



# **Department of the Air Force**

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## **Military Family Housing**

**Fiscal Year (FY) 2016**

**Budget Estimate**

**Justification Data Submitted to Congress**

**February 2015**



**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

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**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

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**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

NARRATIVE SUMMARY

This Military Family Housing budget request reflects the Air Force's commitment to ensure military personnel and their families have access to excellent housing facilities and services. The Air Force relies on the local community to support military family housing needs. When community housing is unavailable, or inadequate, we construct, replace, improve, or repair and maintain military family housing that meets contemporary standards.

Air Force created The Air Force Family Housing Master Plan (FHMP) as the strategic planning and programming investment plan for government-owned, leased and privatized military family housing. This request funds the AF FHMP recommendations which, sustains and maintains military family housing in overseas bases, supports privatized family housing management at Continental United States (CONUS) bases and includes leased family housing secured when necessary and fiscally appropriate.

Consistent with AF FHMP priorities, this budget provides a program that supports daily operations to "keep the doors open" and for maintenance and repair of assets to keep "good houses good" and prevent deterioration of the adequate inventory. The operations, maintenance and leasing accounts predominantly support "must pay" requirements. These costs include service contracts, lease contracts, utilities, and essential maintenance to operate the units and contract funding to correct life safety, health, and facility preservation issues that cannot wait for Family Housing Construction funding.

We believe this funding profile represents a fiscally constrained program. By allocating adequate funds for operations and maintenance, we are sustaining and maintaining our adequate units by ensuring 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.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

FY 2016 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2016:

<u>FUNDING REQUEST FY 2016</u>	<u>(\$000)</u>
Construction Improvements	\$150,649
Planning and Design	\$9,849
<u>Appropriation Request: Construction</u>	\$160,498
Operations, Utilities and Maintenance	\$260,811
Operating Expenses	\$105,871
Utilities	\$40,811
Maintenance	\$114,129
Housing Privatization	\$41,554
Leasing - Worldwide	\$28,867
<u>Appropriation Request: O&amp;M, Leasing, Housing Privatization</u>	\$331,232
<u>Appropriation Request</u>	\$491,730
Reimbursement Request	\$5,715
 FY 2016 FAMILY HOUSING REQUEST	 \$497,445

**DEPARTMENT OF THE AIR FORCE**  
**FH-11 Inventory and Condition<sup>1</sup> of Government-Owned, Family Housing Units**  
**WORLDWIDE**  
**(Number of Dwelling Units in Inventory)**  
**Fiscal Year 2016**

	Number of Units - Worldwide						
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Beginning of FY Adequate Inventory Total</b>	16,771	11,907	11,792	11,557	11,337	11,619	11,829
FCI of 90% to 100% (Good Condition)	12,987	10,143	9,928	9,485	9,231	9,349	9,050
FCI of 80% to 89% (Fair Condition)	3,784	1,764	1,864	2,072	2,106	2,270	2,779
<b>Beginning of FY Inadequate Inventory Total</b>	1,681	6,531	6,072	5,836	5,742	5,162	4,689
FCI of 60% to 79% (Poor Condition)	1,363	2,921	2,489	2,465	2,271	2,004	771
FCI of 59% and below (Failing Condition)	318	3,610	3,583	3,371	3,471	3,158	3,918
<b>Beginning of FY Total Inventory</b>	18,452	18,438	17,864	17,393	17,079	16,781	16,518
<b>Percent Adequate - Begin of FY Inventory</b>	<b>91%</b>	<b>65%</b>	<b>66%</b>	<b>66%</b>	<b>66%</b>	<b>69%</b>	<b>72%</b>
<b>Inadequate Inventory Reduced Through:</b>	4,850	(459)	(236)	(94)	(580)	(473)	(761)
Construction (MilCon)	-	-	(53)	(69)	(50)	-	(90)
Maintenance & Repair (O&M)	-	(76)	(190)	(198)	(168)	(199)	(150)
Privatization	-	-	-	(100)	-	-	-
Demolition/Divestiture/Diversion/Conversion	(218)	(392)	(215)	(260)	(371)	(389)	(543)
Funded by Host Nation	-	-	-	-	-	-	-
Additional Inadequate Units Identified	5,068	9	222	533	9	115	22
<b>Adequate Inventory Changes:</b>	204	(238)	(314)	-	-	-	-
Privatization	-	-	-	-	-	-	-
Demolition/Divestiture/Diversion/Conversion	204	(238)	(314)	-	-	-	-
<b>End of FY Adequate Inventory Total</b>	11,907	11,792	11,557	11,337	11,619	11,829	12,076
FCI of 90% to 100% (Good Condition)	10,143	9,928	9,485	9,231	9,349	9,050	9,305
FCI of 80% to 89% (Fair Condition)	1,764	1,864	2,072	2,106	2,270	2,779	2,771
<b>End of FY Inadequate Inventory Total</b>	6,531	6,072	5,836	5,742	5,162	4,689	3,928
FCI of 60% to 79% (Poor Condition)	2,921	2,489	2,465	2,271	2,004	771	687
FCI of 59% and below (Failing Condition)	3,610	3,583	3,371	3,471	3,158	3,918	3,241
<b>End of FY Total Inventory</b>	18,438	17,864	17,393	17,079	16,781	16,518	16,004
<b>Percent Adequate - End of FY Inventory</b>	<b>65%</b>	<b>66%</b>	<b>66%</b>	<b>66%</b>	<b>69%</b>	<b>72%</b>	<b>75%</b>
<b>DoD Performance Goal - 90% of World-wide inventory at FCI of at least 80% (Good or Fair Condition)</b>	<b>90%</b>	<b>90%</b>	<b>90%</b>	<b>90%</b>	<b>90%</b>	<b>90%</b>	<b>90%</b>

**NOTES:**

1 - The Facility Condition Index (FCI) represents the ratio of the estimated maintenance and repair requirements (M&R) to Plant Replacement Value. M&R requirements consist of that work necessary to ensure that a constructed asset is restored to a condition substantially equivalent to the originally intended and designed capacity, efficiency, or capability. FCI is expressed as a percentage between 100% (no deficiencies) to 0% (every building component/system deficient - most likely uninhabitable).

2 - As a result of recent updates to Housing Community Profiles (HCPs), additional inadequate units were identified in FY14. Approximately 83% of inadequate units beginning of year FY16 are surplus inadequate. The AF has funded or identified funding requirements across the FYDP to maintain the required inventory as adequate. The majority of the surplus inadequate units are in Japan and all divestiture procedures must be coordinated with the host nation. This coordination process may cause a delay in divesting the surplus inadequate units in the near future.

**DEPARTMENT OF THE AIR FORCE**  
**FH-11 Inventory and Condition<sup>1</sup> of Government-Owned, Family Housing Units**  
**UNITED STATES (CONUS plus Hawaii and Alaska)**  
**(Number of Dwelling Units in Inventory)**  
**Fiscal Year 2016**

	Number of Units - U.S.						
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Beginning of FY Adequate Inventory Total</b>	-	-	-	-	-	-	-
FCI of 90% to 100% (Good Condition)	-	-	-	-	-	-	-
FCI of 80% to 89% (Fair Condition)	-	-	-	-	-	-	-
<b>Beginning of FY Inadequate Inventory Total</b>	109	109	109	100	-	-	-
FCI of 60% to 79% (Poor Condition)	109	109	109	100	-	-	-
FCI of 59% and below (Failing Condition)	-	-	-	-	-	-	-
<b>Beginning of FY Total Inventory</b>	109	109	109	100	-	-	-
<b>Percent Adequate - Beginning of FY Inventory</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
<b>Inadequate Inventory Reduced Through:</b>	-	-	(9)	(100)	-	-	-
Construction (MilCon)	-	-	-	-	-	-	-
Maintenance & Repair (O&M)	-	-	-	-	-	-	-
Privatization	-	-	-	(100)	-	-	-
Demolition/Divestiture/Diversion/Conversion	-	-	(9)	-	-	-	-
Funded by Host Nation	-	-	-	-	-	-	-
Additional Inadequate Units Identified	-	-	-	-	-	-	-
<b>Adequate Inventory Changes:</b>	-	-	-	-	-	-	-
Privatization	-	-	-	-	-	-	-
Demolition/Divestiture/Diversion/Conversion	-	-	-	-	-	-	-
<b>End of FY Adequate Inventory Total</b>	-	-	-	-	-	-	-
FCI of 90% to 100% (Good Condition)	-	-	-	-	-	-	-
FCI of 80% to 89% (Fair Condition)	-	-	-	-	-	-	-
<b>End of FY Inadequate Inventory Total</b>	109	109	100	-	-	-	-
FCI of 60% to 79% (Poor Condition)	109	109	100	-	-	-	-
FCI of 59% and below (Failing Condition)	-	-	-	-	-	-	-
<b>End of FY Total Inventory</b>	109	109	100	-	-	-	-
<b>Percent Adequate - End of FY Inventory</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

**NOTE:**

1 - The Facility Condition Index (FCI) represents the ratio of the estimated maintenance and repair requirements (M&R) to Plant Replacement Value. M&R requirements consist of that work necessary to ensure that a constructed asset is restored to a condition substantially equivalent to the originally intended and designed capacity, efficiency, or capability. FCI is expressed as a percentage between 100% (no deficiencies) to 0% (every building component/system deficient - most likely uninhabitable).



**DEPARTMENT OF THE AIR FORCE**  
**FH-11 Inventory and Condition<sup>1</sup> of Government-Owned, Family Housing Units**  
**FOREIGN (includes U.S. Territories)**  
**(Number of Dwelling Units in Inventory)**  
**Fiscal Year 2016**

	Number of Units - Foreign						
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Beginning of FY Adequate Inventory Total</b>	16,771	11,907	11,792	11,557	11,337	11,619	11,829
FCI of 90% to 100% (Good Condition)	12,987	10,143	9,928	9,485	9,231	9,349	9,050
FCI of 80% to 89% (Fair Condition)	3,784	1,764	1,864	2,072	2,106	2,270	2,779
<b>Beginning of FY Inadequate Inventory Total</b>	1,572	6,422	5,963	5,736	5,742	5,162	4,689
FCI of 60% to 79% (Poor Condition)	1,254	2,812	2,380	2,365	2,271	2,004	771
FCI of 59% and below (Failing Condition)	318	3,610	3,583	3,371	3,471	3,158	3,918
<b>Beginning of FY Total Inventory</b>	18,343	18,329	17,755	17,293	17,079	16,781	16,518
<b>Percent Adequate - Beginning of FY Inventory</b>	<b>91%</b>	<b>65%</b>	<b>66%</b>	<b>67%</b>	<b>66%</b>	<b>69%</b>	<b>72%</b>
<b>Inadequate Inventory Reduced Through:</b>	4,850	(459)	(227)	6	(580)	(473)	(761)
Construction (MilCon)	-	-	(53)	(69)	(50)	-	(90)
Maintenance & Repair (O&M)	-	(76)	(190)	(198)	(168)	(199)	(150)
Privatization	-	-	-	-	-	-	-
Demolition/Divestiture/Diversion/Conversion	(218)	(392)	(206)	(260)	(371)	(389)	(543)
Funded by Host Nation	-	-	-	-	-	-	-
Additional Inadequate Units Identified	5,068	9	222	533	9	115	22
<b>Adequate Inventory Changes:</b>	204	(238)	(314)	-	-	-	-
Privatization	-	-	-	-	-	-	-
Demolition/Divestiture/Diversion/Conversion	204	(238)	(314)	-	-	-	-
<b>End of FY Adequate Inventory Total</b>	11,907	11,792	11,557	11,337	11,619	11,829	12,076
FCI of 90% to 100% (Good Condition)	10,143	9,928	9,485	9,231	9,349	9,050	9,305
FCI of 80% to 89% (Fair Condition)	1,764	1,864	2,072	2,106	2,270	2,779	2,771
<b>End of FY Inadequate Inventory Total</b>	6,422	5,963	5,736	5,742	5,162	4,689	3,928
FCI of 60% to 79% (Poor Condition)	2,812	2,380	2,365	2,271	2,004	771	687
FCI of 59% and below (Failing Condition)	3,610	3,583	3,371	3,471	3,158	3,918	3,241
<b>End of FY Total Inventory</b>	18,329	17,755	17,293	17,079	16,781	16,518	16,004
<b>Percent Adequate - End of FY Inventory</b>	<b>65%</b>	<b>66%</b>	<b>67%</b>	<b>66%</b>	<b>69%</b>	<b>72%</b>	<b>75%</b>

**NOTE:**

1 - The Facility Condition Index (FCI) represents the ratio of the estimated maintenance and repair requirements (M&R) to Plant Replacement Value. M&R requirements consist of that work necessary to ensure that a constructed asset is restored to a condition substantially equivalent to the originally intended and designed capacity, efficiency, or capability. FCI is expressed as a percentage between 100% (no deficiencies) to 0% (every building component/system deficient - most likely uninhabitable).

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

**FH-8 Air Force Inadequate Family Housing Units Eliminated in FY2014**

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Units at the beginning of FY2014</b>			<b>18,452</b>	<b>1,681</b>	<b>0</b>
<b>Additional Inadequates Identified</b>			<b>0</b>	<b>5,068</b>	<b>0</b>
<b>FY2014 traditional construction, improvement, and O&amp;M projects to eliminate inadequate units</b>			<b>0</b>	<b>0</b>	<b>0</b>
<b>Privatization projects executed to eliminate inadequate housing</b>			<b>0</b>	<b>0</b>	<b>0</b>
<b>Units demolished/otherwise permanently removed from family housing inventory</b>			<b>(14)</b>	<b>(218)</b>	<b>218</b>
USAFE	Divestiture	Lakenheath/Mildenhall	(81)	(81)	81
USAFE	Divestiture	Kaiserslautern	(122)	(24)	24
USAFE	Divestiture	Menwith Hill	(76)	(76)	76
USAFE	Correction	Spangdahlem	314	0	0
PACAF	Divestiture	Osan	(2)	0	0
PACAF	Divestiture	Okinawa	(37)	(37)	37
USAFE	Divestiture	Alconbury	(10)	0	0
<b>Projects added by Congress in previous FY</b>			<b>0</b>	<b>0</b>	<b>0</b>
<b>Deficit Construction projects</b>			<b>0</b>	<b>0</b>	<b>0</b>
<b>Units at end of FY2014</b>			<b>18,438</b>	<b>6,531</b>	<b>218</b>
<p>Note: Bitburg 314 leased units at Spangdahlem added back into inventory tracking as they will not be divested until FY16 (accounted for in the 5068 additional inadequates identified).</p> <p>Note: 76 Menwith Hill MFH units divested in FY14. These units are operated and maintained by a non-AF agency.</p>					

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

**FH-8 Air Force Inadequate Family Housing Units Eliminated in FY2015**

MAJCOM	Project Type	Base	Total Inventory Minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Units at the beginning of FY2015</b>			<b>18,438</b>	<b>6,531</b>	<b>0</b>
<b>Additional Inadequate Units Identified</b>			<b>0</b>	<b>9</b>	<b>0</b>
PACAF	Cond. Adjust.	Okinawa	0	1	0
USAFE	Cond. Adjust.	Spangdahlem	0	8	0
<b>FY2015 traditional construction, improvement, and O&amp;M projects to eliminate inadequate units</b>			<b>0</b>	<b>(76)</b>	<b>76</b>
USAFE	RPMC	Kaiserslautern	0	(76)	76
<b>Units demolished/otherwise permanently removed from family housing inventory</b>			<b>(630)</b>	<b>(392)</b>	<b>392</b>
USAFE	Divestiture	Alconbury	(72)	(50)	50
USAFE	Divestiture	Croughton	(17)	0	0
USAFE	Demo Units	Incirlik	(179)	(179)	179
USAFE	Divestiture	Lakenheath/Mildenhall	(15)	0	0
USAFE	Conversion	Lajes Field	(170)	0	0
USAFE	Demo Units	Moron	(16)	(2)	2
USAFE	Divestiture	Menwith Hill	(25)	(25)	25
PACAF	Conversion	Misawa	(68)	(68)	68
PACAF	Conversion	Yokota	(68)	(68)	68
<b>Host Nation Construction projects</b>			<b>56</b>	<b>0</b>	<b>0</b>
PACAF	MFH Units	Okinawa	56	0	0
<b>Units at end of FY2015</b>			<b>17,864</b>	<b>6,072</b>	<b>468</b>
<p>Note: Changes in divestiture schedules are reflected in the units removed from inventory category CONUS and OCONUS, FY14-FY16.  Note: All Menwith Hill units are divested except 22 adequate units which are operated and maintained by a non-AF agency.</p>					

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

**FH-8 Air Force Inadequate Family Housing Units Eliminated in FY2016**

MAJCOM	Project Type	Base	Total Inventory Minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
<b>Units at the beginning of FY2016</b>			<b>17,864</b>	<b>6,072</b>	<b>0</b>
<b>Additional Inadequate Units Identified</b>			<b>0</b>	<b>222</b>	<b>0</b>
PACAF	Cond. Adjust	Okinawa	0	42	0
USAFE	Cond. Adjust	Lakenheath/Mildenhall	0	130	0
USAFE	Cond. Adjust	KMC	0	16	0
USAFE	Cond. Adjust	Spangdahlem	0	34	0
<b>FY2016 traditional construction, improvement, and O&amp;M projects to eliminate</b>			<b>0</b>	<b>(243)</b>	<b>243</b>
USAFE	RPMC	Kaiserslautern	0	(120)	120
PACAF	RPMC	Yokota	0	(70)	70
PACAF	MILCON	Yokota	0	(53)	53
<b>Units demolished/otherwise permanently removed from family housing inventory</b>			<b>(529)</b>	<b>(215)</b>	<b>215</b>
USAFE	Demo Units	Alconbury	(2)	(2)	2
USAFE	Divestiture	Spangdahlem	(314)	0	0
PACAF	Divestiture	Yokota	(204)	(204)	204
AFMC	Divestiture	Eglin	(9)	(9)	9
<b>Host Nation Construction projects</b>			<b>58</b>	<b>0</b>	<b>0</b>
PACAF	Construction	Okinawa	58	0	0
<b>Units at end of FY2016</b>			<b>17,393</b>	<b>5,836</b>	<b>458</b>

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

FY 2016 AUTHORIZATION LANGUAGE

SEC. 2302. FAMILY HOUSING

Using amounts appropriate 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 [\$0] \$9,849,000.

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 [\$0] \$150,649,000.

SEC. 2304. AUTHORIZATION OF APPROPRIATIONS, AIR FORCE

(a) IN GENERAL

(5) For Military Family Housing functions –

(A) For planning and design, and improvement of military family housing and facilities, [\$0] \$160,498,000.

(B) For support of military family housing (including functions described in section 2831 of Title 10, United States Code), [\$327,747,000] \$331,232,000.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

FY 2016 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, [\$0] \$160,498,000 to remain available until September 30, 2020.

Family Housing Operations and Maintenance, Air Force

For expenses of family housing for the Air Force for operations and maintenance, including, leasing, minor construction, principal and interest charges, and insurance premiums, as authorized by law [\$327,747,000] \$331,232,000.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

**FY 2016 CONSTRUCTION IMPROVEMENTS**

Budget Request (\$000)

FY 2016 Budget Request \$ 150,649

FY 2015 Program Budget \$ 0

Purpose and Scope

The Air Force has approximately 17,864 owned units and 53,300 privatized units in the beginning of FY 2016. The average age of housing units in the Air Force's inventory is close to 30 years.

The Air Force developed the "whole house" revitalization concept for construction improvement projects. 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 construction improvement projects to detail past projects on these units and any future work being programmed within a three year period. This information is provided as part of this submittal.

Budget Request Summary

Authorization is requested for:

- (1) Various improvements to existing public quarters as described on DD Form 1391
- (2) Appropriation of \$150,649,000 to fund projects in FY 2016

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

1. COMPONENT AIR FORCE		<b>FY 2016 MILITARY CONSTRUCTION PROJECT DATA</b>			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES				4. PROJECT TITLE FAMILY HOUSING CONSTRUCTION IMPROVEMENTS		
5. PROGRAM ELEMENT 88742/31196		6. CATEGORY CODE 711-000	7. PROJECT NUMBER		8. PROJECT COST (\$000) 150,649	
9. COST ESTIMATE						
ITEM				U/M	QUANTITY	COST (\$000)
CONSTRUCTION IMPROVEMENTS						
PROJECTS TO IMPROVE HOUSING UNITS				UN	677	76,173
PROJECTS TO IMPROVE INFRASTRUCTURE				LS		68,776
FAMILY HOUSING MANAGEMENT FACILITY				SM	1405	5,700
TOTAL REQUEST						150,649
<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. Infrastructure work upgrades common and dedicated electrical, water and wastewater utility systems to meet current code, configuration and capacity requirements.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$150.7 million to accomplish improvements 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 and utility systems were constructed during the late 1950s through 1980s using various design and construction criteria, with different types of material, equipment, and appliances. Insulation, storm windows and doors, etc. are needed to conserve energy and reduce operating costs. 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	<b>FY 2016 MILITARY CONSTRUCTION PROJECT DATA</b>	2. DATE										
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES												
4. PROJECT TITLE CONSTRUCTION IMPROVEMENTS		5. PROJECT NUMBER										
<p>10. Description of work to be accomplished</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left; width: 70%;">Location and Project</th> <th style="text-align: right; width: 30%;">Current Working Estimate (\$000)</th> </tr> </thead> <tbody> <tr> <td colspan="2"><u>OVERSEAS</u></td> </tr> <tr> <td colspan="2"><u>JAPAN</u></td> </tr> <tr> <td style="vertical-align: top;">           KADENA AB            IMPROVE MFH INFRASTRUCTURE, PHASE 4            LXEZ154288           <ul style="list-style-type: none"> <li>- Provide electrical, street lighting, storm drainage, Comm, roads, sidewalks, and parking lot system improvements in military family housing (MFH) on Kadena Air Base, Japan, and Camp McTureous, Okinawa Japan.</li> <li>- 1. Electrical system – Replace the existing deteriorated electrical system including replacing all primary and secondary cables, street lighting, power poles, and pole mounted transformers with pad mounted transformers containing ample space for maintenance, manholes/handholes, and all associated work. Replace electrical primary main high voltage switches, including replacing overhead cables to underground cables and conduits, among other tasks.</li> <li>- 2. Water system – Improve water distribution system to include performing necessary upgrades and replacement of water mains, laterals, gate valves, manholes, and all associated work.</li> <li>- 3. Sewer system – Upgrade and replace sewer system to include performing necessary upgrades and replacement of all cast iron sewer mains, laterals, cleanouts, and manholes with PVC piping and new concrete manholes.</li> <li>- 4. Storm Drainage System – Replace storm drainage system.</li> <li>- 5. COMM – Replace existing conduit and associated work.</li> <li>- Other work related to include performing necessary replacement of disturbed and displaced areas and utilities, hazardous materials testing and abatement, and demolition of old existing infrastructure construction. Work includes antiterrorism/force protection measures, archaeological monitoring, and associated work. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.</li> </ul> </td> <td style="text-align: right; vertical-align: top;">35,776</td> </tr> <tr> <td style="vertical-align: top;">           KADENA AB            IMPROVE MFH INFRASTRUCTURE, PHASE 5            LXEZ164289           <ul style="list-style-type: none"> <li>- Provide electrical, street lighting, storm drainage, Comm, roads, sidewalks, and parking lot system improvements in military family housing (MFH) on Kadena Air Base, Japan, and Camp McTureous, Okinawa Japan.</li> <li>- 1. 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3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES		
4. PROJECT TITLE CONSTRUCTION IMPROVEMENTS	5. PROJECT NUMBER	
<ul style="list-style-type: none"> <li>- 3. Pavements – Complete replacement of existing pavements associated with each neighborhood to include roads, curbing, parking, sidewalks, and all other associated work.</li> <li>- 4. COMM – Replace existing deteriorated telecommunications system to include the construction of duct banks for communications and CATV and replacement of the existing communication main.</li> <li>- Other work related to includes service disconnects, repairs to disturbed and displaced pavements and existing adjacent utilities, associated site improvements, hazardous materials abatement, appurtenances, and demolition of old existing infrastructure construction which impairs construction. Work includes antiterrorism/force protection measures, archaeological monitoring, and associated work. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None.</li> </ul> <p>MISAWA AB <span style="float: right;">44,373</span>  IMPROVE FAMILY HOUSING, PHASE 3, A/C, WEATHER  QKKA154008</p> <ul style="list-style-type: none"> <li>- Install a complete HVAC system to provide cooling and heating via air source heat pump by replacing existing floor mounted heaters. Install thermal exchange solar film to windows and doors of each unit. Install roof insulation with a thermal resistance of R-20 or higher to provide a total thermal resistance of R-38 to each unit. Install all required heat pumps, wall-mounted units, ceiling mounted units, ducting work, electrical systems, mechanical systems, and system controls to meet required Unified Facility Codes. Provide all other necessary related work to provide a complete and useable project. (Separate DD Form 1391 attached)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None.</li> </ul> <p>YOKOTA AB <span style="float: right;">31,800</span>  IMPROVE MILITARY FAMILY HOUSING, PHASE 7  ZNRE164331</p> <ul style="list-style-type: none"> <li>- Provides general interior and exterior renovation of 53 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)</li> <li>- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.</li> <li>- WORK PROGRAMMED FOR NEXT THREE YEARS: None.</li> </ul>		

1. COMPONENT AIR FORCE	<b>FY 2016 MILITARY CONSTRUCTION PROJECT DATA</b>	2. DATE				
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES						
4. PROJECT TITLE CONSTRUCTION IMPROVEMENTS	5. PROJECT NUMBER					
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Location and Project	Current Working Estimate (\$000)					
<u>OVERSEAS</u> <u>GERMANY</u>  RAMSTEIN AB FAMILY HOUSING MANAGEMENT FACILITY YANB144533	5,700					

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

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

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

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1. COMPONENT AIR FORCE	FY 2016 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION, SITE AND LOCATION KADENA AIR BASE KADENA AIR BASE SITE # 1 JAPAN			4. PROJECT TITLE IMPROVE FAMILY HSG INFRASTRUCTURE, PH 4		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 812-225	7. RPSUID/PROJECT NUMBER 2405/LXEZ154288	8. PROJECT COST (\$000) 35,776		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					28,374
ELECTRICAL		LS			( 3,646)
WATER		LM	6132	1,344	( 8,241)
SEWER		LM	6426	933	( 5,995)
STORM DRAINAGE		LM	10233	632	( 6,467)
COMM		LM	6200	261	( 1,618)
STREET LIGHTING		EA	283	8,500	( 2,406)
SUPPORTING FACILITIES					3,619
MISC. SITEWORK		LS			( 3,119)
CULTURAL ASSET DIGGING & TESTING		LS			( 500)
SUBTOTAL					31,993
CONTINGENCY (5.0%)					1,600
TOTAL CONTRACT COST					33,592
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					2,184
TOTAL REQUEST					35,776
AREA COST FACTOR		1.32			
10. Description of Proposed Work: Provide electrical, street lighting, storm drainage, COMM, roads, sidewalks and parking lot system improvements in military family housing (MFH) on Kadena Air Base and Camp Mctureous, Okinawa, Japan. The work to be included, respective to the requirements of the neighborhoods, are as follows: Electrical system - Replace existing deteriorated electrical system to include replacement of all primary and secondary cables, street lighting, power poles, and pole mounted transformers with pad mounted transformers containing ample space for maintenance, manholes/handholes and all associated work. Replace electrical primary main high voltage switches to include replacing overhead cables with underground cables and conduits. Other work to include providing wireless high voltage KW metering system, vacuum fault interrupter (VFI) switch, duct banks for telephone communications and cable TV, street and parking lighting and all associated work. Water system - Improve water distribution system to include performing necessary upgrades and replacement of water mains, laterals, gate valves, manholes and hydrants including all associated work. Sewer system - Upgrade and replace sewer system to include performing necessary upgrades and replacement of all cast iron sewer mains, laterals, cleanouts, and manholes with PVC piping and new concrete manholes. All other work to include replacement of storm drainage system, conduit and associated work for COMM, all necessary replacement of disturbed and displaced areas and utilities, HAZMAT testing and abatement (LBP, asbestos, etc), demolition of old existing infrastructure, and archaeological and cultural digging/testing. Facilities will be designed as permanent construction in accordance with the DoD Unified Facilities Criteria (UFC) 1-200-01. This project will comply with DoD antiterrorism/force protection requirements per UFC 4-101-01.					

1. COMPONENT AIR FORCE	FY 2016 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION, SITE AND LOCATION KADENA AIR BASE KADENA AIR BASE SITE # 1 JAPAN		4. PROJECT TITLE IMPROVE FAMILY HSG INFRASTRUCTURE, PH 4	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 812-225	7. RPSUID/PROJECT NUMBER 2405/LXEZ154288	8. PROJECT COST (\$000) 35,776
<p>11. Requirement: 31233 LM    Adequate: 0 LM    Substandard: 31233 LM</p> <p><u>PROJECT:</u> Improve family housing infrastructure, phase 4 (Current Mission).</p> <p><u>REQUIREMENT:</u> The electrical distribution system is inadequate to support current electrical load. It is beyond its expected useful life. Improved and upgraded underground electrical distribution system will provide a reliable, dependable, and more cost efficient electrical source. The water distribution system that supports the housing areas, to include water main, laterals, gate valves, and hydrants, requires improvements and replacement to bring the infrastructure system to current Air Force standards. A reliable and safe water system is required to support the military family housing units in these areas. The sanitary sewer and storm drainage systems in the housing areas have far exceeded their useful lifespan. A reliable and functional sanitary sewer system is required to replace all of the aging sanitary sewer lines, storm drainage and associated equipment supporting these housing areas. Improved utility system is also required to provide service commensurate with the whole house/whole neighborhood improvement of the housing units.</p> <p><u>CURRENT SITUATION:</u> The electrical distribution and storm drainage system in Stearley Heights were constructed in 1953. They both have a 30 year service life and are well past their useful lifespan. The electrical distribution is currently dropping periodically due to the electric load. The infrastructure in Stilwell Park to include water distribution, sewer system, electrical communications and storm drainage system are deteriorating rapidly. The water and sewer both have a 50 year life span and storm drainage has a 30 year life span. All three systems are currently in a degrading condition. The water and sewer are experiencing infiltration and leakage issues. The sewer system in Kishaba Terrace was constructed in 1953 and has a 50 year service life. Deteriorated sewer mains and laterals throughout the Kishaba Terrace housing area require routine and emergency maintenance. Inoperable and failing sewer systems require utility maintenance personnel to implement work-arounds when making repairs. Portions of the Kishaba Terrace sewer system were not covered in Infrastructure Phase 3. Phase 4 will address these areas. The pad mounted transformers in Stearley Heights and Seville Manor are currently in degraded condition and are unable to be maintained due to the walls that surround them. The block walls on all sides of the transformers do not allow sufficient space for electricians to operate with their specialized equipment. Presently they are not able to cut power to these transformers for this reason which presents a major safety hazard for the electricians. The electrical distribution in Arnold Terrace requires additional main distribution panels. Currently Arnold Terrace has no method of isolating power outages during maintenance. Electricians are required to cut power to the entire neighborhood to do work on the system. In addition the street lights at North Terrace are in need of replacement. Finally, the street lighting at North Terrace needs replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Failure to upgrade and replace the utility system will result in unreliable systems incapable of adequately servicing the housing areas at Kadena Air Base and US Marine housing areas. Additionally, diversion of maintenance personnel to perform repairs delays necessary routine maintenance further impacting the sustainability and increases cost to the Air Force to keep</p>			

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3. INSTALLATION, SITE AND LOCATION KADENA AIR BASE KADENA AIR BASE SITE # 1 JAPAN			4. PROJECT TITLE IMPROVE FAMILY HSG INFRASTRUCTURE, PH 4	
5. PROGRAM ELEMENT  88742	6. CATEGORY CODE  812-225	7. RPSUID/PROJECT NUMBER  2405/LXEZ154288	8. PROJECT COST (\$000)  35,776	
<p>this system operational.</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 the Japan Facility Investment Program (JFIP). The construction agent for this project is the Army Corps of Engineers, resulting in a SIOH of 6.5%. Base Civil Engineer: 18th Civil Engineer Group Phone: (315) 634-1807.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 97.0535</p>				



1. COMPONENT AIR FORCE	<b>FY 2014 MILITARY CONSTRUCTION PROJECT DATA</b>	2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		
4. PROJECT TITLE IMPROVE FAMILY HSG INFRASTRUCTURE, PHASE 4	5. PROJECT NUMBER LXEZ154288	
12. SUPPLEMENTAL DATA: a. Estimated Design Data:  (1) Status: (a) Date Design Started 15 Jul 14 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2015 35 (d) Date 35% Designed 28 Sep 14 (e) Date Design Complete 30 Sep 15 (f) Energy Study/Life-Cycle analysis was performed; (2) Basis: (a) Standard or Definitive Design - NO (b) Where design was most recently used - N/A (3) Total Cost ( c ) = ( a ) + ( b ) or ( d ) + ( e ): (\$000) (a) Production of Plans and Specifications 2,147 (b) All other Design Costs 1,073 (c) Total 3,220 (d) Contract 2,683 (e) In-house 537 (4) Construction Contract Award 15 Mar 16 (5) Construction Start 20 Jul 16 (6) Construction Completion 20 Jul 18  b. Equipment associated with this project will be provided from other appropriations: N/A		

1. COMPONENT AIR FORCE	FY 2016 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION, SITE AND LOCATION KADENA AIR BASE KADENA AIR BASE SITE # 1 JAPAN			4. PROJECT TITLE IMPROVE FAMILY HSG INFRASTRUCTURE, PH 5	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 812-225	7. RPSUID/PROJECT NUMBER 2405/LXEZ164289	8. PROJECT COST (\$000) 33,000	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				25,901
ELECTRICAL	LM	4100	554	( 2,271)
STORM DRAINAGE	LM	6100	632	( 3,855)
COMM	LM	7400	261	( 1,931)
PAVEMENTS	SM	74800	118	( 8,826)
SIDEWALKS	LM	3252	394	( 1,281)
STREET LIGHTING	EA	910	8,500	( 7,735)
SUPPORTING FACILITIES				3,610
CULTURAL ASSET DIGGING & TESTING	LS			( 500)
MISC. SITEWORK	LS			( 3,110)
SUBTOTAL				29,511
CONTINGENCY (5.0%)				1,476
TOTAL CONTRACT COST				30,986
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)				2,014
TOTAL REQUEST				33,000
AREA COST FACTOR		1.32		
10. Description of Proposed Work: Provide electrical, street lighting, storm drainage, COMM, roads, sidewalks and parking lot system improvements in military family housing (MFH) on Kadena Air Base and Camp Mectureous, Okinawa, Japan. The work to be included, respective to the requirements of the neighborhoods, are as follows: 1. Electrical system - Replace existing deteriorated electrical system to include replacement of all primary and secondary cables, power poles, and pole mounted transformers with pad mounted transformers containing ample space for maintenance, manholes/ handholes and all associated work. Replace electrical primary main high voltage switches to include replacing overhead cables with underground cables and conduits. Other work to include providing wireless high voltage KW metering system, vacuum fault interrupter (VFI) switch, duct banks for telephone communications and cable TV, street and parking lighting and all associated work. 2. Storm drainage system-Replace existing deteriorated system to include culverts, storm drains, earthen and concrete channels, manholes, grading, and all associated work. 3. Pavements-Complete replacement of existing pavements associated with each neighborhood to include roads, curbing, parking, sidewalks and all other associated work. 4. COMM-Replace existing deteriorated telecommunication system to include the construction of duct banks for communications and CATV and replacement of the existing communication main. Other related work including service disconnects, repairs to disturbed and displaced pavements and existing adjacent utilities, associated site improvements and demolition of existing infrastructure which impairs construction. Provide hazardous materials abatement and lab tests and analysis to confirm results. Facilities will be designed as permanent construction in accordance with the DoD Unified Facilities Criteria (UFC)				

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5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 812-225	7. RPSUID/PROJECT NUMBER 2405/LXEZ164289	8. PROJECT COST (\$000) 33,000	
1-200-01. This project will comply with DoD antiterrorism/force protection requirements per UFC 4-101-01.				
11. Requirement: 31500 LM    Adequate: 0 LM    Substandard: 31500 LM <u>PROJECT:</u> Improve family housing infrastructure, phase 5 (Current Mission). <u>REQUIREMENT:</u> The electrical distribution system is inadequate to support current electrical load. It is beyond its expected useful life. Improved and upgraded electrical distribution system will provide a reliable, dependable, and more cost efficient electrical source. Improved utility system is also required to provide service commensurate with the whole house/whole neighborhood improvement of the housing units. <u>CURRENT SITUATION:</u> The electrical distribution and storm drainage system in Marek Park and North Terrace were constructed in 1984. The infrastructure in Marek Park to include electrical distribution, roads, sidewalks, street lighting and storm drainage system were all constructed in 1984 they have a 30 year service life however after the Housing Community Profile (HCP) assessment, it was determined that the systems are not adequate. The electrical system in Kishaba Terrace was constructed in 1953 and has a 50 year service life. The infrastructure in Camp Mctureous to include communication, storm sewer, and street lighting systems were all constructed in 1990 they have a 30 year service life however after the Housing Community Profile (HCP) assessment, it was determined that the systems are not adequate. The infrastructure in Arnold Terrace to include communication, storm sewer, pavements, sidewalks and street lighting systems were all constructed in 1976 they have a 30 year service life and the systems are beyond their useful life. The infrastructure in Beeson to include communication, storm sewer, pavements, sidewalks and street lighting systems were all constructed in 1986 they have a 30 year service life however after the Housing Community Profile (HCP) assessment, it was determined that the systems are not adequate and need replacement. <u>IMPACT IF NOT PROVIDED:</u> Failure to upgrade and replace the utility system will result in unreliable systems incapable of adequately servicing the housing areas at Kadena Air Base and US Marine housing areas. Additionally, diversion of maintenance personnel to perform repairs delays necessary routine maintenance further impacting the sustainability and increases cost to the Air Force to keep this system operational. <u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None. <u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None. <u>ADDITIONAL:</u> This project is not eligible for the Japan Facility Investment Program (JFIP). The construction agent for this project is the Army Corps of Engineers, resulting in a SIOH of 6.5%. Base Civil Engineer: 18th Civil Engineer Group Phone: (315) 634-1807. <u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: YEN 97.0535				

1. COMPONENT AIR FORCE	<b>FY 2014 MILITARY CONSTRUCTION PROJECT DATA</b>	2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		
4. PROJECT TITLE IMPROVE FAMILY HSG INFRASTRUCTURE, PHASE 5	5. PROJECT NUMBER LXEZ164289	
12. SUPPLEMENTAL DATA: a. Estimated Design Data:  (1) Status: (a) Date Design Started 15 Jul 14 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2015 35 (d) Date 35% Designed 28 Sep 14 (e) Date Design Complete 30 Sep 15 (f) Energy Study/Life-Cycle analysis was performed; (2) Basis: (a) Standard or Definitive Design - NO (b) Where design was most recently used - N/A (3) Total Cost ( c ) = ( a ) + ( b ) or ( d ) + ( e ): (\$000) (a) Production of Plans and Specifications 1,980 (b) All other Design Costs 990 (c) Total 2,970 (d) Contract 2,475 (e) In-house 495 (4) Construction Contract Award 15 Mar 16 (5) Construction Start 20 Jul 16 (6) Construction Completion 20 Jul 18  b. Equipment associated with this project will be provided from other appropriations: N/A		

1. COMPONENT AIR FORCE	FY 2016 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION, SITE AND LOCATION MISAWA AIR BASE MISAWA AIR BASE JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 3, A/C, WEATHER		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. RPSUID/PROJECT NUMBER 3005/QKKA154008	8. PROJECT COST (\$000) 44,373		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					38,028
TWO BEDROOM R-38 ROOF INSULATION		UN	56	58,512	( 3,277)
THREE BEDROOM R-38 ROOF INSULATION		UN	300	67,793	( 20,338)
THREE BEDROOM R-20 ROOF INSULATION		UN	32	60,630	( 1,940)
THREE BEDROOM		UN	36	42,721	( 1,538)
FOUR BEDROOM R-38 ROOF INSULATION		UN	42	73,087	( 3,070)
FOUR BEDROOM R-20 ROOF INSULATION		UN	96	65,924	( 6,329)
FOUR BEDROOM		UN	32	48,015	( 1,536)
SUPPORTING FACILITIES					1,653
MISC. SITEWORK		LS			( 1,653)
SUBTOTAL					39,681
CONTINGENCY (5.0%)					1,984
TOTAL CONTRACT COST					41,665
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					2,708
TOTAL REQUEST					44,373
AREA COST FACTOR		1.32			
MOST EXPENSIVE UNIT		81,730			
10. Description of Proposed Work: Install a complete HVAC system to provide cooling and heating via air source heat pump by replacing existing floor mounted heaters. Install thermal exchange solar film to windows and doors of each unit. Install roof insulation with a thermal resistance of R-20 or higher to provide a total thermal resistance of R-38 to each unit IAW Air Force Family Housing Design Guide 2004. Install all required heat pumps, wall-mounted units, ceiling mounted units, ducting work, electrical systems, mechanical systems, and system controls to meet required UFCs. Perform architectural work to provide adequate enclosure of refrigerant lines and electrical lines to each fan coil unit. Additionally, perform all work required to mount and protect each outside condensing unit. Perform electrical work to install electrical wiring from each fan coil and condensing unit to the main distribution service panel, upgrade secondary feeders and secondary unit substations as required, and install base energy monitoring and control system (EMCS) equipment as required for integration with the Misawa AB EMCS system. Removes asbestos, lead-based paint, arsenic gypsum board and other hazardous materials as encountered. Provide all other necessary related work to provide a complete and usable project. Air Conditioning: 2,237 Tons					
11. Requirement: 1794 UN Adequate: 1214 UN Substandard: 906 UN <u>PROJECT:</u> Improve Family Housing Phase 3, Air Conditioning, and Weatherization (Current Mission). <u>REQUIREMENT:</u> Provide weatherization improvements to all units. Install roof insulation with a thermal resistance of R-20 or higher to meet R-38 housing design					

1. COMPONENT AIR FORCE	FY 2016 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION, SITE AND LOCATION MISAWA AIR BASE MISAWA AIR BASE JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 3, A/C, WEATHER	
5. PROGRAM ELEMENT  88742	6. CATEGORY CODE  711-181	7. RPSUID/PROJECT NUMBER  3005/QKKA154008	8. PROJECT COST (\$000)  44,373	
<p>requirement. Install thermal exchange solar film on windows and doors of each unit. Provide air conditioning in 594 units by installing air source heat pump HVAC systems. Air conditioning is required for MFH customer quality of life and to comply with UFC 03-410-01FA. The heat pump system will include air handling units capable of performing heating, cooling, and dehumidifying functions. Each heat pump should be sized to provide adequate heat during winter months. This phase includes work to 32 CGO (3 BR) units, 12 CGO (4 BR) units, 64 FGO (3 BR) units, 26 FGO (4 BR) units, 56 JNCO (2 BR) units, 176 JNCO (3 BR) units, 60 JNCO (4 BR) units, 12 E-9 (3 BR) units, 8 E-9 (4 BR) units, 84 SNCO (3 BR) units and 64 SNCO (4 BR) units.</p> <p><u>CURRENT SITUATION:</u> MFH units are currently not equipped with air conditioning and lack adequate weatherization. Air conditioning is required to improve the military family housing environment because unit interiors become hot and humid during the summer months cause the growth of mold and mildew inside the units and on resident's household goods. Additionally, many units do not have adequate cross-ventilation or have mainly south-facing exposures causing poor air circulation. Air source heat pump units will cool and dehumidify MFH units, reduce mold and mildew growth and will lead to better indoor air quality for MFH customers. The installation of air conditioning is in accordance with the 2011 HCP for Misawa Air Base and complies with UFC 03-410-01FA. Misawa AB currently experiences more than 800 hours per year of wet bulb temperatures above 67 degrees F. Additionally, due to poor thermal efficiency, energy and heat is lost from each unit, which causes an increased utility bill during the winter months for Misawa AB each year.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not funded, all military family housing occupants will continue to be impacted by uncomfortable heat during the summers and the growth of mold and mildew due to the poor indoor air quality. Additionally, energy and heat loss will continue due to poor thermal resistance on the roofs, windows and doors of the housing units, causing continued energy costs each year.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p> <p><u>ADDITIONAL:</u> The project is not eligible for Host Nation Funding (the Japanese Facility Improvement Program). The construction agent for this project is the Army Corps of Engineers, resulting in a SIOH of 6.5%. Based on a preliminary assessment of 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. A waiver to performing an economic analysis is being prepared. The cost to improvement/ replacement ratio is pending the EA waiver decision. Base Civil Engineer Phone: 011-81-3117-77-3089.</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: YEN 97.0535</p>				

1. COMPONENT AIR FORCE	<b>FY 2014 MILITARY CONSTRUCTION PROJECT DATA</b>	2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN		
4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 3, A/C, WEATHER	5. PROJECT NUMBER QKKA154008	
12. SUPPLEMENTAL DATA: a. Estimated Design Data:  (1) Status: (a) Date Design Started 15 Jul 14 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2015 35 (d) Date 35% Designed 28 Sep 14 (e) Date Design Complete 30 Sep 15 (f) Energy Study/Life-Cycle analysis was performed; (2) Basis: (a) Standard or Definitive Design - NO (b) Where design was most recently used - N/A (3) Total Cost ( c ) = ( a ) + ( b ) or ( d ) + ( e ): (\$000) (a) Production of Plans and Specifications 2,663 (b) All other Design Costs 1,331 (c) Total 3,994 (d) Contract 3,328 (e) In-house 666 (4) Construction Contract Award 15 Mar 16 (5) Construction Start 20 Jul 16 (6) Construction Completion 20 Jul 18  b. Equipment associated with this project will be provided from other appropriations: N/A		

1. COMPONENT AIR FORCE	FY 2016 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION, SITE AND LOCATION YOKOTA AIR BASE YOKOTA AB SITE # 1 JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 7		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. RPSUID/PROJECT NUMBER 3541/ZNRE164331	8. PROJECT COST (\$000) 31,800		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					23,869
IMPROVE FAMILY HOUSING		UN	53	450,350	( 23,869 )
SUPPORTING FACILITIES					4,569
UTILITIES		LS			( 1,437 )
SITE ELECTRICAL		LS			( 521 )
SITE MECHANICAL		LS			( 588 )
LANDSCAPE/MISC SITE IMPROVEMENTS		LS			( 2,023 )
SUBTOTAL					28,438
CONTINGENCY (5.0%)					1,422
TOTAL CONTRACT COST					29,859
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					1,941
TOTAL REQUEST					31,800
AREA COST FACTOR		1.32			
MOST EXPENSIVE UNIT		799,100			
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 53 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. Facilities include: 42, 43, 44, 45, 47, 48, 692, 1001, 1002, 1006, 1007, 1009, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1036, and 1037. Facilities will be designed as permanent construction in accordance with the DoD Unified Facilities Criteria (UFC) 1-200-01. This project will comply with DoD antiterrorism/force protection requirements per UFC 4-101-01.					
11. Requirement: 2516 UN Adequate: 2463 UN Substandard: 53 UN <u>PROJECT:</u> Provides general interior and exterior modernization and renovation of 53 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. Facilities include: 42, 43, 44, 45, 47, 48, 692, 1001, 1002, 1006, 1007, 1009, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1036, and 1037 <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					



1. COMPONENT AIR FORCE	FY 2016 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION, SITE AND LOCATION YOKOTA AIR BASE YOKOTA AB SITE # 1 JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 7	
5. PROGRAM ELEMENT  88742	6. CATEGORY CODE  711-171	7. RPSUID/PROJECT NUMBER  3541/ZNRE164331	8. PROJECT COST (\$000)  31,800	
<p>interior and exterior storage. The units will also require air conditioning. This project is programmed in accordance with Family Housing Master Plan.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing which was constructed in the early 1970s. These housing units require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens do not provide adequate storage, cabinet space or countertop area, and are not functionally arranged. Plumbing and lighting fixtures are deteriorated. The electrical systems do not meet modern construction codes. Ground fault circuit interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring, windows, and roofing require replacement. The units have inadequate living space and storage. Playgrounds, parking areas, and landscaping are inadequate or nonexistent.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate resulting in increasing operations, maintenance and repair costs to the AF. Without this project repair of these units will be accomplished in a costly and piecemeal fashion with little or no improvement in living quality. Low morale and retention problems will result if conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> This project is not eligible for the Japan Facility Investment Program (JFIP). The construction agent for this project is the Army Corps of Engineers, resulting in a SIOH of 6.5%. Based on a preliminary assessment of 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. A waiver to performing an economic analysis is being prepared. The cost to improvement/replacement ratio is pending the EA waiver decision. Base Civil Engineer: DSN 225-7215.</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: YEN 97.0535</p>				

1. COMPONENT AIR FORCE	<b>FY 2014 MILITARY CONSTRUCTION PROJECT DATA</b>	2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		
4. PROJECT TITLE IMPROVE FAMILY HOUSING PH 7	5. PROJECT NUMBER ZNRE164331	
12. SUPPLEMENTAL DATA: a. Estimated Design Data:  (1) Status: (a) Date Design Started 15 Jul 14 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2015 35 (d) Date 35% Designed 28 Sep 14 (e) Date Design Complete 30 Sep 15 (f) Energy Study/Life-Cycle analysis was performed; (2) Basis: (a) Standard or Definitive Design - NO (b) Where design was most recently used - N/A (3) Total Cost ( c ) = ( a ) + ( b ) or ( d ) + ( e ): (\$000) (a) Production of Plans and Specifications 1,908 (b) All other Design Costs 954 (c) Total 2,862 (d) Contract 2,385 (e) In-house 477 (4) Construction Contract Award 15 Mar 16 (5) Construction Start 20 Jul 16 (6) Construction Completion 20 Jul 18  b. Equipment associated with this project will be provided from other appropriations: N/A		

1. COMPONENT AIR FORCE	FY 2016 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION, SITE AND LOCATION RAMSTEIN AIR BASE RAMSTEIN AIR BASE SITE # 1 GERMANY			4. PROJECT TITLE FAMILY HOUSING MANAGEMENT FACILITY		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 610-119	7. RPSUID/PROJECT NUMBER 3206/YANB144533	8. PROJECT COST (\$000) 5,700		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
FAMILY HOUSING MANAGEMENT FACILITY					3,765
PRIMARY FACILITIES		SF	15120	249	( 3,765)
SUPPORTING FACILITIES					1,332
SUPPORTING FACILITIES		LS			( 975)
DEMOLITION		LS			( 357)
SUBTOTAL					5,097
CONTINGENCY (5.0%)					255
TOTAL CONTRACT COST					5,352
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					348
TOTAL REQUEST					5,700
AREA COST FACTOR		1.25			
10. Description of Proposed Construction: All civil, structural, mechanical, and electrical/fire prevention/alarm and communication work for the construction of a family housing management facility on concrete foundation with sloped roofing system. Includes all utilities, parking, landscaping, irrigation system, and demolition of the existing structure and components of Building 2050. Project provides decorative interior finishing, offices, restrooms, counseling and meeting rooms, customer waiting area, computer equipment room, and interior and exterior child play areas. Project includes all other necessary support to provide a fully usable facility and must be in compliance with current US Air Force and German regulations. Facility will be designed as permanent construction in accordance with the DoD Unified Facilities Criteria (UFC) 1-200-01. This project will comply with DoD antiterrorism/force protection requirements per UFC 4-101-01.					
11. Requirement: 15120 Adequate: 0 Substandard: 15120 <u>PROJECT:</u> Family Housing Management Facility (Current Mission). <u>REQUIREMENT:</u> An adequate facility is required for managing base owned/operated family housing assets, for assisting all arriving personnel in finding adequate on or off base housing, and for managing furnishings for authorized base personnel. The facility must be located for convenient access by arriving personnel and those already assigned to base housing. It must be handicapped accessible and have adequate parking for vehicles pulling trailers, and small trucks, which may be used by arriving personnel. The facility must provide office space, a conference room, private counseling rooms, administrative space, a reception and customer waiting area, a customer referral area with multiple telephones, a computer room and storage space for equipment and publications, a kitchen area for use by families, and interior and exterior play areas for children and customers. Exterior play areas must be provided with recreation equipment and be fenced for security. The facility exterior requires landscaping to enhance customer appeal. <u>CURRENT SITUATION:</u> The Vogelweh Housing Management Office, building 1001, was originally built as an Army dormitory facility in 1952, converted in 1977 to Air					

1. COMPONENT AIR FORCE	FY 2016 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION, SITE AND LOCATION RAMSTEIN AIR BASE RAMSTEIN AIR BASE SITE # 1 GERMANY			4. PROJECT TITLE FAMILY HOUSING MANAGEMENT FACILITY	
5. PROGRAM ELEMENT  88742	6. CATEGORY CODE  610-119	7. RPSUID/PROJECT NUMBER  3206/YANB144533	8. PROJECT COST (\$000)  5,700	
<p>Force administrative space and is in a fair condition. The facility has had little work done in the intervening 25 years to make it an adequate administrative facility. The facility does not have adequate space to accommodate housing management functions and furnishings management responsibilities. The result is a crowded housing management office with some office functions dispersed in other buildings. The facility presents an unfavorable impression and "welcome" to the thousands of customers who transit the facility each year. Facility layout is inadequate. Counseling rooms are inadequate resulting in customer delays. Existing space affords little privacy to families in counseling. There is no interior play area for children to use while parents are being counseled on housing opportunities. Lack of storage space results in an open storage for supplies and equipment in office and customer areas. Heating and air conditioning systems are unreliable and do not adequately support the facility. Age and the environment have taken their toll on the structure. Floors are uneven, plumbing and electrical systems do not meet modern codes, and walls and ceilings are stained from water leakage. The current facility is also poorly located to serve its customers (within a housing area), and adds to traffic concerns within the housing area.</p> <p><u>IMPACT IF NOT PROVIDED:</u> An adequate Housing Management Facility for managing based owned/ operated family housing assets, for assisting all arriving personnel in finding adequate on or off base housing, and for managing furnishings cannot be provided. Customers will continue to be served in an inadequate environment, and will continue to contribute to traffic issues through the housing area.</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 NATO funding. This project meets the criteria/scope specified in the Air Force Family Housing Guide and HCP 2012. Based on a preliminary assessment of 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. A waiver to performing an economic analysis is being prepared. The cost to improvement/replacement ratio is pending the EA waiver decision. The construction agent for this project is the Army Corps of Engineers, resulting in a SIOH of 6.5%. Base Civil Engineer: Phone: 0049-6371-47-6228. FOREIGN CURRENCY: FCF Budget Rate Used: Euro: 0.7457</p>				

1. COMPONENT AIR FORCE	<b>FY 2016 MILITARY CONSTRUCTION PROJECT DATA</b>	2. DATE																																																									
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY																																																											
4. PROJECT TITLE FAMILY HOUSING MANAGEMENT FACILITY	5. PROJECT NUMBER YANB144533																																																										
<p>12. SUPPLEMENTAL DATA:</p> <p>a. Estimated Design Data:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="3">(1) Status:</td> </tr> <tr> <td style="padding-left: 20px;">( a ) Date Design Started</td> <td></td> <td style="text-align: right;">15 Jul 14</td> </tr> <tr> <td style="padding-left: 20px;">( b ) Parametric Cost Estimate used to develop costs</td> <td></td> <td style="text-align: right;">N</td> </tr> <tr> <td style="padding-left: 20px;">( c ) Percent Complete as of Jan 2015</td> <td></td> <td style="text-align: right;">35</td> </tr> <tr> <td style="padding-left: 20px;">( d ) Date 35% Designed</td> <td></td> <td style="text-align: right;">28 Sep 14</td> </tr> <tr> <td style="padding-left: 20px;">( e ) Date Design Complete</td> <td></td> <td style="text-align: right;">28 Sep 15</td> </tr> <tr> <td colspan="3" style="padding-left: 20px;">( f ) Energy Study/Life-Cycle analysis was performed;</td> </tr> <tr> <td colspan="3">(2) Basis:</td> </tr> <tr> <td style="padding-left: 20px;">(a) Standard or Definitive Design -</td> <td></td> <td style="text-align: right;">NO</td> </tr> <tr> <td style="padding-left: 20px;">(b) Where design was most recently used -</td> <td></td> <td style="text-align: right;">N/A</td> </tr> <tr> <td colspan="3">(3) Total Cost ( c ) = ( a ) + ( b ) or ( d ) + ( e ):</td> </tr> <tr> <td style="padding-left: 20px;">( a ) Production of Plans and Specifications</td> <td></td> <td style="text-align: right;">342</td> </tr> <tr> <td style="padding-left: 20px;">( b ) All other Design Costs</td> <td></td> <td style="text-align: right;">171</td> </tr> <tr> <td style="padding-left: 20px;">( c ) Total</td> <td></td> <td style="text-align: right;">513</td> </tr> <tr> <td style="padding-left: 20px;">( d ) Contract</td> <td></td> <td style="text-align: right;">427.5</td> </tr> <tr> <td style="padding-left: 20px;">( e ) In-house</td> <td></td> <td style="text-align: right;">85.5</td> </tr> <tr> <td style="padding-left: 20px;">(4) Construction Contract Award</td> <td></td> <td style="text-align: right;">15 Mar 16</td> </tr> <tr> <td style="padding-left: 20px;">(5) Construction Start</td> <td></td> <td style="text-align: right;">20 Jul 16</td> </tr> <tr> <td style="padding-left: 20px;">(6) Construction Completion</td> <td></td> <td style="text-align: right;">20 Mar 18</td> </tr> </table> <p>b. Equipment associated with this project will be provided from other appropriations: N/A</p>			(1) Status:			( a ) Date Design Started		15 Jul 14	( b ) Parametric Cost Estimate used to develop costs		N	( c ) Percent Complete as of Jan 2015		35	( d ) Date 35% Designed		28 Sep 14	( e ) Date Design Complete		28 Sep 15	( f ) Energy Study/Life-Cycle analysis was performed;			(2) Basis:			(a) Standard or Definitive Design -		NO	(b) Where design was most recently used -		N/A	(3) Total Cost ( c ) = ( a ) + ( b ) or ( d ) + ( e ):			( a ) Production of Plans and Specifications		342	( b ) All other Design Costs		171	( c ) Total		513	( d ) Contract		427.5	( e ) In-house		85.5	(4) Construction Contract Award		15 Mar 16	(5) Construction Start		20 Jul 16	(6) Construction Completion		20 Mar 18
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**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

FY 2016 PLANNING AND DESIGN

Budget Request (\$000)

FY 2016 Budget Request \$ 9,849

FY 2015 Program Budget \$ 0

Purpose and Scope

This program provides for preliminary studies to develop additional family housing facilities, on 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 facility housing construction projects. This includes the use of architectural and engineering services in connection with any family housing new construction or construction improvement program.

Budget Request Summary

Authorization is requested for:

- (1) Planning and design for future year housing programs;
- (2) FY 2016 Authorization and Appropriation of \$9,849,000 to fund this effort as outlined in the following exhibit:

1. COMPONENT AIR FORCE	<b>FY 2016 MILITARY CONSTRUCTION PROJECT DATA</b>			2. DATE
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES		4. PROJECT TITLE FAMILY HOUSING PLANNING AND DESIGN		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-000	7. PROJECT NUMBER	8. PROJECT COST (\$000) 9,849	
9. COST ESTIMATE				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
FAMILY HOUSING PLANNING AND DESIGN	LS			9,849
SUBTOTAL				9,849
TOTAL CONTRACT COST				9,849
TOTAL REQUEST				
<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 \$9.849 million to provide planning and design costs in connection with family housing new construction or construction improvements 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 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 construction or construction improvements programs.</p> <p><u>IMPACT IF NOT PROVIDED</u>: Without the requested funds, housing community profiles cannot be developed and the new construction and construction improvements programs cannot be designed and constructed.</p>				



**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

OPERATIONS, UTILITIES AND MAINTENANCE

(Excludes Leasing and Privatization)

Budget Request (\$ in Thousands)  
FY 2016 Budget Request \$260,811  
FY 2015 Program Budget \$243,335

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 by providing government housing. Increased emphasis has been placed on the proper funding of the family housing operations and maintenance program. The Air Force's Military Family Housing Operation and Maintenance program emphasizes 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.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

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

(1) Management. Includes installation-level management such as housing office operations, quality assurance evaluators, administrative support, and community liaison. It supports the AF Family Housing Master Plan (FHMP) and General Officer Homes' Master Plan efforts. It also supports the housing referral program, assisting 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. During major construction phases of privatized units, government oversight is required. Manning levels generally have been reduced at those bases where housing privatization has or is expected to occur with an emphasis on remaining tasks supporting inherently governmental duties. 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 furniture in limited circumstances, primarily overseas. Controls inventories of furnishings at warehouses and maintains and repairs furniture and appliances.

(4) Miscellaneous. Provides 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. Privatized housing units do not receive funding from this account.

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

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

(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, and gas lines and other utility distribution, collection, or service systems assigned to or supporting family housing areas.

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

(4) Alterations and Additions. This includes 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 2016 Budget Request Summary – Highlights

The requested amount in FY 2016 is \$260,811,000. This amount, together with estimated reimbursements of \$5,715,000 will fund the FY 2016 Operation and Maintenance program of \$266,526,000.

A summary of the budget request for FY 2016 is as follows (\$ in thousands):

<u>Operations Request</u>	<u>Utility Request</u>	<u>Maintenance Request</u>	<u>Total Direct Request</u>	<u>Reimbursement</u>	<u>Total Program</u>
\$105,871	\$40,811	\$114,129	\$260,811	\$5,715	\$266,526

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

<b>USAF FY2016 PB</b>		Fiscal Year:		<b>2016</b>	
<b>Family Housing Operation and Maintenance, Summary</b>		Command:		<b>USAF</b>	
<b>Excludes Leased Units and Costs</b>		Exhibit:		<b>FH-2</b>	
<b>Worldwide Summary</b>					
Fiscal Year:	2014	2015	2016		
Inventory Data (Units)					
Units in Being Beginning of Year	18,452	18,438	17,864		
Units in Being at End of Year	18,438	17,864	17,393		
Average Inventory for Year	18,445	18,151	17,629		
Historic Units	99	99	99		
Units Requiring O&M Funding:					
a. Contiguous US	109	109	109		
b. U. S. Overseas	0	0	0		
c. Foreign	18,343	18,329	17,755		
d. Worldwide	18,452	18,438	17,864		
Funding Requirements (\$000)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)
<b>OPERATIONS (DIRECT)</b>					
Management	36,417	1,974	47,834	2,635	52,153
Services	11,190	607	12,709	700	12,940
Furnishings	28,035	1,520	38,543	2,123	38,746
Miscellaneous	1,792	97	1,993	110	2,032
Sub-Total Direct Operations	77,434	4,198	101,079	5,569	105,871
Anticipated Reimbursements	357	19	457	25	457
<b>Gross Obligations, Operations</b>	<b>77,791</b>	<b>4,217</b>	<b>101,536</b>	<b>5,594</b>	<b>106,328</b>
<b>UTILITIES (DIRECT)</b>					
Direct Utilities	56,795	3,079	42,322	2,332	40,811
Anticipated Reimbursements	1,007	55	1,507	83	1,507
<b>Gross Obligations, Utilities</b>	<b>57,802</b>	<b>3,134</b>	<b>43,829</b>	<b>2,415</b>	<b>42,318</b>
<b>MAINTENANCE (DIRECT)</b>					
M&R Dwelling	102,766	5,571	81,902	4,512	94,508
M&R Ext. Utilities	12,917	700	10,483	578	11,373
M&R Other Real Property	8,026	435	7,549	416	8,248
Alter & Add.	0	0	0	0	0
Sub-Total Direct Maintenance	123,709	6,707	99,934	5,506	114,129
Anticipated Reimbursements	1,174	64	3,751	207	3,751
<b>Gross Obligations, Maintenance</b>	<b>124,883</b>	<b>6,771</b>	<b>103,685</b>	<b>5,712</b>	<b>117,880</b>
<b>GRAND TOTAL, O&amp;M - Direct</b>	<b>257,938</b>	<b>13,984</b>	<b>243,335</b>	<b>13,406</b>	<b>260,811</b>
Anticipated Reimbursements	2,538	138	5,715	315	5,715
<b>GRAND TOTAL, O&amp;M - TOA</b>	<b>260,476</b>	<b>14,122</b>	<b>249,050</b>	<b>13,721</b>	<b>266,526</b>

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

<b>USAF FY2016 PB</b>		Fiscal Year:		<b>2016</b>	
<b>Family Housing Operation and Maintenance, Summary</b>		Command:		USAF	
<b>Excludes Leased Units and Costs</b>		Exhibit:		FH-2	
<b>Conterminous US</b>					
Fiscal Year:	2014	2015	2016		
Inventory Data (Units)					
Units in Being Beginning of Year	109	109	109	109	
Units in Being at End of Year	109	109	109	100	
Average Inventory for Year	109	109	109	105	
Historic Units	99	99	99	99	
Funding Requirements (\$000)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000) Cost (\$)
<b>OPERATIONS (DIRECT)</b>					
Management	15,294	N/A	12,092	N/A	14,415 N/A
Services	1,401	N/A	3	N/A	3 N/A
Furnishings	4,304	N/A	1,138	N/A	1,138 N/A
Miscellaneous	598	N/A	48	N/A	48 N/A
Sub-Total Direct Operations	21,597	N/A	13,281	N/A	15,604 N/A
Anticipated Reimbursements	0	N/A	0	N/A	0 N/A
<b>Gross Obligations, Operations</b>	<b>21,597</b>	<b>N/A</b>	<b>13,281</b>	<b>N/A</b>	<b>15,604</b> N/A
<b>UTILITIES (DIRECT)</b>					
Direct Utilities	290	N/A	290	N/A	180 N/A
Anticipated Reimbursements	0	N/A	0	N/A	0 N/A
<b>Gross Obligations, Utilities</b>	<b>290</b>	<b>N/A</b>	<b>290</b>	<b>N/A</b>	<b>180</b> N/A
<b>MAINTENANCE (DIRECT)</b>					
M&R Dwelling	2,000	N/A	1,000	N/A	500 N/A
M&R Ext. Utilities	600	N/A	400	N/A	100 N/A
M&R Other Real Property	0	N/A	0	N/A	0 N/A
Alter & Add.	0	N/A	0	N/A	0 N/A
Sub-Total Direct Maintenance	2,600	N/A	1,400	N/A	600 N/A
Anticipated Reimbursements	0	N/A	0	N/A	0 N/A
<b>Gross Obligations, Maintenance</b>	<b>2,600</b>	<b>N/A</b>	<b>1,400</b>	<b>N/A</b>	<b>600</b> N/A
<b>GRAND TOTAL, O&amp;M - Direct</b>	<b>24,487</b>	<b>N/A</b>	<b>14,971</b>	<b>N/A</b>	<b>16,384</b> N/A
<b>Anticipated Reimbursements</b>	<b>0</b>	<b>N/A</b>	<b>0</b>	<b>N/A</b>	<b>0</b> N/A
<b>GRAND TOTAL, O&amp;M - TOA</b>	<b>24,487</b>	<b>N/A</b>	<b>14,971</b>	<b>N/A</b>	<b>16,384</b> N/A

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

<b>USAF FY2016 PB</b>		Fiscal Year:		<b>2016</b>	
<b>Family Housing Operation and Maintenance, Summary</b>		Command:		<b>USAF</b>	
<b>Excludes Leased Units and Costs</b>		Exhibit:		<b>FH-2</b>	
<b>US Overseas</b>					
Inventory Data (Units)	Fiscal Year:	2014	2015	2016	
Units in Being Beginning of Year		0	0	0	0
Units in Being at End of Year		0	0	0	0
Average Inventory for Year		0	0	0	0
Historic Units		0	0	0	0
Funding Requirements (\$000)	Total Cost (\$000)      Unit Cost (\$)	Total Cost (\$000)      Unit Cost (\$)	Total Cost (\$000)      Unit Cost (\$)	Total Cost (\$000)      Unit Cost (\$)	Total Cost (\$000)      Unit Cost (\$)
<b>OPERATIONS (DIRECT)</b>					
Management	9,730      N/A	9,433      N/A	9,080      N/A		
Services	0      N/A	0      N/A	0      N/A		
Furnishings	693      N/A	962      N/A	982      N/A		
Miscellaneous	0      N/A	0      N/A	0      N/A		
Sub-Total Direct Operations	10,423      N/A	10,395      N/A	10,062      N/A		
Anticipated Reimbursements	0      N/A	0      N/A	0      N/A		
<b>Gross Obligations, Operations</b>	<b>10,423      N/A</b>	<b>10,395      N/A</b>	<b>10,062      N/A</b>		
<b>UTILITIES (DIRECT)</b>					
Direct Utilities	0      N/A	0      N/A	0      N/A		
Anticipated Reimbursements	0      N/A	0      N/A	0      N/A		
<b>Gross Obligations, Utilities</b>	<b>0      N/A</b>	<b>0      N/A</b>	<b>0      N/A</b>		
<b>MAINTENANCE (DIRECT)</b>					
M&R Dwelling	0      N/A	0      N/A	0      N/A		
M&R Ext. Utilities	0      N/A	0      N/A	0      N/A		
M&R Other Real Property	0      N/A	0      N/A	0      N/A		
Alter & Add.	0      N/A	0      N/A	0      N/A		
Sub-Total Direct Maintenance	0      N/A	0      N/A	0      N/A		
Anticipated Reimbursements	0      N/A	0      N/A	0      N/A		
<b>Gross Obligations, Maintenance</b>	<b>0      N/A</b>	<b>0      N/A</b>	<b>0      N/A</b>		
<b>GRAND TOTAL, O&amp;M - Direct</b>	<b>10,423      N/A</b>	<b>10,395      N/A</b>	<b>10,062      N/A</b>		
<b>Anticipated Reimbursements</b>	<b>0      N/A</b>	<b>0      N/A</b>	<b>0      N/A</b>		
<b>GRAND TOTAL, O&amp;M - TOA</b>	<b>10,423      N/A</b>	<b>10,395      N/A</b>	<b>10,062      N/A</b>		

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

<b>USAF FY2016 PB</b>		Fiscal Year:		<b>2016</b>		
<b>Family Housing Operation and Maintenance, Summary</b>		Command:		<b>USAF</b>		
<b>Excludes Leased Units and Costs</b>		Exhibit:		<b>FH-2</b>		
<b>Foreign</b>						
Fiscal Year:	2014	2015	2016			
Inventory Data (Units)						
Units in Being Beginning of Year	18,343	18,329	17,755	17,755	17,293	
Units in Being at End of Year	18,329	17,755	18,042	17,755	17,293	
Average Inventory for Year	18,336	18,042		17,524		
Historic Units	0	0		0		
Funding Requirements (\$000)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)
<b>OPERATIONS (DIRECT)</b>						
Management	11,393	621	26,309	1,458	28,658	1,635
Services	9,789	534	12,706	704	12,937	738
Furnishings	23,038	1,256	36,443	2,020	36,626	2,090
Miscellaneous	1,194	65	1,945	108	1,984	113
Sub-Total Direct Operations	45,414	2,477	77,403	4,290	80,205	4,577
Anticipated Reimbursements	357	19	457	25	457	26
<b>Gross Obligations, Operations</b>	<b>45,771</b>	<b>2,496</b>	<b>77,860</b>	<b>4,315</b>	<b>80,662</b>	<b>4,603</b>
<b>UTILITIES (DIRECT)</b>						
Direct Utilities	56,505	3,082	42,032	2,330	40,631	2,319
Anticipated Reimbursements	1,007	55	1,507	84	1,507	86
<b>Gross Obligations, Utilities</b>	<b>57,512</b>	<b>3,137</b>	<b>43,539</b>	<b>2,413</b>	<b>42,138</b>	<b>2,405</b>
<b>MAINTENANCE (DIRECT)</b>						
M&R Dwelling	100,766	5,496	80,902	4,484	94,008	5,365
M&R Ext. Utilities	12,317	672	10,083	559	11,273	643
M&R Other Real Property	8,026	438	7,549	418	8,248	471
Alter & Add.	0	0	0	0	0	0
Sub-Total Direct Maintenance	121,109	6,605	98,534	5,461	113,529	6,478
Anticipated Reimbursements	1,174	64	3,751	204	3,751	7,592
<b>Gross Obligations, Maintenance</b>	<b>122,283</b>	<b>6,669</b>	<b>102,285</b>	<b>5,669</b>	<b>117,280</b>	<b>6,693</b>
<b>GRAND TOTAL, O&amp;M - Direct</b>	<b>223,028</b>	<b>12,163</b>	<b>217,969</b>	<b>12,081</b>	<b>234,365</b>	<b>13,374</b>
Anticipated Reimbursements	2,538	138	5,715	317	5,715	326
<b>GRAND TOTAL, O&amp;M - TOA</b>	<b>225,566</b>	<b>12,302</b>	<b>223,684</b>	<b>12,398</b>	<b>240,080</b>	<b>13,700</b>

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

<b>Summary of Historic Housing Detail</b>				
		<b>Fiscal Year:</b>		
		<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>1. Historic Housing Costs, Non-GOQ Data</b>				
a. Number of Non-GOQ units on NHRP (Inventory)		81	81	81
b. Improvement Costs (\$000)		0	0	0
c. Maintenance and Repair Costs (\$000)		830	830	830
d. Total Historic Maintenance, Repair, Improvements (\$000)		830	830	830
e. Average Cost Per Unit (\$000)		10	10	10
<b>2. Historic Housing Costs, GOQ Data</b>				
a. Number of GOQ units on NHRP (Inventory)		18	18	18
b. Improvement Costs (\$000)		0	0	0
c. Maintenance and Repair Costs (\$000)		184	184	184
d. Total Historic Maintenance, Repair, Improvements (\$000)		184	184	184
e. Average Cost Per Unit (\$000)		10	10	10
<b>3. Total Historic Inventory &amp; Costs (Non-GOQ &amp; GOQ)</b>				
a. Number of Non-GOQ and GOQ units on NHRP (Inventory)		99	99	99
b. Improvement Costs (\$000)		0	0	0
c. Maintenance and Repair Costs (\$000)		1,015	1,015	1,015
d. Total Historic Maintenance, Repair, Improvements (\$000)		1,015	1,015	1,015
e. Average Cost Per Unit (\$000)		10	10	10



**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

**Family Housing Operation and Maintenance Reprogramming Actions  
(\$ in Thousands)  
as of 30 Sep 2014**

	<b>FY 2014 Appropriation</b>	<b>Funds Reprogrammed</b>	<b>Percent Reprogrammed</b>	<b>FY 2014 End of Year</b>
<b>Utilities</b>	70,532	-4,961	-7.03%	65,571
<b>Operations</b>				
<b>Management</b>	53,044	-5,089	-9.59%	47,955
<b>Services</b>	16,862	-1,555	-9.22%	15,307
<b>Furnishings</b>	39,470	-2,490	-6.31%	36,980
<b>Miscellaneous</b>	1,954	-70	-3.58%	1,884
<b>Leasing</b>	54,514	-17,114	-31.39%	37,400
<b>Maintenance</b>	110,786	33,401	30.15%	144,187
<b>Debt</b>	0	0	0.00%	0
<b>Privatization Support</b>	41,436	-2,122	-5.12%	39,314
<b>Foreign Currency</b>		26,375	N/A	26,375
<b>Total</b>	<b>388,598</b>	<b>26,375</b>		<b>414,973</b>

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**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

OPERATIONS

<u>Budget Request</u>	<u>(\$ in Thousands)</u>
FY 2016 Budget Request	\$105,871
FY 2015 Program Budget	\$101,079

The FY 2016 program represents Air Force family housing requirements and was developed using published inflation and foreign currency fluctuation rates. Adjustments have been made for force structure changes and mission realignments. All program sub-accounts are described in detail in the following analyses.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

Management. The Management account supports housing operations to include management office personnel; supplies, equipment and custodial services; community liaison and housing support services; and housing information technology software and support. It supports studies such as the housing requirements and market analyses, preliminary studies, and engineering construction plans. It includes concept development, acquisition, and portfolio management supporting housing privatization.

For government owned housing units, funding is based on historical obligations. The majority of the installations' privatized family housing funding is based on reduced civilian manpower and contractor support requirements.

	(\$ in Thousands)
1. FY 2015 President's Budget Request:	\$47,834
2. FY 2015 Appropriated Amount:	\$47,834
3. FY 2015 Current Amount:	\$47,834
4. Price Growth:	
a. General Inflation (1.6%)	\$765
5. Program Increase:	
a. Costs for support mission and personnel salaries changes	\$3,554
6. FY 2016 Budget Request:	\$52,153

Analysis of Changes in Management

The requirement for the FY 2016 program was developed from historical expenditures and adjusted for a standard inflation rate of 1.6%.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

Services. Provides basic municipal-type support services such as refuse collection and disposal; fire and police protection; entomology and pest control; snow removal; street cleaning, and custodial services for government-owned family housing units. Since private developers are responsible for municipal services, installations with privatized housing have no requirements for funding. Services at remaining government-owned housing units are based on historical obligations.

	(\$ in Thousands)
1. FY 2015 President's Budget	\$12,709
2. FY 2015 Appropriated Amount:	\$12,709
3. FY 2015 Current Amount:	\$12,709
4. Price Growth:	
a. General Inflation (1.6 %)	\$203
5. Program Decrease:	
a. Funding decrease due to housing privatization	\$28
6. FY 2016 Budget Request:	\$12,940

Analysis of Changes in Services

The requirement for FY 2016 is based on historical expenditures allowing for adjustments in service contracts due to CONUS housing privatization and for standard inflation rate of 1.6%.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

Furnishings. The Air Force provides furnishings support to members in overseas locations and for general officers residing in government-provided and privatized housing. This request includes the procurement for initial issue and replacement of household equipment, domestic appliances (primarily stoves and refrigerators) and for furniture in limited circumstances. It funds the control, moving, and handling of furnishings inventories, and the maintenance and repair of such items. Privatized housing units do not receive funding with the exception for residents of general officers' quarters.

Loaner furniture is provided to military families overseas so they may occupy permanent quarters prior to the arrival of their personally-owned furniture. "Loaner kits" consisting of beds, sofas, dining tables, etc., allows members to set up their household faster while reducing the cost of temporary quarters. In addition, there are some furnishings normally built into CONUS houses that are often limited or not existent in foreign private rentals, such as wardrobes (clothes closets), kitchen cabinets, sideboards and appliances. These items are provided to families as required.

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 2015 President's Budget	\$38,543
2. FY 2015 Appropriated Amount:	\$38,543
3. FY 2015 Current Amount:	\$38,534
4. Price Growth:	
a. General Inflation (1.6%)	\$617
5. Program Decrease:	
a. Due to reduced requirements	-\$405
6. FY 2016 Budget Request:	\$38,746

Analysis of Changes in Furnishings

The requirement for FY 2016 was developed from historical expenditures allowing for adjustments in service contracts, and for a standard inflation rate of 1.6%.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

The stateside program is limited to providing furnishings for general officers residing in privatized housing. allows families to occupy permanent quarters faster and avoids higher costs in other accounts such as military allowances and other support appropriations.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

Miscellaneous. Includes 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.

For locations that are U.S. government owned or controlled, funding is based on historical obligations. No funding is provided in this category for installations with privatized housing.

		(\$ in Thousands)
1.	FY 2015 President's Budget Request:	\$1,993
2.	FY 2015 Appropriated Amount:	\$1,993
3.	FY 2015 Current Amount:	\$1,993
4.	Price Growth:	
	a. General Inflation (1.6%)	\$32
5.	Program Increase:	
	a. Reimbursement required for U.S. Government agencies and foreign Governments	\$7
6.	FY 2016 Budget Request:	\$2,032

Analysis of Changes in Miscellaneous

This account funds accommodation charges in the United Kingdom for renting Ministry of Defense housing and payment to the U.S. Coast Guard to house Air Force personnel.



**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

UTILITIES

<u>Budget Request</u>	<u>(\$ in Thousands)</u>
FY 2016 Budget Request	\$40,811
FY 2015 Program Budget	\$42,322

This program provides for all utilities consumed in government-owned family housing. This program funds electricity, natural gas, fuel oil and other purchased heating, water, sewage and waste systems. Military Family Housing residents and housing management continue to work towards meeting energy reduction goals. However, as the majority of homes become privatized, and utility cost responsibility shifts to private developers, this becomes less of an overall government concern. Utility funding for the MFH offices and warehouses is included under Management.

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

		(\$ in Thousands)
1.	FY 2015 President's Budget Request:	\$42,322
2.	FY 2015 Appropriated Amount:	\$42,322
3.	FY 2015 Current Amount:	\$42,322
4.	Price Growth:	
	a. General Inflation (1.6 %)	\$677
5.	Program Decrease:	
	a. Reduction in government-owned inventory	-\$2,188
6.	FY 2016 Budget Request:	\$40,811

Analysis of Changes in Utilities

The FY 2016 requirement was developed using historical expenditures allowing for increases in fuel, natural gas, and electricity costs reflected in a standard inflation rate of 1.6%. Most homes in the AF inventory are now located at overseas locations, where utility costs are generally higher than the U.S. average for the equivalent commodity.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

<b>Family Housing Summary of Utility Detail FH-10 Exhibit</b>			
<b>Fiscal Year:</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>TOTAL COST OF UTILITIES (\$000)</b>	56,795	42,322	40,811
<b>UTILITY QUANTITIES</b>			
<b>Electricity (Kwh)</b>	338,823,835	311,995,545	239,471,000
<b>Heating</b>			
Gas (CF)	570,567,289	525,389,402	218,000
Fuel Oil			
Residuals (BBLs)	0	0	19,000
Distillates (BBLs)	304,867	281,553	69,000
Purchased Steam (MBTU)	578,358	532,089	423,000
Heat Plants Coal Fired (MBTU)	0	0	138,000
Heat Plants Other Than Gas, Oil, Coal (MBTU)	0	0	0
Propane (BBLs)	6,131	5,641	3,000
<b>Water (Kgal)</b>	3,091,689	2,844,354	1,732,000
<b>Sewage (Kgal)</b>	3,188,585	2,933,498	2,102,000

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

MAINTENANCE

<u>Budget Request</u>	<u>(\$ in Thousands)</u>
FY 2016 Budget Request	\$114,129
FY 2015 Program Budget	\$ 99,934

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 AF FHMP substantiate that the maintenance and repair funding profile represents a balanced, fiscally constrained program, while ensuring sufficient Real Property Maintenance by Contract (RPMC) funds are available to maintain the existing adequate inventory.

MFH maintenance is broken into two types of service. The first is routine recurring work done as service calls and repairs necessary to keep a house habitable, like repairing leaking faucets, replacing broken windows, or replacing furnace filters. It includes maintenance performed during 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 major systems and their components that are nearing the end of their useful life such as restoring or replacing structural items including roofs; electrical; plumbing; heating; ventilation and air conditioning; adding insulation where there is either no insulation or inadequate insulation; landscaping; and complete painting of the exterior.

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 (example: roofs, furnaces, carpet, windows, cabinets) and then, using industry standard life cycles, projects the replacement requirement for these components (example: roof is 15-20 years; gas furnace is 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.

No maintenance funds are provided for housing units at privatized bases. Maintenance of privatized housing is the responsibility of the privatization property owner.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

	(\$ in Thousands)
1. FY 2015 President's Budget Request:	\$99,934
2. FY 2015 Appropriate Amount:	\$99,934
3. FY 2015 Current Amount:	\$99,934
4. Price Growth:	
a. Inflation (1.6%)	\$1,599
5. Program Increase:	
a. Routine recurring repairs and major maintenance costs	\$12,596
6. FY 2016 Budget Request:	\$114,129

Analysis of Changes in Maintenance:

As the Air Force meets its goals to eliminate inadequate housing, we will transition our focus from sustaining housing units to maintaining an adequate steady-state inventory. This funding amount is necessary to prevent deterioration of current housing at those installations that have not undergone housing privatization. Maintaining an adequate level of funding for both routine recurring repair and major maintenance and repair will provide the necessary quality of life for military personnel and their families, and avoid additional financial outlays in the out years.

The requirement for the FY 2016 program was developed through the AF FHMP process from historical expenditures allowing for reductions due to housing privatization and scheduled demolition projects. These amounts were then adjusted for a standard inflation rate of 1.6%. This account supports requirements to keep “good houses good” and to address life, safety, and health issues.

Maintenance funding is also required to sustain and repair government-owned housing referral offices to include those that support the privatized housing at CONUS installations. Overseas adequate units not requiring conversion or suitability corrections will not be replaced or improved. They will be retained within the inventory and sustained using Family Housing O&M funds.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

**Non-GOQs FY16 Exceed \$20,000 Threshold**

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

Location	Base	Number of Units	Year Built	High Unit Cost (\$000)	Unit (NSM)	Proj (NSM)	Total Cost (\$000)	Improvements Non-Routine FY 2011-2015 (\$000)
<b>OVERSEAS</b>								
Japan	Kadena	68	1990	171	128	4,700	11,650	1,463
Repair 68 units in Tower 847 in Camp Kinser to include kitchen, bathrooms, replace windows and doors, install minisplit A/C, electric water heater, hard wired smoke alarms and fire sprinklers. Repair common areas (hallways and stairwells) to include replacement of ceilings, flooring, windows, doors, paint, light fixtures, hard wired smoke alarms, sprinklers, and cooling/dehumidifier system. Perform remediation testing and abatement of mold, asbestos and lead plus necessary electrical upgrades to meet code to provide safe and adequate housing.								
Japan	Kadena	68	1990	171	128	4,700	11,650	1,614
Repair 68 units in Tower 848 in Camp Kinser to include kitchen, bathrooms, replace windows and doors, install minisplit A/C, electric water heater, hard wired smoke alarms and fire sprinklers. Repair common areas (hallways and stairwells) to include replacement of ceilings, flooring, windows, doors, paint, light fixtures, hard wired smoke alarms, sprinklers, and cooling/dehumidifier system. Perform remediation testing and abatement of mold, asbestos and lead plus necessary electrical upgrades to meet code to provide safe and adequate housing.								

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**Department of the Air Force  
 General and Flag Officers' Quarters (GFOQs)  
 Operations and Maintenance Expenditures Anticipated to Exceed \$35,000 per Unit for Fiscal Year 2016  
 (Dollars in Thousands)**

State/ Country	Installation	Quarters Address	Year Built	Size NSF	Operations Cost	Maintenance Cost	Total OMR > \$35K Cost	Utility Cost	Leasing Cost	Historic Preservation Cost	Total FH O&M Cost	Improvements Non-Routine FY 2011-2015
		No Projects Currently Planned										
<b>TOTAL:</b>	<b>0 GOQ Units</b>				<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>

**DEPARTMENT OF THE AIR FORCE**  
**General and Flag Officers' Quarters**  
**6,000 Net Square Feet Units for Fiscal Year 2016**  
**(Dollars in Thousands)**

<b>State/ Country</b>	<b>Installation</b>	<b>Quarters ID</b>	<b>Year Built</b>	<b>Size NSF</b>	<b>Total FH O&amp;M Cost</b>	<b>Alternative Use</b>	<b>Cost to Convert Unit</b>	<b>If O&amp;M &gt;\$35K Demolish &amp; Rebuild Cost</b>
None								
<b>TOTAL:</b>							\$.	\$.



**DEPARTMENT OF THE AIR FORCE**

**Privatized General and Flag Officers' Quarters  
 Operation, Maintenance and Repair Costs Incurred by Private Sector Developer/Partner/Owner  
 Exceeding \$50K per Housing Unit  
 for Fiscal Year 2014  
 (Dollars in Thousands)  
 Exhibit FH-12**

<b>State/Country</b>	<b>Installation</b>	<b>Quarters ID</b>	<b>Year Built</b>	<b>Size Net Square Feet</b>	<b>Operations Cost</b>	<b>Maintenance &amp; Repair Cost</b>	<b>Total FH O&amp;M Cost</b>
Colorado	USAF Academy	6776 Carlton Drive*	1931	10,846	26.2	45.2	71.4
Colorado	USAF Academy	6950 Otis*	1930	11,553	18.2	45.6	63.9
<b>TOTAL</b>				<b>22,399</b>	<b>44.4</b>	<b>90.8</b>	<b>135.3</b>
Notes:							
(1) Please place an asterisk (*) by the GFOQ units where Utility Costs are included as part of Operation Costs.							
(2) Minor, Unscheduled Maintenance Costs.							
(3) Capital Repair and Recovery Costs.							

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**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

REIMBURSEMENT

Budget Request (\$ in Thousands)  
FY 2016 Budget Request \$5,715  
FY 2015 Program Budget \$5,715

Includes collections received from rental of Air Force family housing units 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.

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

	(\$ in Thousands)
1. FY 2015 President's Budget Request:	\$5,715
2. FY 2015 Appropriated Amount :	\$5,715
3. FY 2015 Current Amount:	\$5,715
4. Price Growth:	
a. Inflation (1.6%)	+\$91
5. Program Decreases:	-\$91
6. FY 2016 Budget Request:	\$5,715

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**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

LEASING

Budget Request (\$ in Thousands)  
FY 2016 Budget Request \$28,867  
FY 2015 Budget Request \$43,651

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 also uses the authorities in 10 U.S.C. §2828 and 10 U.S.C. §2834 to participate in Department of State leased housing pools, when required.

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 to fund leases and related expenses in FY 2016. The FY 2016 request for family housing leasing points is summarized as follows:

	<u>FY 14</u>			<u>FY 15</u>		<u>FY 16</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	8,988	620	\$16,871	682	\$26,151	551	\$22,684
Section 801	1,242	1,242	\$2,029	1,242	\$12,000	1,242	\$2,400
Domestic	3,333	5	\$76	215	\$5,500	215	\$3,783

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

Foreign Leasing

Congress controls leasing in foreign countries by the number of lease points authorized and funds appropriated, and where requested, through prior notification of the lease agreement. Air Force strategy is to provide adequate housing for our personnel serving in other countries where military family housing is not available.

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 was designed to reduce CONUS family housing deficit at bases where Air Force families were seriously affected by housing shortages and high housing costs. The Air Force will have one active Section 801 lease that will conclude in FY16.

The current inventory of Air Force 801 units is shown in Exhibit FH-4B.

Domestic and Foreign Leasing (other than Section 801)

The Air Force supports duty personnel residing in high cost rental areas such as in Southwest Asia for USCENTCOM-assigned members and in various locations in Europe. This support is provided since housing costs significantly exceed housing allowances for members.

Foreign leases are primarily provided at Aviano, Italy; Lakenheath, UK; and in Southwest Asia. Most other leases overseas are provided to support accompanied Air Force members where military family housing is not available. Leases are also provided for members in other overseas locations where 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 2016 BUDGET REQUEST**

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

<u>Leasing</u>	<u>(\$ in Thousands)</u>
1. FY 2015 President's Budget Request:	\$43,651
2. FY 2015 Appropriated Amount:	\$43,651
3. FY 2015 Current Amount:	\$43,651
4. Price Growth:	
a. General Inflation (1.6%)	\$698
5. Program Decreases:	
a. Reduced overseas requirements and conclusion of Section 801	-\$15,482
6. FY 2016 Budget Request:	\$28,867

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 missions, changes in accompanied / unaccompanied requirements, and other housing needs. The program decrease in FY 2016 is the result of expiration and non-renewal of numerous leases overseas and conclusion of Section 801 lease.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

**FH-4 ANALYSIS OF LEASED UNITS  
(Other than Section 801)**

LOCATION	FY 14			FY 15			FY 16		
	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)
<b>DOMESTIC LEASES</b>									
Cannon, NM	0	0	\$0	200	2,400	\$5,191	200	2,400	\$3,360
San Antonio, TX (AETC)	5	43	\$76	15	180	\$309	15	180	\$423
Unassigned	3,328			3,118			3,118		
<b>TOTAL DOMESTIC LEASES</b>	<b>3,333</b>	<b>43</b>	<b>\$76</b>	<b>3,333</b>	<b>2,580</b>	<b>\$5,500</b>	<b>3,333</b>	<b>2,580</b>	<b>\$3,783</b>
<b>FOREIGN LEASES</b>									
<b>Department of State (DoS):</b>									
Abu Dhabi, UAE	1	12	\$70	3	36	\$302	1	12	\$100
Amman, Jordan	7	84	\$431	7	84	\$450	7	84	\$422
Bangkok, Thailand	1	12	\$43	4	48	\$160	1	12	\$60
Bogotá, Colombia	0	0	\$0	1	12	\$85	0	0	\$0
Bucharest, Romania	1	12	\$60	1	12	\$82	1	12	\$75
Cairo, Egypt	1	12	\$45	5	60	\$275	5	60	\$300
Chiang Mai, Thailand	4	48	\$84	1	12	\$50	4	48	\$205
Classified Location	3	36	\$225	3	36	\$232	3	36	\$240
Copenhagen, Denmark	2	24	\$137	2	24	\$170	2	24	\$175
Doha, Qatar	0	0	\$0	1	12	\$85	1	12	\$85
Gaborone, Botswana	0	0	\$0	1	12	\$85	0	0	\$0
Kuwait City, Kuwait	0	0	\$0	1	12	\$85	0	0	\$0
Manama, Bahrain	1	12	\$52	1	12	\$60	1	12	\$65
Mexico City, Mexico	0	0	\$0	9	108	\$621	18	216	\$1,080
Muscat, Oman	3	36	\$125	0	0	\$0	0	0	\$0
Nassau, Bahamas	0	0	\$0	1	12	\$84	2	24	\$140
New Delhi, India	0	0	\$0	0	0	\$0	0	0	\$0
Oslo, Norway	1	12	\$65	1	12	\$98	1	12	\$80
Paris, France	7	84	\$735	6	72	\$630	6	72	\$630
Rabat, Morocco	0	0	\$0	1	12	\$85	1	12	\$85
Saudi Arabia	0	0	\$0	4	48	\$340	0	0	\$0
Tel Aviv, Israel	1	12	\$60	2	24	\$150	2	24	\$150
Vienna, Austria	2	24	\$93	2	24	\$170	2	24	\$160
<b>DoS Subtotal</b>	<b>35</b>	<b>420</b>	<b>\$2,225</b>	<b>57</b>	<b>684</b>	<b>\$4,299</b>	<b>58</b>	<b>696</b>	<b>\$4,052</b>
<b>Other:</b>									
Doha, Qatar	26	276	\$1,760	61	732	\$5,700	60	720	\$4,500
Aviano, Italy	25	300	\$793	126	1,512	\$2,600	51	612	\$1,870
Geilenkirchen, Germany	1	12	\$67	1	12	\$85	1	12	\$85
Izmir, Turkey	2	13	\$48	1	12	\$112	1	12	\$55
RAF Lakenheath UK	530	5,736	\$11,897	435	5,220	\$13,250	379	4,548	\$12,027
Abu Dhabi, UAE	0	0	\$0	0	0	\$0	0	0	\$0
Stavanger, Norway	1	12	\$81	1	12	\$105	1	12	\$95
<b>Other (Non-DoS) Subtotal</b>	<b>585</b>	<b>6,349</b>	<b>\$14,646</b>	<b>625</b>	<b>7,500</b>	<b>\$21,852</b>	<b>493</b>	<b>5,916</b>	<b>\$18,632</b>
Unassigned	8,368			8,306			8,437		
<b>TOTAL FOREIGN LEASES</b>	<b>8,988</b>	<b>6,769</b>	<b>\$16,871</b>	<b>8,988</b>	<b>8,184</b>	<b>\$26,151</b>	<b>8,988</b>	<b>6,612</b>	<b>\$22,684</b>
<b>GRAND TOTAL FH-4</b>	<b>12,321</b>	<b>6,812</b>	<b>\$16,947</b>	<b>12,321</b>	<b>10,764</b>	<b>\$31,651</b>	<b>12,321</b>	<b>9,192</b>	<b>\$26,467</b>



**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST  
FH-4A ANALYSIS OF HIGH COST LEASED UNITS  
(Other than Section 801)**

LOCATION	FY16 TOTAL LEASES PER LOCATION	FY14			FY15			FY16		
		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)
<b>DOMESTIC LEASES</b>	0	0	\$28,217	0	0	\$29,514	0	0	\$29,514	0
<b>Sub-Total Domestic High-cost</b>	0	0		\$0	0		\$0	0		\$0
<b>FOREIGN LEASES</b>										
<b>Department of State:</b>										
Abu Dhabi, UAE	1	1	\$49,249	\$70	3	\$51,161	\$302	1	\$51,161	\$100
Amman, Jordan	7	7	\$49,249	\$431	7	\$51,161	\$450	7	\$51,161	\$422
Bangkok, Thailand	1	0	\$49,249	\$0	1	\$51,161	\$50	1	\$51,161	\$60
Bogotá, Colombia	0	0	\$49,249	\$0	1	\$51,161	\$85	0	\$51,161	\$0
Bucharest, Romania	1	1	\$49,249	\$60	1	\$51,161	\$82	1	\$51,161	\$75
Cairo, Egypt	3	0	\$49,249	\$0	5	\$51,161	\$275	5	\$51,161	\$300
Chiang Mai, Thailand	4	0	\$49,249	\$0	0	\$51,161	\$0	4	\$51,161	\$205
Classified Location	3	3	\$49,249	\$225	3	\$51,161	\$232	3	\$51,161	\$240
Copenhagen, Denmark	2	2	\$49,249	\$137	2	\$51,161	\$170	2	\$51,161	\$175
Doha, Qatar	0	0	\$49,249	\$0	1	\$51,161	\$85	1	\$51,161	\$85
Gaborone, Botswana	0	0	\$49,249	\$0	1	\$51,161	\$85	0	\$51,161	\$0
Kuwait City, Kuwait	0	0	\$49,249	\$0	1	\$51,161	\$85	0	\$51,161	\$0
Manama, Bahrain	0	1	\$49,249	\$52	1	\$51,161	\$60	1	\$51,161	\$65
Mexico City, Mexico	9	0	\$49,249	\$0	9	\$51,161	\$621	18	\$51,161	\$1,080
Muscat, Oman	0	0	\$49,249	\$0	0	\$51,161	\$0	0	\$51,161	\$0
Nassau, Bahamas	1	0	\$49,249	\$0	1	\$51,161	\$84	2	\$51,161	\$140
New Delhi, India	0	0	\$49,249	\$0	0	\$51,161	\$0	0	\$51,161	\$0
Oslo, Norway	1	1	\$49,249	\$65	1	\$51,161	\$98	1	\$51,161	\$80
Paris, France	6	7	\$49,249	\$735	6	\$51,161	\$630	6	\$51,161	\$630
Rabat, Morocco	1	0	\$49,249	\$0	1	\$51,161	\$85	1	\$51,161	\$85
Saudi Arabia	0	0	\$49,249	\$0	4	\$51,161	\$340	0	\$51,161	\$0
Tel Aviv, Israel	1	1	\$49,249	\$60	2	\$51,161	\$150	2	\$51,161	\$150
Vienna, Austria	2	0	\$49,249	\$0	2	\$51,161	\$170	2	\$51,161	\$160
<b>Sub Total (DoS):</b>	<b>43</b>	<b>24</b>		<b>\$1,835</b>	<b>53</b>		<b>\$4,139</b>	<b>58</b>		<b>\$4,052</b>
<b>Other:</b>										
Doha, Qatar	60	26	\$49,249	\$1,760	61	\$51,161	\$5,700	60	\$51,161	\$4,500
Aviano, Italy	1	1	\$49,249	\$65	1	\$51,161	\$80	1	\$51,161	\$85
Geilenkirchen, Germany	1	1	\$49,249	\$67	1	\$51,161	\$85	1	\$51,161	\$85
Izmir, Turkey	0	0	\$49,249	\$0	1	\$51,161	\$112	1	\$51,161	\$55
Abu Dhabi, UAE	0	0	\$49,249	\$0	0	\$51,161	\$0	0	\$51,161	\$0
Stavanger, Norway	1	1	\$49,249	\$81	1	\$51,161	\$105	1	\$51,161	\$95
<b>Sub Total (Other):</b>	<b>63</b>	<b>29</b>		<b>\$1,973</b>	<b>65</b>		<b>\$6,082</b>	<b>64</b>		<b>\$4,820</b>
<b>Sub-Total Foreign High-cost</b>	106	53		\$ 3,808	118		\$ 10,221	122		\$ 8,872
<b>GRAND TOTAL FH-4A</b>	<b>106</b>	<b>53</b>		<b>\$ 3,808</b>	<b>118</b>		<b>\$ 10,221</b>	<b>122</b>		<b>\$ 8,872</b>

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

**FH-4B SECTION 801 FAMILY HOUSING SUMMARY  
(Dollars In Thousands)**

Location	Award	Full-Up	FY 2014 Units	FY 2014 Costs	FY 2015 Units	FY 2015 Costs	FY 2016 Units	FY 2016 Costs
Andrews AFB, MD	Aug-91	Oct-95	1,242	\$2,029	1,242	\$12,000	1,242	\$2,400
<b>Annual Requirement</b>			<b>1,242</b>	<b>\$2,029</b>	<b>1,242</b>	<b>\$12,000</b>	<b>1,242</b>	<b>\$2,400</b>

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

HOUSING PRIVATIZATION

<u>Budget Request</u>	<u>\$ in Thousands)</u>
FY 2016 Budget Request	\$41,554
FY 2015 Program Budget	\$40,761

This program provides for all MFH O&M funded costs related to privatization. The Air Force pursues privatization ventures to transfer ownership plus operation and maintenance responsibility to the private sector where cost effective. Revitalization of all CONUS AF housing assets is the biggest benefit from privatization.

RECONCILIATION OF INCREASES AND DECREASES  
EXHIBIT OP-5

	(\$ in Thousands)
1. FY 2015 President's Budget:	\$40,761
2. FY 2015 Appropriated Amount:	\$40,761
3. FY 2015 Current Amount:	\$40,761
4. Price Growth:	
a. General Inflation (1.6%)	\$652
5. Program Increases:	
a. Privatization delay	\$141
6. FY 2016 Budget Request:	\$41,554

Executive Summary

The Air Force requests \$41,554 in the FY 2016 Budget Request for Housing Privatization. These funds are required for Air Staff, Air Force Civil Engineer Center (AFCEC), Major Commands (MAJCOMs) and installations to manage and oversee 32 closed privatization initiatives at 63 installations, to pay manpower costs previously expensed out of the Management sub-account.

**DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2016 BUDGET REQUEST**

The funds are programmed for 1) portfolio management, 2) project construction oversight for local and federal code compliance, 3) installation asset management manpower, 4) MAJCOM and base specific privatization project management support.

Requested Detail:

Construction Surveillance/Oversight: Once a project is closed, AFCEC provides supervision and inspection oversight of the housing privatization developer's construction. The Air Force and DoD have a vested interest in privatization projects (loans and land leases) and oversight ensures the Air Force receives quality housing for military members that complies with state and local construction codes. AFCEC assists the MAJCOMs and each base to provide construction oversight as the developer accomplishes housing construction or revitalization.

Asset Management: The Air Force transitioned in CONUS from government-owned/operated housing to privatized housing. As a result, installations & MAJCOMs perform program oversight of the housing privatization projects. AFCEC supports MAJCOMs and installations with daily operations and assists Air Staff in identifying policy updates as required.

Portfolio Management: Long-term project oversight is essential to ensuring the Air Force continues to receive quality housing from the privatization developers. The Air Force has selected an industry leader in this field to assist AFCEC and the installations by providing on-going program oversight for the length of the initiatives -- generally 50 years. In this capacity, portfolio management 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 issues and implements corrective measures to preclude project failure.

Base/MAJCOM Point of Contacts: Housing privatization projects have been executed at all CONUS locations except Wright-Patterson II. Therefore at these locations the AF transitioned from government-managed family housing which resulted in a reduction of base level manpower requirements. Remaining base level housing personnel perform project oversight alongside others performing housing support services.

DEPARTMENT OF THE AIR FORCE  
Exhibit FH-6 PB Family Housing Privatization Comparison  
FISCAL YEAR 2016

Privatization Date <sup>1</sup>	Project Name and/or Installation/State <sup>2</sup>	Approved by OSD & OMB <sup>3</sup>						Authori- ties <sup>7</sup>
		Units Conveyed <sup>5</sup>	End State Units <sup>5</sup>	Funding Source <sup>6</sup>				
				Amount (\$M)	Budget Year(s)	Type	Project	
Aug-98	Lackland AFB, TX (Ph I)	272	420	6.200	96 97	Construction Construction	Lackland Lackland SIOH	1, 4
Sep-00	Robins AFB, GA (Ph I)	670	670	12.800	98 97	Construction Construction	Robins - Replace MFH Ph 4 (60) Dyess - Construct MFH Ph 1 (70)	1, 4
Sep-00	Dyess AFB, TX	0	402	16.300	99 98	Construction Construction	Dyess - Construct MFH Ph 2 (64) Dyess - Construct MFH Ph 1 (70)	1
Mar-01	Elmendorf AFB, AK (Ph I)	584	828	23.304	98	Improvement	Elmendorf - Improve MFH Ph 9 (82 units) HRSO to FHIF	1, 4
Aug-02	Wright-Patterson AFB, OH (Ph I)	1,733	1,536	10.813	02 99	Improvement Construction	Hickam - Privatize MFH Wright Patterson - Replace 40 Units	1, 4
Apr-03	Kirtland AFB, NM	1,783	1,078	24.221	02 02 99	Construction Construction Construction	Travis - Replace MFH Ph 1 Mountain Home - Replace MFH 56 Units Kirtland - Replace MFH Ph 5 (37)	1, 4
Aug-04	Buckley AFB, CO	0	351	17.600	04 02	Improvement Construction	Hickam - Improve 190 MFH Buckley - Privatize MFH	1, 4
Sep-04	Elmendorf AFB, AK (Ph II)	986	1,194	41.496	03 02	Improvement Improvement	Elmendorf -192 Ph 11 Improve Elmendorf - Privatize MFH	1, 3, 4
Feb-05	Hickam AFB, HI (Ph I)	1,356	1,356	4.194	02	Improvement	Hickam - Privatize MFH	1, 4
Sep-05	Offutt AFB, NE	2,600	1,640	12.568	01	Improvement	Offutt - Privatize MFH	1, 4
Sep-05	Hill AFB, UT	1,138	1,018	11.280	05 01	Improvement Improvement	Davis-Monthan - Repl MFH Ph 6 Hill - Privatize MFH	1, 4
Sep-05	Dover AFB, DE	1,488	980	12.425	05 04	Improvement Construction	Fairchild AFB - Privatize MFH Dover - Repl 112 MFH Ph 3	1, 4
Jan-06	Scott AFB, IL	1,430	1,593	0.000	N/A	N/A	N/A	1, 4
May-06	Nellis AFB, NV	1,278	1,178	1.827	05 02	Improvement Improvement	Holloman - Privatize MFH Nellis - Privatize MFH	1, 4
Sep-06	McGuire AFB/Ft. Dix, NJ	2,364	2,083	7.569	02	Improvement	McGuire - Privatize MFH	1, 4
Feb-07	Altus AFB, OK	883	530	6.244	04	Improvement	Sheppard - Privatize 1,288 MFH	1, 4
	Luke AFB, AZ	690	550					
	Sheppard AFB, TX	1,167	714					
	Tyndall AFB, FL	848	813					
	<b>AETC Group I Total:</b>	<b>3,588</b>	<b>2,607</b>					
May-07	US Air Force Academy, CO	1,208	427	2.219	06	Improvement	AF Academy - Privatize 445 Units	1, 4

DEPARTMENT OF THE AIR FORCE  
Exhibit FH-6 PB Family Housing Privatization Comparison  
FISCAL YEAR 2016

Privatization Date <sup>1</sup>	Project Name and/or Installation/State <sup>2</sup>	Approved by OSD & OMB <sup>3</sup>						Authori- ties <sup>7</sup>
		Units Conveyed <sup>5</sup>	End State Units <sup>5</sup>	Funding Source <sup>6</sup>				
				Amount (\$M)	Budget Year(s)	Type	Project	
Jul-07	Davis-Monthan AFB, AZ	1,256	929	27.922	05	Construction	Davis-Monthan AFB - Replace FH Ph 6 MacDill - Replace FH Ph 6 Holloman - Privatize Family Housing	1, 4
	Holloman AFB, NM	1,009	909		05	Construction		
	<b>ACC Group II Total:</b>	<b>2,265</b>	<b>1,838</b>		05	Improvement		
Aug-07	Hickam AFB, HI (Ph II)	1,303	1,118	0.000	N/A	N/A	N/A	4
Sep-07	Los Angeles AFB, CA	617	572	19.950	06	Improvement	Fort MacArthur - Improve 188 Units  Peterson - Privatize 1,132 Units	2, 4
	Peterson AFB, CO	493	723		06	Improvement		
	Schriever AFB, CO	0	269					
<b>Tri-Group Total:</b>	<b>1,110</b>	<b>1,564</b>						
Sep-07	Barksdale AFB, LA	729	1,090	15.300	06	Improvement	Bolling - Improve 24 Units Barksdale - Imp MFH Ph 1  Langley - Improve Electrical System  Eglin, 234 MFH Ph 2A  Eglin - Hurlburt 213 MFH Improvement	1, 4
	Joint Base Anacostia-Bolling (Bolling), MD	1,343	669		05	Improvement		
	Joint Base Langley-Eustis (Langley), VA	1,496	1,430		03	Construction		
	<b>BLB Total:</b>	<b>3,568</b>	<b>3,189</b>		03	Improvement		
Oct-07	Robins AFB, GA (Ph II)	563	207	10.600	05	Improvement	FY 05 Robins, Improve Family Housing	2, 4
Oct-07	Columbus AFB, MS	518	453	59.000	06	Improvement	Andrews - Improve 178 Units Randolph - Construct MFH Ph 1 Davis-Monthan - Repair MFH Ph 6 Hurlburt - 134 MFH Ph 2A Eglin - Hurlburt 213 MFH Improvement	2, 4
	Goodfellow AFB, TX	98	241		05	Improvement		
	Laughlin AFB, TX	534	516		05	Construction		
	Maxwell AFB, AL	729	501		03	Construction		
	JBSA-Randolph, TX	397	317		03	Improvement		
	Vance AFB, OK	230	229					
<b>AETC Group II Total:</b>	<b>2,506</b>	<b>2,257</b>						
Nov-07	Vandenberg AFB, CA	1,336	867	0.000	N/A	N/A	N/A	1, 4
Nov-07	Andrews AFB, MD	1,480	887	0.000	N/A	N/A	N/A	2, 4
	MacDill AFB, FL	752	571					
	<b>AMC East Total:</b>	<b>2,232</b>	<b>1,458</b>					
Jul-08	Fairchild AFB, WA	1,055	641	28.190	04	Construction	Tinker - Privatize 730 MFH Sheppard - Privatize 1,288 Units FHIF Funds	1, 4
	Tinker AFB, OK	694	660		04	Improvement		
	Travis AFB, CA	2,187	1,134					
	<b>AMC West Total:</b>	<b>3,936</b>	<b>2,435</b>					

DEPARTMENT OF THE AIR FORCE  
Exhibit FH-6 PB Family Housing Privatization Comparison  
FISCAL YEAR 2016

Privatization Date <sup>1</sup>	Project Name and/or Installation/State <sup>2</sup>	Approved by OSD & OMB <sup>3</sup>						Authorities <sup>7</sup>
		Units Conveyed <sup>5</sup>	End State Units <sup>5</sup>	Funding Source <sup>6</sup>				
				Amount (\$M)	Budget Year(s)	Type	Project	
Nov-08	Hanscom AFB, MA	726	746	15.723	02	Improvement	Hickam - Privatize MFH	1, 4
	Little Rock AFB, AR	1,295	999		01	Improvement	Moody MFH Privatization	
	Moody AFB, GA	303	256		01	Construction	Travis - Replace 64 Units	
	Patrick AFB, FL	991	616		00	Improvement	Little Rock - Privatize MFH	
	<b>Falcon Group Total:</b>	<b>3,315</b>	<b>2,617</b>					
Dec-08	Lackland AFB, TX (Ph II)	264	465	21.785	05	Improvement	Robins - Improve Family Housing	1, 4
					03	Improvement	Keesler - Replace 117 Ph 1	
					03	Improvement	Eglin - Hurlburt 213 MFH Improve	
Jun-11	JB Elmendorf-Richardson	1242	1240	36.800	11	Improvement	Army Funds Transferred	1, 4
Sep-11	Arnold AFB, TN	40	22	23.354	07	Construction	Mountain Home - Replace 457 MFH	1, 4
	Charleston AFB, SC	478	345					
	Keesler AFB, MS	1,188	1,188					
	Shaw AFB, SC	681	630					
	<b>Southern Group Total:</b>	<b>2,387</b>	<b>2,185</b>					
Mar-12	Beale AFB, CA	884	509	20.053	07	Construction	Mountain Home - Replace 457 MFH	1, 4
	F.E. Warren AFB, WY	831	749		05	FHIF	Beale	
	Malmstrom AFB, MT	1,412	1,116		04	FHIF	Beale	
	Whiteman AFB, MO	920	890		03	FHIF	Beale	
	<b>Western Group Total:</b>	<b>4,047</b>	<b>3,264</b>					
Aug-13	Cannon AFB, NM	763	1,038	37.813	09	Improvement	Kadena - Improve 614 MFH (Ph 9) Misawa - Improve 370 MFH (Ph 4)	1, 4
	Cavalier AFB, ND	14	14					
	Ellsworth AFB, SD	283	497					
	Grand Forks AFB, ND	833	547					
	Minot AFB, ND	1,746	1,606					
	Mountain Home AFB, ID	956	844					
<b>Northern Group Total:</b>	<b>4,595</b>	<b>4,546</b>						
Sep-13	Edwards AFB, CA	741	741	82.610	09	Improvement	Mountain Home - Replace 457 MFH Kadena - Improve 614 MFH (Ph 9) Yokota - Improve 350 MFH (Ph 7) Misawa - Improve 370 MFH (Ph 4)	1, 4
	Eglin AFB, FL	898	747					
	Eielson AFB, AK	934	898					
	Hurlburt AFB, FL	380	404					
	McConnell AFB, KS	401	364					
	Seymour Johnson, NC	708	708					
	<b>Continental Group Total:</b>	<b>4,062</b>	<b>3,862</b>					

DEPARTMENT OF THE AIR FORCE  
Exhibit FH-6 PB Family Housing Privatization Comparison  
FISCAL YEAR 2016

Privatization Date <sup>1</sup>	Project Name and/or Installation/State <sup>2</sup>	Approved by OSD & OMB <sup>3</sup>						Authori- ties <sup>7</sup>
		Units Conveyed <sup>5</sup>	End State Units <sup>5</sup>	Funding Source <sup>6</sup>				
				Amount (\$M)	Budget Year(s)	Type	Project	
Sep-13	Dyess AFB, TX (PH II)	674	674	9.617	09	Improvement	Yokota - Improve 350 MFH (Ph 7) Misawa - Improve 370 MFH (Ph 4)	1,4
	Moody AFB, GA (PH II)	0	184					
	<b>ACC Group III Total:</b>	<b>674</b>	<b>858</b>					
Sep-17 (E)	Wright-Patterson AFB, OH (PH II)	100	30	TBD	03	FHIF	Wright-Patterson	1,3,4
	Yet to be approved by OMB				13	Improvement	Kadena AB - Improve Infrastructure	
					13	Improvement	Misawa AB - MFH Infrastructure - Ph 2	
<b>Grand Totals</b>		<b>61,983</b>	<b>53,361</b>	<b>619.777</b>				
<b>NOTES:</b>								
1 - The date real property is transferred (land and housing units) to private ownership/developer, and when service members become entitled to receive a basic allowance for housing.								
2 - For grouped projects, the bold line is the grouped project name.								
3 - The latest scope and funding amount approved by OSD and OMB in a scoring package, which should be consistent with the latest Transfer of Funds into the FHIF Notifications to Congress.								
4 - The actual/current scope and funding, as of 30 Sep 2014, corresponding to the end state that the owner is obligated to provide, subsequent to OSD/OMB approval, based on changes due to local market conditions and operational transformations. These definitions are consistent with those in the semi-annual MHPI Program Evaluation Plan Report.								
5 - Show the total conveyed and end state units for a grouped project, and for each installation within a grouped project.								
6 - Provides funding sources.								
7 - MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI) AUTHORITIES:								
1 - 10 U.S.C. § 2873, "Direct Loans and Loan Guarantees"								
2 - 10 U.S.C. § 2875, "Investments"								
3 - 10 U.S.C. § 2877, "Differential Lease Payments"								
4 - 10 U.S.C. § 2878, "Conveyance or Lease of Existing Property and Facilities"								



**FOREIGN CURRENCY EXCHANGE DATA**  
**FY 2016 Budget Request**  
(\$ in Thousands)

MFH O&M		FY 2014		FY 2015		FY 2016	
		Budget Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion
Country	Local Currency						
Denmark	Krone	5.4074	\$ -	5.5515	\$ -	5.5561	
European Comm	Euro	0.7259	\$ 59,000	0.7452	\$ 59,000	0.7457	\$ 58,970
Japan	Yen	81.7098	\$ 122,000	103.9439	\$ 122,000	97.0535	\$ 141,000
Norway	Krone	5.8662	\$ -	5.9595	\$ -	5.8685	\$ -
Singapore	Dollar	1.3155	\$ -	1.2949	\$ -	1.2842	\$ -
South Korea	Won	1,140.7859	\$ 8,000	1167.5295	\$ 8,000	1101.5154	\$ 8,100
Turkey	Lira	1.6091	\$ 7,000	1.7464	\$ 7,000	2.0832	\$ 7,000
United Kingdom	Pound	0.6177	\$ 43,000	0.6363	\$ 42,000	0.6289	\$ 44,000
Total			\$ 239,000		\$ 238,000		\$ 259,070

MFH - Construction		FY 2014		FY 2015		FY 2016	
		Budget Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion
Country	Local Currency						
Denmark	Krone	5.4074	\$ -	5.5515	\$ -	5.5561	\$ -
European Comm	Euro	0.7259	\$ -	0.7452	\$ -	0.7457	\$ 5,700
Japan	Yen	81.7098	\$ 72,093	103.9439	\$ -	97.0535	\$ 144,949
Norway	Krone	5.8662	\$ -	5.9595	\$ -	5.8685	\$ -
Singapore	Dollar	1.3155	\$ -	1.2949	\$ -	1.2842	\$ -
South Korea	Won	1,140.7859	\$ -	1167.5295	\$ -	1101.5154	\$ -
Turkey	Lira	1.6091	\$ -	1.7464	\$ -	2.0832	\$ -
United Kingdom	Pound	0.6177	\$ -	0.6363	\$ -	0.6289	\$ -
Total			\$ 72,093		\$ -		\$ 150,649

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