\$25	0	0	\$0
Nairobi, Kenya	1	12	\$37	2	24	\$76	1	12	\$39
Osan, Korea	199	2,388	\$2,706	199	2,388	\$2,808	199	2,388	\$2,822
Oslo, Norway	0	0	\$0	1	12	\$44	0	0	\$0
Paris, France (11WG)	7	0	\$0	6	72	\$377	7	84	\$445
Paris, France (USAFE)	1	12	\$92	2	24	\$190	1	12	\$95
RAF Lakenheath / Mildenhall, UK	1,222	14,664	\$12,829	1,222	14,664	\$18,451	1,822	21,864	\$35,070
Sembawang, Singapore	117	1,404	\$3,461	117	1,404	\$3,490	117	1,404	\$3,525
Spangdahlem, Germany	500	6,000	\$2,556	440	4,224	\$5,496	201	2,412	\$2,817
Stavenger, Norway	1	12	\$67	1	11	\$57	0	0	\$0
United Arab Emirates	1	12	\$50	1	12	\$50	1	12	\$62
Vienna, Austria	1	12	\$45	1	12	\$48	1	12	\$48
Yemen	1	12	\$20	3	36	\$61	1	12	\$21
Unassigned	6,243			6,460		\$31,874	6,094		
TOTAL FOREIGN LEASES	9,202	35,424	36,986	9,202	32,069	86,079	9,202	37,296	66,033
GRAND TOTAL FH-4	12,535	40,092	42,921	12,535	34,853	90,076	12,535	39,528	68,904

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

ANALYSIS OF HIGH COST LEASED UNITS
(Other than Section 801)
FY 2007

LOCATION	FY 07 TOTAL LEASES Per Country	FY05			FY06			FY07		
		HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)	HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)	HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)
DOMESTIC LEASES										
San Antonio, TX (AFRS)	92	1	21,668	\$23	1	21,668	23	1	\$21,668	23
Los Angeles, CA	46	20	21,668	\$420	18	21,668	324	18	\$21,668	324
Denver, CO	0	25	21,668	\$525	3	21,668	63	0	\$21,668	0
Sub-Total Domestic	138	46		\$968	22		\$410	19		\$347
FOREIGN LEASES										
Izmir, Turkey	1	1	\$32,192	\$36	1	\$32,192	\$32	1	\$32,192	\$37
Stavanger, Norway	0	1	\$32,192	\$67	1	\$32,192	\$57	0	\$32,192	N/A
Aviano, Italy	726	1	\$32,192	\$34	1	\$32,192	\$39	1	\$32,192	\$39
Paris, France	8	1	\$32,192	\$92	1	\$32,192	\$95	1	\$32,192	\$95
Vienna, Austria	1	1	\$32,192	\$45	1	\$32,192	\$54	1	\$32,192	\$48
Oslo, Norway	0	0	\$32,192	N/A	1	\$32,192	\$44	0	\$32,192	N/A
Classified Location	2	1	\$32,192	\$39	1	\$32,192	\$27	2	\$32,192	\$54
Brussels, Belgium	1	1	\$32,192	\$0	0	\$32,192	N/A	1	\$32,192	\$45
Copenhagen, Denmark	4	4	\$32,192	\$138	4	\$32,192	\$187	4	\$32,192	\$142
Manama, Bahrain	1	1	\$32,192	\$28	1	\$32,192	\$32	1	\$32,192	\$31
Nairobi, Kenya	1	1	\$32,192	\$37	2	\$32,192	\$76	1	\$32,192	\$39
Abu Dhabi, UAE	1	1	\$32,192	\$50	1	\$32,192	\$50	1	\$32,192	\$62
Djibouti	0	1	\$32,192	\$29	1	\$32,192	\$29	0	\$32,192	N/A
Sub-Total Foreign	746	15		\$595	16		\$722	14		\$592
GRAND TOTAL FH-4A	884	61	N/A	\$1,563	38	N/A	\$1,132	33	N/A	\$939

Exhibit FH-4A

HIGH COST DOMESTIC LEASE approvals range between \$12K and \$14K per unit per year with OSD approved NMHC adjustments added annually. One of the Recruiter leases exceeds the limit per year and details of each new or renewed lease are approved by Congress.

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

* Lower exchange rate of the dollar to foreign currency has not been absorbed into individual leases at this time.

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

<p style="text-align: center;">FAMILY HOUSING, DEPARTMENT OF THE AIR FORCE SECTION 801 FAMILY HOUSING SUMMARY (Dollars In Thousands)</p> <p style="text-align: center;">FY 2007</p>									
LOCATION	NO. OF UNITS	DATE OF AWARD	DATE OF FULL OCCUP	FY05 UNITS	FY05 COSTS	FY06 UNITS	FY06 COSTS	FY07 UNITS	FY07 COSTS
Hanscom AFB, MA	163	SEP 85	OCT 87	163	\$2,999	0	\$0	0	\$0
Goodfellow AFB, TX	200	SEP 86	JAN 88	200	\$2,132	200	\$2,098	200	\$2,262
Andrews AFB, MD	828	AUG 91	OCT 95	828	\$12,436	828	\$12,238	828	\$13,194
Hurlburt AFB, FL	300	JAN 91	SEP 92	300	\$4,050	300	\$4,675	300	\$4,200
Travis AFB, CA	300	SEP 89	AUG 91	300	\$5,151	300	\$5,588	300	\$5,464
Eielson AFB, AK	366	SEP 91	JAN 96	666	\$18,180	666	\$20,821	366	\$9,991
Ellsworth AFB, SD	1,028	AUG 89	JUN 91	1,028	\$14,196	1,028	\$14,819	1,028	\$14,196
Cannon AFB, NM	350	JUN 91	AUG 93	350	\$2,958	350	\$4,592	350	\$3,084
ANNUAL REQUIREMENT	3,535	N/A	N/A	3,835	\$62,102	3,672	\$64,831	3,372	\$52,391
Unused Lease Points	1,965			1,965	\$0	2,128	\$0	2,128	\$0
GRAND TOTAL FH-4B	5,500	N/A	N/A	5,800	62,102	5,800	64,831	5,500	52,391

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HOUSING PRIVATIZATION

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

HOUSING PRIVATIZATION

Program (in Thousands)
FY 2007 Program \$37,899
FY 2006 Program \$36,437

Overview: The Air Force estimates that, to date, they will have privatized family housing at 17 of the 55 bases planned. The Air Force accelerated its privatization effort through a series of process changes to meet the FY07 goal.

Status of Awarded Projects:

Base	Lackland AFB (Ph 1)	Dyess AFB	Robins AFB (Ph 1)	Elmendorf AFB (Ph 1)	Wright-Patterson AFB (Ph 1)
Location (City, 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
# of units privatized	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	Complete
Construction Complete	Nov-01	Sep-02	Jun-02	Sep-03	Jan-06

Base	Kirtland AFB	Patrick AFB	Moody AFB	Little Rock AFB	Buckley AFB
Location (City, State)	Albuquerque, NM	Cocoa Beach, FL	Valdosta, GA	Little Rock, AR	Aurora, CO
Award Date	Apr-03	Oct-03	Feb-04	Jul-04	Aug-04
# of units privatized	1,078	552	606	1,200	351
Type of Deal (debt, equity)	Debt w/Guarantee	Equity	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Sep-06	Dec-08	Mar-07	Dec-09	Nov-06

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

Base	Elmendorf AFB (Ph 2)	Hickam AFB (Ph 1)	Hanscom AFB	Offutt AFB	Hill AFB
Location (City, State)	Anchorage, AK	Honolulu, HI	Boston, MA	Omaha, NE	Salt Lake City, UT
Award Date	Sep-04	Feb-05	Oct-04	Jun-05	Sep-05
# of units privatized	1,194	1,356	784	1,444	1,018
Type of Deal (debt, equity)	Debt W/ Guarantee	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Dec-07	Jan-10	Dec-08	Feb-13	Dec-11

Base	Dover AFB	Scott AFB			
Location (City, State)	Dover, DE	O'Fallon, IL			
Award Date	Sep-05	Dec-05			
# of units privatized	980	1,593			
Type of Deal (debt, equity)	Debt	Debt			
Construction Status	Construction underway	Construction underway			
Construction Complete	Oct-08	Dec-09			

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 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 2006 President's Budget:	\$36,437
2. Congressional Adjustments:	
a. Congressional Recission	-\$364
3. FY 2006 Appropriated Amount:	\$36,073
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2006 Current Estimate	\$36,073
10. Price Growth:	
a. Inflation	\$1322
11. Functional Program Transfer:	None
12. Program Increases:	\$504

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

13.	Program Decreases:	None
	a. FHIF Funding Adjustment	None
	b. Reduced program requirements	None
14.	FY 2007 Budget Request:	\$37,899

Executive Summary:

The Air Force requests \$37,899K in the FY07 Budget Request for Housing Privatization. These funds are required for Air Staff, Air Force Center for Environmental Excellence (AFCEE), MAJCOMs, and applicable installations to execute 55 privatization initiatives identified in the Family Housing Master Plan or currently undergoing a privatization feasibility study. 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) portfolio management, and 5) MAJCOM and base specific project management support.

Typically, about \$3.75M is required during the life of the project to execute each privatization initiative. This includes \$125K for land surveys, \$100K for minimal environmental studies and approximately \$1.3M in privatization consultant fees. The required initial concept development includes data gathering, feasibility analyses and possible alternatives as well as recommendations (\$250K), with full spectrum RFP development, solicitation, and award (\$1.1M). The remaining funding supports project management and construction surveillance/oversight at the installation, yearly in-house manpower expenses at AFCEE, the dedicated manpower expenses at the bases and MAJCOMs, and one-time portfolio management services during the transition and transaction closure phase.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

Requested Detail:

Concept Development: AFCEE uses four privatization support contractors (PSCs), 14 civilian, three military and seven 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. Additionally, Air Staff review, oversight, and guidance is required throughout the process. Based on the current execution schedule, no new privatization projects are expected to start in FY 07, therefore no funds budgeted for concept development.

Solicitation: AFCEE, using PSCs and their in-house project team (engineers, lawyers, financial managers and acquisition personnel), work with the MAJCOMs and installations to develop and issue project solicitations. Developer responses are then evaluated through a one-step process. First, the number of submitting developers is narrowed based upon an evaluation of qualifications. Offerors are rank ordered and the highest ranked developer is then selected as most qualified. The AF then negotiates with the developer and evaluates a final, detailed technical and financial proposal. Based on this proposal meeting or exceeding the original submission, the developer is selected and the real estate transaction proceeds to closing. We have programmed \$3.3M in FY07 for 3 projects that will be in the solicitation stage in this fiscal year.

Construction Surveillance/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 and land leases) and the oversight ensures the Air Force receives top-quality housing for military members that 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. 17 projects will be in this stage during this fiscal year.

Asset Management: Transitioning from government-owned/operated housing to privatized housing is an ongoing effort for our bases. AFCEE's asset management support team at AFCEE is committed to ensuring our base and MAJCOM personnel receive the necessary training to accomplish their tasks. The mixed staff, four contract and civilian employees, conducts annual CONUS resident satisfaction surveys and provides a comprehensive AF portfolio report. Housing Development Office supports the Air Staff by providing AFI updates, policy changes and property management-related updates to keep the generic transaction documents current. They augment MAJCOM and Air Staff support by attending IPTs, and the day-to-day support through telecoms and the asset management toolbox.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

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 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 identifies any projects that are in difficulty and implements corrective measures to preclude project failure. We have programmed \$11.3M in FY07 to accomplish this essential oversight, which includes government, consultant, and training costs. As more projects are awarded this cost will grow, while the other areas such as development, solicitation and construction decrease.

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.

Air Force Housing Privatization Program

FH-6 Exhibit

Privatization Date	Installation/Project	Conveyed Units	Scope	Scored Cost (\$M)	Expected Source of Funds				Authorities (Use Key Below)
					Amount (\$M)	Budget Year	Type	Project	
Aug-98	LACKLAND AFB, TX (PH 1)	272	420	6.200	6.200	FY96	711	LACKLAND 1	1,4
					5.000	FY97	711	LACKLAND 1	
					6.500	FY97	711	LACKLAND 1	
					0.003	FY98	711	DYESS	
					0.119	FY99	711	DYESS	
					-0.003	FY98	711	SIOH FOR LACKLAND	
					-0.119	FY99	711	SIOH FOR LACKLAND	
					-6.200			TO FHIF	
					-0.800			SIOH TRANSFERRED TO FHIF	
					-0.120	FY97	711	SIOH FOR LACKLAND	
					-1.500	FY97	711	ROBINS 1	
					-4.324	FY97	711	TRAVIS	
					-4.756	FY97	711	FY01 RESCISSION	
Sep-00	DYESS AFB, TX	0	402	16.300	10.503	FY98	711	DYESS	1
					9.415	FY99	711	DYESS	
					-0.003	FY98	711	LACKLAND 1	
					-16.300			TO FHIF	
					-0.119	FY99	711	LACKLAND 1	
Sep-00	ROBINS AFB, GA (PH 1)	670	670	12.600	-3.496	FY99	711	TO JUDGMENT FUND CLAIM	1,4
					6.800	FY98	711	ROBINS 1	
					1.500	FY97	711	LACKLAND 1	
					-0.500	FY98	711	SIOH FOR ROBINS	
					-7.800			TO FHIF	
Mar-01	ELMENDORF AFB, AK (PH 1)	584	828	23.300	4.800			HSRO FUNDS	1,4
					12.500	FY98	713	ELMENDORF 1	
					-12.500			TO FHIF	
Aug-02	WRIGHT-PATTERSON AFB, OH (PH 1)	1,733	1,536	10.800	10.800			HSRO FUNDS	1,4
					5.600	FY99	711	WRIGHT-PATTERSON 1	
					5.200	FY02	713	HICKAM 1	
Apr-03	KIRTLAND AFB, NM	1,783	1,078	24.200	-10.800			TO FHIF	1,4
					5.450	FY97	711	KIRTLAND	
					20.900	FY98	711	KIRTLAND	
					6.400	FY99	711	KIRTLAND	
					-24.300			TO FHIF	
					-0.002			TO JUDGMENT FUND CLAIM	
					-5.450	FY97	711	FY01 TRAVIS FUND SOURCE	
					-2.998	FY02	711	TO SHAW	

Air Force Housing Privatization Program

FH-6 Exhibit

Privatization Date	Installation/Project	Conveyed Units	Scope	Scored Cost (\$M)	Expected Source of Funds				Authorities (Use Key Below)
					Amount (\$M)	Budget Year	Type	Project	
Oct-03	PATRICK AFB, FL	960	552	0.000	9.692 -9.692	FY99 FY99	711 711	PATRICK FY03 TO FOREIGN CURRENCY CMA	2,4
Feb-04	MOODY AFB, GA	303	606	9.700	7.401 2.299 -7.401 -2.299	FY01 FY02	713 713	MOODY FROM HICKAM TO FHIF TO FHIF	1,4
Jul-04	LITTLE ROCK AFB, AR	1,535	1,200	6.800	3.994 1.000 1.813 -6.800 -0.007	FY00 FY01 FY01 FY01	713 713 711 713	LITTLE ROCK LITTLE ROCK FROM FY01 TRAVIS TO FHIF FY01 RESCISSION	1,4
Aug-04	BUCKLEY AFB, CO	0	351	15.600	11.271 8.229 -17.600 -1.900	FY02 FY04 FY02	711 713 711	BUCKLEY FROM HICKAM 2 TO FHIF LAND ACQUISITION	1,4
Sep-04	ELMENDORF AFB, AK (PH 2)	985	1,194	41.496	12.161 26.732 -38.893	FY02 FY03	713 713	ELMENDORF 2 ELMENDORF 2 TO FHIF	1,4
Oct-04	HANSCOM AFB, MA	850	784	0.000	0.000	FY03		NONE	4
1-Feb-05	HICKAM AFB, HI (PH 1)	1,356	1,356	4.194	15.246 -5.200 -2.299 -4.194 -3.553	FY02 FY02 FY02 FY02	713 713 713 713	HICKAM TO WRIGHT-PATTERSON I TO MOODY TO FHIF FOR HICKAM AWARD TO BARKSDALE	1,4
16-Sep-05	OFFUTT AFB, NE	2,600	1,640	12.568	13.982 -0.130	FY01 FY01	713 713	OFFUTT FY01 RESCISSION	1,4
29-Sep-05	HILL AFB, UT	1,138	1,018	11.280	10.271 -5.471 -2.980 9.460	FY01 FY01 FY01 FY05	713 713 713 713	HILL FY05 RESCISSION FOR HILL FY05 RESCISSION FOR OFFUTT FROM DAVIS-MONTHAN	1,4
30-Sep-05	DOVER AFB, DE	1,488	980	12.425	19.601 -8.301 1.125	FY04 FY04 FY05	711 711 713	DOVER FY05 RESCISSION FOR DOVER FROM FAIRCHILD	1,4
31-Dec-05	SCOTT AFB, IL	1,430	1,593	0.000	5.151 -4.600 -0.200	FY05 FY05 FY05	713 713 713	SCOTT TO BBL TO AETC GROUP 1	1,4

Air Force Housing Privatization Program

FH-6 Exhibit

Privatization Date	Installation/Project	Conveyed Units	Scope	Scored Cost (\$M)	Expected Source of Funds				Authorities (Use Key Below)
					Amount (\$M)	Budget Year	Type	Project	
28-Feb-06	NELLIS AFB, NV	1,278	1,178	2.002	4.314	FY01	711	NELLIS	1,4
					-5.000	FY01	711	FY05 RESCISSION FOR NELLIS	
					0.686	FY01	711	FY05 RESCISSION FROM FY01 TRAVIS	
					1.449	FY02	713	NELLIS	
					0.371	FY05	713	FROM HOLLOMAN	
					0.182	FY05	713	FROM FAIRCHILD	
1-Apr-06	BEALE AFB, CA	1,553	1,344	2.860	14.337	FY02	713	BEALE	1,4
					-14.337	FY02	713	FY05 RESCISSION FOR BEALE	
					2.120	FY03	711	FROM EGLIN	
					0.740	FY04	713	FROM HICKAM	
1-May-06	ALTUS AFB, OK LUKE AFB, AZ SHEPPARD AFB, TX TYNDALL AFB, FL	963	726	15.820	1.093	FY04	713	ALTUS	1,4
		770	426		0.000	FY04	713	LUKE	
		1,210	910		17.736	FY04	713	SHEPPARD	
		848	813		-3.009	FY04	713	TO SHAW	
					0.000	FY05	713	TYNDALL	
31-May-06	MCGUIRE AFB/FT DIX, NJ	2,364	2,083	19.600	26.821	FY02	713	MCGUIRE	1,4
					-0.163	FY02	713	FY05 RESCISSION FOR BEALE	
					-1.744	FY02	713	FY05 RESCISSION FOR HICKAM	
					-3.537	FY02	713	TO LACKLAND II	
					-3.537	FY02	713	TO WRIGHT-PATTERSON	
					-0.230	FY02	713	TO AETC GROUP 1	
1-Jun-06	WRIGHT-PATTERSON AFB, OH (PH 2)	476	459	15.340	13.339	FY03	713	WRIGHT-PATTERSON	1,4
					-1.536	FY03	713	FY05 W-P RESCISSION IN FHIF	
					1.538	FY02	713	FROM MCGUIRE	
					1.999	FY04	713	FROM HURLBURT	
1-Jul-06	LACKLAND AFB, TX (PH 2)	375	643	14.560	20.499	FY02	713	LACKLAND	1,4
					-9.476	FY02	713	FY05 RESCISSION FOR HICKAM	
					3.537	FY02	713	FROM MCGUIRE	
19-Jul-06	DAVIS-MONTHAN AFB, AZ HOLLOMAN AFB, NM	1,256	929	30.240	48.500	FY05	711	DAVIS-MONTHAN	1,4
		1,413	1,280		-9.480	FY05	711	TO HILL	
					-1.169	FY05	711	TO LANGLEY	
					-11.221	FY05	711	TO SHAW	
					-15.996	FY05	711	TO AETC GROUP 2	
					24.448	FY05	713	HOLLOMAN	
					-4.320	FY05	713	TO LANGLEY	
					-0.371	FY05	713	TO NELLIS	

Air Force Housing Privatization Program

FH-6 Exhibit

Privatization Date	Installation/Project	Conveyed Units	Scope	Scored Cost (\$M)	Expected Source of Funds				Authorities (Use Key Below)
					Amount (\$M)	Budget Year	Type	Project	
31-Jul-06	US AIR FORCE ACADEMY, CO	1,208	427	3.000	2.971 0.029	FY06 FY05	713 713	USAFA FROM ROBINS	1,4
30-Sep-06	EGLIN AFB, FL HURLBURT FIELD, FL	2,739	2,155	47.000	15.791 -9.272 -2.120 32.166 0.102 -1.999 12.332	FY03 FY03 FY03 FY04 FY03 FY04 FY04	711 711 711 711 713 713 713	EGLIN FY05 RESCISSION FOR EGLIN TO BEALE EGLIN HURLBURT TO WRIGHT-PATTERSON HURLBURT	1,4
30-Sep-06	HICKAM AFB, HI (PH 2)	1,336	1,118	0.000	26.955 -8.229 -3.757 -14.204 -0.740	FY04 FY04 FY04 FY04 FY04	713 713 713 713 713	HICKAM TO BUCKLEY JUDGMENT FUND CLAIM (REIMBURSE SP FOREIGN CURRENCY CMA IN FY04 TO BEALE	1,4
1-Oct-06	ROBINS AFB, GA (PH 2)	807	403	8.040	24.146 -5.425 -1.980 -1.830 -1.970 -1.051 -1.081 -1.750 -0.029 -0.019 -0.240	FY05 FY05 FY05 FY05 FY05 FY05 FY05 FY05 FY05 FY05 FY05	713 713 713 713 713 713 713 713 713 713 713	ROBINS TO CANNON TO SEYMOUR JOHNSON FY05 MILCON TO EDWARDS FY05 MILCON TO SEYMOUR JOHNSON FY04 MILCON TO MALMSTROM FY04 MILCON TO LANGLEY FY03 MILCON TO HICKAM FY03 MILCON TO USAFA TO BOLLING TO FE WARREN	1,4
10-Oct-06	TINKER AFB, OK	694	730	10.006	6.000 -6.000 7.741 -4.741 -3.000 14.338 -6.000 1.668	FY00 FY00 FY01 FY01 FY01 FY04 FY04 FY05	711 711 713 713 713 713 713 713	TINKER FOREIGN CURRENCY CMA IN FY04 TINKER PRE-PRIVATIZATION CONSTRUCTION TO FY05 FCF TINKER FY05 RESCISSION FOR TINKER FROM FAIRCHILD	1,4

Air Force Housing Privatization Program

FH-6 Exhibit

Privatization Date	Installation/Project	Conveyed Units	Scope	Scored Cost (\$M)	Expected Source of Funds				Authorities (Use Key Below)
					Amount (\$M)	Budget Year	Type	Project	
31-Oct-06	BARKSDALE AFB, LA BOLLING AFB, DC LANGLEY AFB, VA	729	1,090	29.160	9.109	FY05	713	BARKSDALE	1,4
		1,343	968		4.423	FY05	711	FROM VANDENBERG	
		1,489	1,430		3.553	FY02	713	FROM HICKAM (IN FHIF)	
					1.981	FY06	713	BOLLING	
					0.019	FY05	713	FROM ROBINS	
					1.726	FY05	711	LANGLEY	
					1.169	FY05	711	FROM DAVIS-MONTHAN	
					4.320	FY05	713	FROM HOLLOMAN	
					4.600	FY05	713	FROM SCOTT	
15-Dec-06	VANDENBERG AFB, CA	1,969	1,577	17.160	30.906	FY05	711	VANDENBERG	1,4
					-4.423	FY05	711	TO BARKSDALE	
					-9.323	FY05	711	TO CANNON	
24-Jan-07	COLUMBUS AFB, MS GOODFELLOW AFB, TX LAUGHLIN AFB, TX MAXWELL AFB, AL RANDOLPH AFB, TX VANCE AFB, OK	539	453	53.500	0.000	FY05	713	COLUMBUS	1,4
		98	406		20.604	FY05	711	GOODFELLOW	
		534	516		-5.000	FY05	711	TO FY05 FCF	
		764	808		0.000	FY03	713	MAXWELL	
		421	420		28.900	FY05	713	RANDOLPH	
		230	229		-7.000	FY05	713	TO FY05 FCF	
30-Jan-07	PETERSON AFB, CO SCHRIEVER AFB, CO LOS ANGELES AFB, CA	493	802	9.000	8.914	FY06	713	PETERSON	1,4
		0	331		19.613	FY06	713	LOS ANGELES	
		618	572		-4.500	FY06	713	TO FY06 FCF	
15-Mar-07	ANDREWS AFB, MD MACDILL AFB, FL	649	886	0.000	36.381	FY05	713	ANDREWS	1,4
		627	448		-27.381	FY05	713	FY06 RESCISSION	
					-9.000	FY05	713	TO FY06 FCF	
					21.723	FY05	711	MACDILL	
					-5.000	FY05	711	TO FY06 FCF	
					-4.319	FY05	711	FY06 RESCISSION	
					1.250	FY05	711	MACDILL	
					27.945	FY06	713	ANDREWS	
					-3.228	FY06	713	TO SHAW	
					-12.200	FY06	713	TO CANNON	
					-12.517	FY06	713	TO FY06 FCF	
					40.589	FY06	711	MACDILL	
					-10.000	FY06	711	TO FY06 FCF	
					2.224	FY06	713	MACDILL	

Air Force Housing Privatization Program

FH-6 Exhibit

Privatization Date	Installation/Project	Conveyed Units	Scope	Scored Cost (\$M)	Expected Source of Funds				Authorities (Use Key Below)
					Amount (\$M)	Budget Year	Type	Project	
26-Mar-07	FAIRCHILD AFB, WA MCCHORD AFB, WA TRAVIS AFB, CA	1,345	596	0.000	17.410	FY05	713	FAIRCHILD	1,4
		980	383		-1.125	FY05	713	TO DOVER	
		2,427	1,179		-5.950	FY05	713	TO CANNON	
					-8.448	FY05	713	TO SHAW	
					-1.668	FY05	713	TO TINKER	
					-0.182	FY05	713	TO NELLIS	
					0.000	FY04	713	MCCHORD	
					12.723	FY04	711	TRAVIS	
					-3.207	FY04	711	TO SHAW	
					-4.516	FY04	711	TO CANNON (RESCINDED)	
					-5.000	FY04	711	TO FY05 FCF	
30-Apr-07	F.E. WARREN AFB, WY	827	941	25.000	24.760	FY06	713	F.E. WARREN	1,4
					0.240	FY05	713	FROM ROBINS	
30-Sep-07	SHAW AFB, SC	1,702	961	30.400	1.087	FY04	713	SHAW	1,4
					3.009	FY04	713	FROM SHEPPARD	
					3.207	FY04	711	FROM TRAVIS	
					11.221	FY05	711	FROM DAVIS-MONTHAN	
					0.000	FY05	711	FROM VANDENBERG	
					8.448	FY05	713	FROM FAIRCHILD	
					0.200	FY05	713	FROM SCOTT	
					2.998	FY02	711	FROM MT HOME MILCON	
					-2.998	FY02	711	TO FY06 FCF	
					3.228	FY06	713	FROM ANDREWS	
30-Sep-07	CANNON AFB, NM	1,294	1,246	32.912	7.698	FY03	713	CANNON	1,3,4
					-7.700	FY03	713	FY06 RESCISSION	
					4.516	FY04	711	FROM TRAVIS	
					-4.500	FY04	711	FY06 RESCISSION	
					9.323	FY05	711	FROM VANDENBERG	
					5.425	FY05	713	FROM ROBINS	
					5.950	FY05	713	FROM FAIRCHILD	
					12.200	FY06	713	FROM ANDREWS	

Authorities

* Authorities may be subject to change as project is defined

- 1) 2873 "Direct Loans and Loan Guarantees"
- 2) 2875 "Investments in Nongovernmental Entities"
- 3) 2877 "Differential Lease Payments"
- 4) 2878 "Conveyance or Lease of Existing Property and Facilities"

DEBT PAYMENTS

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2007 BUDGET REQUEST

DEBT PAYMENT

Program (in Thousands)

FY 2007 Program \$1

FY 2006 Program \$1

The Debt Payment program continues even though 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 Federal Housing Administration (FHA) for mortgages assumed by active military personnel prior to FY 1980.

The Housing Act of 1954, Section 124, Public Law 560, 83rd Congress, Servicemen's Mortgage Insurance Premiums, aided in providing homes for members of the Armed Forces of the United States and their families with FHA mortgage insurance. To be eligible for the benefit, members had to be on active duty and own the property. This program was discontinued through Public Law 93-130 (Military Construction Appropriation Act, 1980), which allowed coverage only on mortgages existing prior to FY 1980. As members retired or sold the houses, the amount needed to continue funding premiums on those mortgages has continued to slowly decrease and is adjusted for inflation.

There has been no payment to the FHA since August 2002, when the Air Force reimbursed the FHA for 2 policies. Consequently the funding program was reduced to a nominal amount in FY 2005, retaining only enough funding to support the two members. The program for FY 2007 is also a nominal amount, as follows:

<u>Fiscal Year</u>	<u>Number</u>	<u>Average Payment/Yr</u>	<u>Amount (\$000)</u>
2007	2	\$140.00	\$1
2006	2	\$140.00	\$1

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FOREIGN CURRENCY EXCHANGE DATA

FOREIGN CURRENCY EXCHANGE DATA
FY 2007 Budget Estimate Submission
(\$ in Thousands)

Country	Local Currency	FY 2005		FY 2006		FY 2007	
		Approved Exchange Rates	\$ U.S. Requiring Conversion	Approved Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion
Denmark	Krone	7.7996	\$175	6.0170	\$0	6.4710	\$0
European Comm	Euro	1.0314	\$65,568	0.8785	\$76,979	0.8530	\$77,387
Japan	Yen	125.4900	\$64,488	115.0000	\$71,081	113.3000	\$67,439
Norway	Krone	7.6394	\$148	6.7510	\$167	6.7680	\$169
Singapore	Dollar	1.8037	\$3,088	1.7410	\$2,910	1.7040	\$2,927
South Korea	Won	1,255	\$3,342	1,205	\$3,515	1,151	\$3,606
Turkey	Lira	1,694,915	\$2,764	1,514,427	\$3,093	1,491,817	\$3,216
United Kingdom	Pound	0.6517	\$37,310	0.5930	\$41,003	0.5750	\$44,096
Total			\$176,883		\$198,748		\$198,840

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