DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

NARRATIVE SUMMARY

This Military Family Housing request supports the Congressional emphasis on providing excellent housing for all military members and their families and that continual improvement in quality is the measure of excellence. We depend first on the local community to meet our housing needs. When local community housing is not available, we will construct military family housing which meets contemporary community living standards. This budget requests funds to operate and maintain our inventory at a standard that protects from asset deterioration, and maintains the quality level established by Congressional appropriations and guidance. Our goal is to provide quality homes that meet contemporary whole-house standards.

Family housing is one of the most important quality of life issues in the Air Force. Improving or replacing our aging housing inventory is our top facility priority. Our military members and their families expect and deserve homes which meet current standards of livability. In the era of downsized forces, we cannot risk losing highly-trained, experienced Air Force members because of poor housing. Small investments in quality family housing pay great dividends in retaining trained, responsible, ready Air Force members. We cannot afford to let our existing military family housing inventory deteriorate or fail to modernize it to contemporary standards to achieve quality of life incentives, so that we retain highly trained, motivated members.

This budget provides a balanced program between construction, operations, maintenance, and lease funding. The construction funding level indicates the Air Force's commitment to replace or revitalize our existing inventory to meet contemporary standards. We are concentrating on our oldest homes and improving or replacing where economically justifiable. We continue to propose projects that provide new support facilities at installations with the greatest need.

The operations, day-to-day maintenance and leasing accounts predominately support "must pay" requirements such as service contracts, lease contracts, utilities, and required maintenance for the cost of ownership to keep existing homes open and occupied. The maintenance account also supports our goal to arrest, then eliminate, deferred maintenance and repair (DMAR) growth as much as possible within our fiscal constraints. Unfortunately to date we have not eliminated DMAR.
The Air Force is committed to the development of private sector-funded housing revitalization where it makes economic sense.

Current funding levels do not support the required revitalization schedule projected by the Air Force, directly impacting quality of life, retention, and ultimately readiness. Private sector investments will speed the revitalization of family housing and provide safe, comfortable housing for service members without government investment above current Military Family Housing funding. It may be necessary to use many different approaches to meet family housing needs.

The business climate at some locations may not support establishment of privatized housing areas. To help provide the most reliable information to decisionmakers, the Air Force has initiated a Family Housing Master Plan. The Master Plan will define the most effective housing strategy and associated costs. It will integrate construction, operations and maintenance, and privatization efforts to build new, revitalize, continue to maintain, or privatize each asset to achieve optimal life cycle costs.

Lackland AFB, Texas and Robins AFB, Georgia are in the forefront of the Air Force's housing privatization process:

At Lackland AFB, a project appears feasible to privatize 272 enlisted housing units on base. The contractor will be charged with revitalizing, maintaining, and providing services for the 272 families eventually housed in this development. Members who choose to accept housing in the privatized neighborhood will forfeit their entitlements as they currently do to live in housing on base. The contractor will receive the equivalent of each family's entitlements as "rent". The Air Force will pay for utilities for the privatized units outside the deal.

The Air Force is developing a privatization project for 670 units on a geographically separated off-base site at Robins AFB. Member's forfeited entitlements will make up the contractor's income stream. In this proposed agreement, the contractor will provide utilities to the occupants. In keeping with Office of Management and Budget guidance, the contractor will not be reimbursed for utilities for privatized units outside the agreement in future projects, so each future privatization project will follow the Robins model, not the Lackland model.

While austere, we believe this funding profile represents a well balanced, fiscally constrained program that achieves quality of life goals for military families within the budget request. We respectfully request full support for the Air Force family housing needs presented herein.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

INDEX

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

INDEX

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

INDEX

MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FY 1999 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 1999:

FUNDING PROGRAM FY 1999		($000)
Construction		132,915
Post-Acquisition Construction		81,778
Advance Planning and Design		11,342
Appropriation Request: Construction		226,035
Operations, Utilities and Maintenance		671,892
Operating Expenses	131,019	
Utilities	152,214	
Maintenance	388,659	
Leasing - Worldwide		118,071
Debt Payment Premiums for Servicemen's Mortgage Insurance Coverage		32
Appropriation Request: O&M Leasing, and Debt Payment		789,995
Appropriation Request		1,016,030
Reimbursement Program		9,400
FY 1999 FAMILY HOUSING PROGRAM		1,025,430

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FY 1999 Authorization Language

SEC. 2302. FAMILY HOUSING

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

STATE	INSTALLATION	PURPOSE	AMOUNT
Alabama	Maxwell AFB	143 Units	$16,300,000
Alaska	Eielson AFB	46 Units	$12,932,000
California	Edwards AFB	48 Units	$12,580,000
	Vandenberg AFB	95 Units	$18,499,000
Delaware	Dover AFB	55 Units	$ 8,998,000
Florida	MacDill AFB	48 Units	$ 7,609,000
	Patrick AFB	46 Units	$ 9,692,000
	Tyndall AFB	122 Units	$14,500,000
Nebraska	Offutt AFB	90 Units	$12,212,000
	Offutt AFB	Housing Ofc	$ 870,000
	Offutt AFB	Housing Maint Facility	$ 900,000
New Mexico	Kirtland AFB	37 Units	$ 6,400,000
Ohio	Wright-Patterson AFB	40 Units	$ 5,600,000
Texas	Dyess AFB	64 Units	$9,415,000
Washington	Fairchild AFB	14 Units	$ 2,300,000
	Fairchild AFB	Housing Ofc and Maintenance Fac	$ 1,692,000

(b) PLANNING AND DESIGN. - Using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may carry out architectural and engineering services and construction design activities with respect to the construction or improvement of military family housing units in an amount not to exceed $11,342,000

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 $81,778,000.

SEC. 2304. AUTHORIZATION OF APPROPRIATIONS, AIR FORCE

(a) IN GENERAL

(5) for Military Family Housing functions -

(A) For construction and acquisition, planning and design, and improvement of military family housing and facilities, $226,035,000.

(B) For support of military family housing (including functions described in section 2833 of Title 10, United States Code), $789,995,000.

FY 1999 Appropriation Language

For expenses of family housing for the Air Force for construction, including acquisition, replacement, addition, expansion, extension and alteration and for operations and maintenance, including debt payment, leasing, minor construction, and insurance premiums, as authorized by law as follows: for [FY98] FY99 Construction, [$293,709,000) $226,035,000, for Operation and Maintenance, and Debt Payment[$817,534,000] $789,995,000; in all [$1,111,243,000] $1,016,030,000: Provided: That the amount for construction shall remain available until September 30, [2003] 2004.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FY 1999 NEW/CURRENT MISSION ACTIVITIES

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

LOCATION	MISSION	NUMBER OF UNITS	REQUESTED AUTHORIZATION AMOUNT ($000)
NEW CONSTRUCTION			
Dyess AFB TX	Current	64	9,415
REPLACEMENT HOUSING			
Maxwell AFB AL	Current	143	16,300
Eielson AFB AK	Current	46	12,932
Edwards AFB CA	Current	48	12,580
Vandenberg AFB CA	Current	95	18,499
Dover AFB DE	Current	55	8,998
MacDill AFB FL	Current	48	7,609
Patrick AFB FL	Current	46	9,692
Tyndall AFB FL	Current	122	14,500
Offutt AFB NE	Current	90	12,212
Kirtland AFB NM	Current	37	6,400
Wright-Patterson AFB OH	Current	40	5,600
Fairchild AFB WA	Current	14	2,300
SUPPORT FACILITIES			
Offutt AFB NE	Current	HSG Office	870
Offutt AFB NE	Current	HSG Maint Facility	900
Fairchild AFB WA	Current	HSG Office and Maint Facility	1,692

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

	REQUESTED AUTHORIZATION AMOUNT ($000)
CURRENT MISSION TOTAL	140,449
IMPROVEMENTS	81,778
PLANNING AND DESIGN	11,342
GRAND TOTAL	233,619

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FY 1999 NEW CONSTRUCTION

Program (In Thousands)
FY 1999 Program $140,499
FY 1998 Program $159,943

Purpose and Scope

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

Program Summary

Authorization of $140,499,000 is requested for: Construction of 64 new units, replacement of 784 units and 3 support facilities.

A summary of the funding program for FY 1999 is as follows:

AUTHORIZATION Type/Locations	Mission	Number of Units	Requested Amount ($000)
New Housing			
Dyess AFB TX	Current	64	9,415
Replacement Housing			
Maxwell AFB AL	Current	143	16,300
Eielson AFB AK	Current	46	12,932
Edwards AFB CA	Current	48	12,580
Vandenberg AFB CA	Current	95	18,499
Dover AFB DE	Current	55	8,998
MacDill AFB FL	Current	48	7,609
Patrick AFB FL	Current	46	9,692
Tyndall AFB FL	Current	122	14,500
Offutt AFB NE	Current	90	12,212
Kirtland AFB NM	Current	37	6,400
Wright-Patterson AFB OH	Current	40	5,600
Fairchild AFB WA	Current	14	2,300

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

Support Facilities

Offutt AFB NE	Housing Office	870
Offutt AFB NE	Housing Maint Facility	900
Fairchild AFB WA	Housing Office & Maint Ofc	1,692

CURRENT MISSION NEW CONSTRUCTION TOTAL	140,449
IMPROVEMENTS	81,778
PLANNING AND DESIGN	11,342
GRAND TOTAL	233,619

Appropriation of $132,915,000 is requested to partially fund the FY1999 New Construction Program. The remaining $7,584,000 is derived from prior year savings.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
MAXWELL AIR FORCE BASE, ALABAMA	AIR EDUCATION AND TRAINING COMMAND	0.84

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 97	1009	1671	1580	438	2		1092	46	112	5,950
b. End FY 2003	989	1687	1551	438	2		1092	46	112	5,917

7. INVENTORY DATA ($000)

a. Total Acreage: (3,497)	
b. Inventory Total As Of: (30 SEP 97)	235,589
c. Authorization Not Yet In Inventory:	0
d. Authorization Requested In This Program:	16,300
e. Authorization Included In Following Program: (FY 2000)	0
f. Planned In Next Three Program Years:	10,600
g. Remaining Deficiency:	0
h. Grand Total:	262,489

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
711-142	REPLACE MILITARY FAMILY HOUSING (PHASE 1)	143 UN	16,300	TURN KEY	
		TOTAL:	16,300		

9a. Future Projects: Included in the Following Program (FY 2000) NONE

9b. Future Projects: Typical Planned Next Three Years:

711-142	REPLACE MILITARY FAMILY HOUSING (PHASE 2)	42 UN	5,000
711-142	REPLACE MILITARY FAMILY HOUSING (PAHSE 3)	44 UN	5,600

9c. Real Property Maintenance Backlog This Installation 51,600

10. Mission or Major Functions: Headquarters Air University; Air War College; Air Command and Staff College; Squadron Officer School; Officer Training School; College for Aerospace Doctrine, Research, and Education; AF Quality Institute; Ira C Eaker College for Professional Development; AF Doctrine Center; Air Force Historical Research Agency; Headquarters AF Reserve Officer Training Corps; Headquarters Civil Air Patrol; Community College of the Air Force; an Air base wing with C-21 aircraft; and an Air Force Reserve airlift wing with one C-130 squadron.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MAXWELL AIR FORCE BASE, GUNTER ANNEX, ALABAMA	REPLACE MILITARY FAMILY HOUSING (PHASE 1)

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.41	711-142	JUBJ984049	16,300

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE MILITARY FAMILY HOUSING	UN	143	69,664	9,962
SUPPORTING FACILITIES				4,753
SITE PREPARATION	LS			(1,011)
ROADS AND PAVING	LS			(1,284)
UTILITIES	LS			(978)
LANDSCAPING	LS			(265)
RECREATION	LS			(399)
DEMOLITION & ASBESTOS/LBP REMOVAL	LS			(816)
SUBTOTAL				14,715
CONTINGENCY (5%)				736
TOTAL CONTRACT COST				15,451
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)				850
TOTAL REQUEST				16,300
AREA COST FACTOR .84				

10. Description of Proposed Construction: Replace 143 housing units. Project includes demolition, asbestos/lead-base paint removal, site preparation, support infrastructure of roads and utilities, and construction of new single, duplex, and multi-plex units. Provides normal amenities to include parking, air conditioning,appliances, patios and privacy fencing, neighborhood playgrounds, landscaping, and recreation.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
JNCO 2BR	88	.82	797	50	2,875,576
JNCO 3BR	111	.82	797	63	4,570,205
JNCO 4BR	125	.82	797	6	490,155
SNCO 3BR	125	.82	797	14	1,143,695
SNCO 4BR	135	.82	797	10	882,279
				143	9,961,910

11. REQUIREMENT: 4,428 UN ADEQUATE: 2,902 UN SUBSTANDARD: 1,526 UN
PROJECT: Replace Military Family Housing (Phase 1). (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and their dependents stationed at Maxwell AFB. All units will meet "whole house" standards and are programmed in accordance with Housing Community Plan phases C and D. Replacement will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This is the first of multiple phases to provide adequate housing for base personnel. Of the 327 housing units to be replaced in this multi-phase initiative, 186 will follow in subsequent phases. The replacement housing will

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

MAXWELL AIR FORCE BASE, GUNTER ANNEX, ALABAMA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE MILITARY FAMILY HOUSING (PHASE 1)	JUBJ984049

provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior/exterior storage and a carport or garage. Exterior parking will provide for a second vehicle and guests. Neighborhood improvements include landscaping and playgrounds.

CURRENT SITUATION: This project replaces 143 housing units which were constructed in 1941. These 58-year-old houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families, nor do they provide a modern home environment. The units are not energy efficient and housing density is overcrowded. Play areas for children are either too small, not appropriate for toddlers, or nonexistent; presently the youngsters use the streets as playgrounds. Following normal rainfall, numerous sunken areas near house porches and neighborhood walkways accumulate water which becomes stagnant, breeding insects and unhealthful bacteria. Roof structures, walls, foundations, and exterior pavements require major repair or replacement owing to the effects of age and the environment. Off-street parking does not meet minimum requirement of 2.5 parking spaces per unit nor one covered space. Foundations and pavements are showing signs of failure due to settlement. Housing interiors are inadequate by any modern criteria. Bedrooms lack adequate closet space. 95% of 3 and 4 bedrooms units have one bathroom per unit, and all bathroom fixtures are outdated and energy-inefficient. Kitchens have inadequate storage and counter space, cabinets are old, and countertops and sinks are badly worn. Flooring throughout the houses is worn out, and contains evidence of asbestos. Plumbing and electrical systems are antiquated and do not meet modern building codes, nor current standards for efficiency and safety. Lighting systems throughout the houses are inefficient and require replacement. Heating and air conditioning systems require upgrade and replacement. Units are not compatible to reconfiguration.

IMPACT IF NOT PROVIDED: Major morale problems will result if this replacement initiative is not supported. Some families will continue to live in unsuitable housing while others are in improved or new, replaced units. The housing will continue to be occupied until it becomes totally uninhabitable because adequate, affordable off-base housing is not available. The current Housing Market Analysis shows an on-base housing deficit of 875 units. Without this and subsequent phases of this initiative, costly piecemeal repairs will continue, with no improvement in the living quality.

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The cost to improve this housing is 75% of the replacement cost. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". Base Civil Engineer: Lt Col Gregory Coker, (334) 953-6944.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

MAXWELL AIR FORCE BASE, GUNTER ANNEX, ALABAMA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE MILITARY FAMILY HOUSING (PHASE 1)	JUBJ984049

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Project to be accomplished by one step turn key procedures

(2) Basis:
(a) Standard or Definitive Design - NO
(b) Where Design Was Most Recently Used - N/A

(3) Design Allowance 220

(4) Construction Start 99 APR

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION a. NAME Maxwell AFB	b. LOCATION Alabama	
5. DATA AS OF 1994			

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	2,414	3,182	570	6,166	2,413	3,160	566	6,139
7. PERMANENT PARTY PERSONNEL	2,414	3,182	570	6,166	2,413	3,160	566	6,139
8. GROSS FAMILY HOUSING REQUIREMENTS	1,978	2,336	133	4,447	1,978	2,318	132	4,428
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	550	483	23	1,056				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	143	0	143				
c. UNACCEPTABLE HOUSED IN COMMUNITY	550	340	23	913				
10. VOLUNTARY SEPARATIONS	0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS	1,978	2,336	133	4,447	1,978	2,318	132	4,428
12. HOUSING ASSETS (a + b)	1,428	1,853	110	3,391	1,443	1,856	111	3,410
a. UNDER MILITARY CONTROL	373	441	0	814	373	441	0	814
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	373	441	0	814	373	441	0	814
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	1,055	1,412	110	2,577	1,070	1,415	111	2,596
(1) ACCEPTABLY HOUSED	1,055	1,412	110	2,577				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	550	483	23	1,056	535	462	21	1,018
14. PROPOSED PROJECT					0	143	0	143

15. REMARKS

DD FORM 1523, NOV 90

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
EIELSON AIR FORCE BASE, ALASKA	PACIFIC AIR FORCES	1.73

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 97	254	2617	661				54	113	574	4,273
b. End FY 2003	249	2587	658				54	113	574	4,235

7. INVENTORY DATA ($000)

a. Total Acreage: (19,790)	
b. Inventory Total As Of: (30 SEP 97)	593,840
c. Authorization Not Yet In Inventory:	0
d. Authorization Requested In This Program:	12,932
e. Authorization Included In Following Program: (FY 2000)	0
f. Planned In Next Three Program Years:	33,200
g. Remaining Deficiency:	0
h. Grand Total:	639,972

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
711-142	REPLACE FAMILY HOUSING PHASE 3	46 UN	12,932	AUG 97	JUN 98
		TOTAL:	12,932		

9a. Future Projects: Included in the Following Program (FY 2000) NONE

9b. Future Projects: Typical Planned Next Three Years:

711-142	FY70 APPROPRIATED FAMILY HSG	60 UN	17,600
711-142	FY70 APPROPRIATED FAMILY HSG	56 UN	15,600

9c. Real Property Maintenance Backlog This Installation 126,500

10. Mission or Major Functions: The host fighter wing supports an F-16 squadron, an A/0A-10 squadron, and a training squadron which conducts COPE THUNDER exercises. The installation also hosts an Air National Guard air refueling squadron (KC-135) and a trainig group that conducts arctic survival training.

DD FORM 1390, 1 DEC 76 Previous editions are obsolete. Page No

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
EIELSON AIR FORCE BASE, ALASKA	REPLACE FAMILY HOUSING PHASE 3

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.41	711-142	FTQW984002	12,932

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE MILITARY FAMILY HOUSING	UN	46	162,716	7,485
SUPPORTING FACILITIES				4,189
DEMOLITION	LS			(425)
ROADS AND PAVING	LS			(290)
UTILITIES	LS			(351)
LANDSCAPING	LS			(142)
PLAYGROUNDS	LS			(141)
SPECIAL CONSTRUCTION/GARAGES	LS			(1,405)
ASBESTOS/LEAD-BASED PAINT REMOVAL	LS			(1,435)
SUBTOTAL				11,674
CONTINGENCY (5%)				584
TOTAL CONTRACT COST				12,258
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)				674
TOTAL REQUEST				12,932
AREA COST FACTOR 1.73				

10. Description of Proposed Construction: Replace 46 housing units. Includes demolition, site work, replacement of utility systems, roads and asbestos/lead-based paint removal. Provides amenities including parking, appliances, patios, privacy fencing, and playgrounds/landscaping. Includes 28 net square meters of arctic recreation space for harsh climate area. Foundations will be salvaged. 72 units will be demolished.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
JNCO 2BR	116	1.76	797	46	7,484,914
				46	7,484,914

11. REQUIREMENT: 1,948 UN ADEQUATE: 1,106 UN SUBSTANDARD: 842 UN
PROJECT: Replace Military Family Housing (Phase 3). (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and their dependents stationed at Eielson AFB. All units will meet "whole house" standards and are programmed in accordance with phase four of the Housing Community Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This is the third of mutiple phases to provide adequate housing for base personnel. Of the 932 housing units to be replaced/improved in this multi-phased initiative, 321 are completed or included in prior programs, and 611 will follow in subsequent phases.
CURRENT SITUATION: This project replaces 72 units which were constructed in 1953 with 46 units. These 43 year-old houses are showing the effects of age and continuous heavy use. They have had no major upgrades since

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

EIELSON AIR FORCE BASE, ALASKA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE FAMILY HOUSING PHASE 3	FTQW984002

construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Roofs, wall, foundations and exterior pavements require major repair or replacement owing to the effects of age and the environment. Roof structures show signs of rot; leaks have made insulation (already inadequate by todays standards) less effective. Foundation and pavements are showing signs of failure owing to settlement. Housing interiors are generally inadequate by any modern criteria. Bedrooms are small and lack adequate closet space. Bathrooms are small, and fixtures are outdated and energy-inefficient. Kitchens have inadequate storage and counterspace, cabinets are old, and countertops and sinks are badly worn. Flooring throughout the house is worn out, and contains evidence of asbestos. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. There is no ground fault interrupter circuit protection, and many electrical outlets lack grounding protection. Lighting systems throughout the houses are inefficient and require replacement. Heating and air conditioning systems require upgrade and replacement.

IMPACT IF NOT PROVIDED: Major morale problems will result if this replacement initiative is not supported. Some families will continue to live in unsuitable housing while others are in new, replaced units. The housing will continue to be occupied until it becomes totally uninhabitable because adequate affordable off-base housing is not available. The current Housing Market Analysis shows an on-base housing deficit of 32 units. Without this and subsequent phases of this initiative, costly piecemeal repairs will continue, with no improvement in the living quality.

ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The cost to improve this housing is 87% of the replacement cost. Since this is a replacement project, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. Base Civil Engineer: Lt Col David Barnes, (907) 377-5213

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

EIELSON AIR FORCE BASE, ALASKA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE FAMILY HOUSING PHASE 3	FTQW984002

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a)	Date Design Started	97 AUG 01
(b)	Parametric Cost Estimates used to develop costs	N
(c)	Percent Complete as of Jan 1998	35%
(d)	Date 35% Designed.	97 SEP 23
(e)	Date Design Complete	98 JUN 30
(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	400
(b)	All Other Design Costs	
(c)	Total	400
(d)	Contract	400
(e)	In-house	
(4) Construction Start		99 APR

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION		
5. DATA AS OF 1997	a. NAME Eielson AFB	b. LOCATION Alaska	

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	244	2,061	503	2,808	259	2,027	617	2,903
7. PERMANENT PARTY PERSONNEL	244	2,061	503	2,808	259	2,027	617	2,903
8. GROSS FAMILY HOUSING REQUIREMENTS	181	1,592	158	1,931	189	1,532	227	1,948
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	0	142	15	157				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	72	0	72				
c. UNACCEPTABLE HOUSED IN COMMUNITY	0	70	15	85				
10. VOLUNTARY SEPARATIONS	0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS	181	1,592	158	1,931	189	1,532	227	1,948
12. HOUSING ASSETS (a + b)	185	1,450	143	1,778	194	1,464	187	1,845
a. UNDER MILITARY CONTROL	102	996	120	1,218	151	1,281	152	1,584
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	102	996	120	1,218	102	996	120	1,218
(2) UNDER CONTRACT/APPROVED					49	285	32	366
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	83	454	23	560	43	183	35	261
(1) ACCEPTABLY HOUSED	79	454	23	556				
(2) ACCEPTABLE VACANT RENTAL	4	0	0	4				
13. EFFECTIVE HOUSING DEFICIT	(4)	142	15	153	(5)	68	40	103
14. PROPOSED PROJECT					0	46	0	46

15. REMARKS

Item 14: This project will demolish 72 units and build 46 units.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
EDWARDS AIR FORCE BASE, CALIFORNIA	AIR FORCE MATERIEL COMMAND	1.21

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 97	651	3438	3095				242	390	749	8,565
b. End FY 2003	612	3085	3051				242	390	749	8,129

7. INVENTORY DATA ($000)

a. Total Acreage: (300,723)	
b. Inventory Total As Of: (30 SEP 97)	805,374
c. Authorization Not Yet In Inventory:	0
d. Authorization Requested In This Program:	12,580
e. Authorization Included In Following Program: (FY 2000)	7,100
f. Planned In Next Three Program Years:	19,800
g. Remaining Deficiency:	0
h. Grand Total:	844,854

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
711-142	REPLACE AREA B HOUSING PHASE 4	48 UN	12,580	MAY 97	AUG 97
		TOTAL:	12,580		

9a. Future Projects: Included in the Following Program (FY 2000)

711-142	FY70 APPROPRIATED FAMILY HSG	38 UN	7,100		
		TOTAL:	7,100		

9b. Future Projects: Typical Planned Next Three Years:

711-142	FY70 APPROPRIATED FAMILY HSG	64 UN	11,000		
711-142	FY70 APPROPRIATED FAMILY HSG	51 UN	8,800		

9c. Real Property Maintenance Backlog This Installation 140,500

10. Mission or Major Functions: Air Force Flight Test Center for Research and Development which is responsible for flight test activities for all USAF aircraft and related avionics, flight control, and weapons systems; a test wing; an air base wing; Air Force Test Pilot School; and Propulsion Directorate of Phillips Laboratory. Also, a landing site for the space shuttle.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
EDWARDS AIR FORCE BASE, CALIFORNIA	REPLACE AREA B HOUSING PHASE 4

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.41	711-142	FSPM994501	12,580

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE MILITARY FAMILY HOUSING	UN	48	109,837	5,272
SUPPORTING FACILITIES				6,084
SITE PREPARATION	LS			(445)
ROADS AND PAVING	LS			(618)
UTILITIES	LS			(670)
LANDSCAPING	LS			(442)
RECREATION	LS			(438)
SPECIAL CONSTRUCTION FEATURES	LS			(1,162)
DEMOLITION AND ENVIRONMENTAL	LS			(2,309)
SUBTOTAL				11,356
CONTINGENCY (5%)				568
TOTAL CONTRACT COST				11,924
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)				656
TOTAL REQUEST				12,580
AREA COST FACTOR 1.21				

10. Description of Proposed Construction: Replace 48 housing units. Includes demolition of 186 units, site clearing, upgrade of utilities and roads, and construction of 48 new units. Provides normal amenities to include appliances, parking, air conditioning, exterior patios and privacy fencing, neighborhood playground, and recreation areas. Includes demolition, asbestos and lead-based paint removal.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
JNCO 2BR	88	1.25	797	4	350,680
JNCO 3BR	111	1.25	797	40	4,423,350
JNCO 4BR	125	1.25	797	4	498,125
				48	5,272,155

11. REQUIREMENT: 2,410 UN ADEQUATE: 988 UN SUBSTANDARD: 1,422 UN
PROJECT: Replace Military Family Housing (Phase 4). (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and their dependents stationed at Edwards AFB. All units will meet "whole house" standards and are programmed in accordance with Phase 4 of the Housing Community Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. The replacement housing will provide modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage and a single car garage. Exterior parking will be provided for a second occupant vehicle and guests. The basic neighborhood support infra-structure will be upgraded to meet modern housing needs.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

EDWARDS AIR FORCE BASE, CALIFORNIA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE AREA B HOUSING PHASE 4	FSPM994501

Neighborhood improvements will include landscaping and playgrounds.
CURRENT SITUATION: This project replace 48 housing units which were constructed in the 1950s. These 40+ year old houses are showing the effects of age and continuous heavy use. They have not had any major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Plumbing systems, electrical systems, heating and air conditioning system are antiquated and do not meet current standards for efficiency and safety. Systems are in such poor repair that constant maintenance is required to maintain operability. The harsh environment has taken its toll and the units have deteriorated beyond economical repair. Asbestos-containing building materials contribute significantly to the high repair cost. The exteriors of these facilities have deteriorated to the point that all wooden surfaces need to be replaced. This housing area is very congested and presents a traffic flow safety hazard when cars park on the streets because the units lack driveways and adequate garages.
IMPACT IF NOT PROVIDED: Asbestos will continue to limit maintainabilty, and future repair costs will be exorbitant due to the environmental abatement requirements. Mechanical and electrical systems will fail, adding to the already heavy workload and high cost to maintain. The units will continue to be occupied until they become uninhabitable because adequate, affordable housing is not available for junior enlisted families.
ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The initial cost to improve the housing is 92% of the replacement cost. This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. Base Civil Engineer: Col Steven D. Kukuk (805) 277-2910.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

EDWARDS AIR FORCE BASE, CALIFORNIA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE AREA B HOUSING PHASE 4	FSPM994501

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a)	Date Design Started	97 MAY 01
(b)	Parametric Cost Estimates used to develop costs	N
(c)	Percent Complete as of Jan 1998	100%
(d)	Date 35% Designed.	97 JUN 01
(e)	Date Design Complete	97 AUG 01
(2) Basis:		
(a)	Standard or Definitive Design -	YES
(b)	Where Design Was Most Recently Used -	EDWARDS
(3) Total Cost (c) = (a) + (b) or (d) + (e):		($000)
(a)	Production of Plans and Specifications	30
(b)	All Other Design Costs	
(c)	Total	30
(d)	Contract	30
(e)	In-house	
(4)	Construction Start	99 JAN

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR	REPORT CONTROL SYMBOL
		1999	DD-A&L(AR)1716

3. DOD COMPONENT	4. REPORTING INSTALLATION	
AIR FORCE	a. NAME	b. LOCATION
5. DATA AS OF	Edwards AFB	California
34394		

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	738	3,206	811	4,755	742	2,770	701	4,213
7. PERMANENT PARTY PERSONNEL	738	3,206	811	4,755	742	2,770	701	4,213
8. GROSS FAMILY HOUSING REQUIREMENTS	424	2,311	179	2,914	426	1,997	155	2,578
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	0	186	0	186				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	186	0	186				
c. UNACCEPTABLE HOUSED IN COMMUNITY	0	0	0	0				
10. VOLUNTARY SEPARATIONS	24	156	10	190	23	136	9	168
11. EFFECTIVE HOUSING REQUIREMENTS	400	2,155	169	2,724	403	1,861	146	2,410
12. HOUSING ASSETS (a + b)	437	2,146	374	2,957	434	1,735	193	2,362
a. UNDER MILITARY CONTROL	391	1,372	40	1,803	391	1,372	40	1,803
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	391	1,372	40	1,803	391	1,372	40	1,803
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	46	774	334	1,154	43	363	153	559
(1) ACCEPTABLY HOUSED	9	597	129	735				
(2) ACCEPTABLE VACANT RENTAL	37	177	205	419				
13. EFFECTIVE HOUSING DEFICIT	(37)	9	(205)	(233)	(31)	126	(47)	48
14. PROPOSED PROJECT					0	48	0	48

15. REMARKS

Item 14: This project will demolish 186 units and re-build 48 units.

DD FORM 1523, NOV 90

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
VANDENBERG AIR FORCE BASE, CALIFORNIA	AIR FORCE SPACE COMMAND	1.25

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 97	645	2472	1163							4,280
b. End FY 2003	626	2171	941							3,738

7. INVENTORY DATA ($000)

a. Total Acreage: (98,256)	
b. Inventory Total As Of: (30 SEP 97)	1,146,524
c. Authorization Not Yet In Inventory:	0
d. Authorization Requested In This Program:	18,499
e. Authorization Included In Following Program: (FY 2000)	17,700
f. Planned In Next Three Program Years:	63,600
g. Remaining Deficiency:	0
h. Grand Total:	1,246,323

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
711-142	REPLACE MILITARY FAMILY HOUSING PHASE 6	95 UN	18,499	AUG 97	JUN 98
		TOTAL:	18,499		

9a. Future Projects: Included in the Following Program (FY 2000)

711-142	FY70 APPROPRIATED FAMILY HSG	102 UN	17,700
		TOTAL:	17,700

9b. Future Projects: Typical Planned Next Three Years:

711-142	REPLACE MILITARY FAMILY HOUSING, PHASE 8	119 UN	20,600
711-142	REPLACE MILITARY FAMILY HOUSING, PHASE 9	133 UN	22,900
711-142	REPLACE MILITARY FAMILY HOUSING, PHASE 10	119 UN	20,100

9c. Real Property Maintenance Backlog This Installation 178,100

10. Mission or Major Functions: Headquarters Fourteenth Air Force; a space wing with UH-1 aircraft; West Coast space launch and missile test operations; an Air Force Materiel Command detachment of the Space and Missile Systems Center; and an Air Education and Training Command space and missile training group.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
VANDENBERG AIR FORCE BASE, CALIFORNIA	REPLACE MILITARY FAMILY HOUSING PHASE 6

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.41	711-142	XUMU994000	18,499

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE MILITARY FAMILY HOUSING	UN	95	112,052	10,645
SUPPORTING FACILITIES				6,055
SITE PREPARATION	LS			(383)
ROADS AND PAVING	LS			(542)
UTILITIES	LS			(1,264)
LANDSCAPING	LS			(605)
RECREATION, WALKS, PARKS/LIGHTS, FENCE	LS			(940)
DEMOLITION/ASBESTOS/LBP/UG TNKS REMOVE	LS			(2,321)
SUBTOTAL				16,700
CONTINGENCY (5%)				835
TOTAL CONTRACT COST				17,535
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)				964
TOTAL REQUEST				18,499
AREA COST FACTOR 1.25				

10. Description of Proposed Construction: Replace 95 housing units to include demolition, site work, replacement/upgrade of utilities & pavements, and construct masonry wall. Includes amenities such as appliances, parking, single-car garages, storage, patios, fences, tot lots, recreation, parks, lights, & trails. Includes demolition & disposal of asbestos, lead-based paints, and undergound storage tanks.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
JRENL 3BR	111	1.25	797	85	9,399,619
JRENL 4BR	125	1.25	797	10	1,245,313
				95	10,644,932

11. REQUIREMENT: 2,245 UN ADEQUATE: 731 UN SUBSTANDARD: 1,514 UN
PROJECT: Replace Military Family Housing (Phase 6) (Current Mission).
REQUIREMENT: This project is required to provide modern, efficient, and safe housing for military members and their dependents stationed at Vandenberg AFB. All units will meet "whole house" standards and are programmed in accordance with Phase 6 of the Housing Community Plan (HCP). Replacement housing will provide a living environment comparable to the off-base civilian community. This is the sixth of thirteen phases to provide adequate housing for base personnel. Of the 2076 units to be replaced in this multi-phase initiative, 657 are completed or included in prior programs, and 1324 will follow in subsequent phases. New housing will provide a modern kitchen, family room, bedroom, bathroom, ample storage, single-car garage, and parking for guests. Basic neighborhood support infrastructure will be upgraded to modern standards. Landscaping,

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	
VANDENBERG AIR FORCE BASE, CALIFORNIA	
4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE MILITARY FAMILY HOUSING PHASE 6	XUMU994000

playgrounds, walks, handicap access, signs, lights, irrigation, recreation areas, fitness course, and utility upgrades will be provided.

CURRENT SITUATION: Units are over 37 years old and have deteriorated to the point where replacement is the most economical alternative. Wiring and fixtures have been identified by the Fire Department and Base Safety as a fire hazard; wiring is brittle and exposed. There are no ground fault interrupters (a life safety hazard). Fixtures are energy inefficient. Plumbing systems have succumbed to the effects of hard water and corrosion, resulting in severe flow constriction and pipe leakage. Overhead pipes in the attics leak, causing ceiling and property damage. Corroded sewer lines leak in and under the floor slab. Roof structures are sagging. There is no family room and insufficient bulk storage. Kitchens have inefficient work space/circulation and worn out/insufficient cabinets. Bathroom fixtures, vanities, and appointments are worn and outmoded. Plumbing fixtures are worn and failing. Baths are deteriorated and outdated; shower enclosures and medicine cabinets are corroded, discolored, and pitted. The present configuration of units is inefficient and provides no privacy for residents. These houses have had no major upgrades since construction, do not meet the needs of today's families, nor provide a modern home environment. Roofs, walls, foundations, and sidewalks require replacement due to the effects of age and the environment. Housing interiors are inadequate by any modern criteria. Utility wires and poles clutter the streetscape. There is a lack of trees on streets, lawns, and open spaces.

IMPACT IF NOT PROVIDED: Air Force members and their families will continue to be housed with minimal water and electrical services. The occupants of these housing units will suffer continual water leaks in their ceilings damaging light fixtures and interior finishes. A living environment that promotes pride, professionalism, and individual dignity will not be provided. Without this and subsequent phases of this initiative, costly piecemeal repairs will continue out of necessity, with no improvement in the living quality.

ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." An economic analysis has been prepared comparing the alternatives of new construction, revitalization, and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The cost to improve this housing is 96% of the replacement cost. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. Base Civil Engineer: Col William R. Quinn (805)734-6855.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

VANDENBERG AIR FORCE BASE, CALIFORNIA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE MILITARY FAMILY HOUSING PHASE 6	XUMU994000

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a)	Date Design Started	97 AUG 05
(b)	Parametric Cost Estimates used to develop costs	N
(c)	Percent Complete as of Jan 1998	35%
(d)	Date 35% Designed.	97 SEP 24
(e)	Date Design Complete	98 JUN 01
(2) Basis:		
(a)	Standard or Definitive Design -	YES
(b)	Where Design Was Most Recently Used -	VANDENBE
(3) Total Cost (c) = (a) + (b) or (d) + (e):		($000)
(a)	Production of Plans and Specifications	300
(b)	All Other Design Costs	125
(c)	Total	425
(d)	Contract	425
(e)	In-house	
(4) Construction Start		99 JAN

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION		
5. DATA AS OF 1995	a. NAME Vandenberg AFB	b. LOCATION California	

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	748	2,057	707	3,512	846	2,046	936	3,828
7. PERMANENT PARTY PERSONNEL	748	2,057	707	3,512	846	2,046	936	3,828
8. GROSS FAMILY HOUSING REQUIREMENTS	487	1,526	167	2,180	517	1,514	214	2,245
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	0	0	95	95				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	0	95	95				
c. UNACCEPTABLE HOUSED IN COMMUNITY	0	0	0	0				
10. VOLUNTARY SEPARATIONS	0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS	487	1,526	167	2,180	517	1,514	214	2,245
H[illegible]NG ASSETS (a + b)	487	1,536	72	2,095	518	1,525	106	2,149
a. UNDER MILITARY CONTROL	487	1,428	66	1,981	496	1,423	62	1,981
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	487	1,428	66	1,981	496	1,423	62	1,981
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	0	108	6	114	22	102	44	168
(1) ACCEPTABLY HOUSED	0	98	6	104				
(2) ACCEPTABLE VACANT RENTAL	0	10	0	10				
13. EFFECTIVE HOUSING DEFICIT	0	(10)	95	85	(1)	(11)	108	96
14. PROPOSED PROJECT					0	0	95	95

15. REMARKS

DD FORM 1523, NOV 90

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
DOVER AIR FORCE BASE, DELAWARE	AIR MOBILITY COMMAND	1.03

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 96	375	3525	1101				66	227	15	5,309
b. End FY 2002	364	3294	1071				66	227	15	5,037

7. INVENTORY DATA ($000)

a. Total Acreage: (3,857)	
b. Inventory Total As Of: (30 SEP 96)	213,937
c. Authorization Not Yet In Inventory:	43,200
d. Authorization Requested In This Program:	8,998
e. Authorization Included In Following Program: (FY 2000)	0
f. Planned In Next Three Program Years:	0
g. Remaining Deficiency:	17,000
h. Grand Total:	283,135

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
711-142	REPLACE FAMILY HOUSING	55 UN	8,998	AUG 97	JUN 98
		TOTAL:	8,998		

9a. Future Projects: Included in the Following Program (FY 2000) NONE

9b. Future Projects: Typical Planned Next Three Years:

9c. Real Property Maintenance Backlog This Installation 112,600

10. Mission or Major Functions: An airlift wing with two C-5 squadrons; and an Air Force Reserve C-5 associate airlift wing.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
DOVER AIR FORCE BASE, DELAWARE	REPLACE FAMILY HOUSING

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.41	711-142	FJXT994012R	8,998

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE FAMILY HOUSING	UN	55	100,553	5,530
SUPPORTING FACILITIES				2,592
SITE PREPARATION	LS			(975)
DEMO/ENVIR/COMMUNITY	LS			(1,617)
SUBTOTAL				8,122
CONTINGENCY (5%)				406
TOTAL CONTRACT COST				8,528
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)				469
TOTAL REQUEST				8,998
AREA COST FACTOR 1.03				

10. Description of Proposed Construction: Replace 55 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new single and multiplex units. Provides normal amenities to include appliances, parking, air conditioning, exterior patios and privacy fencing. Includes demolition, asbestos and lead-based paint removal.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
JNCO 3BR	111	1.02	797	8	721,891
SNCO 3BR	125	1.02	797	43	4,369,553
SNCO 4BR	135	1.02	797	4	438,988
				55	5,530,432

11. REQUIREMENT: 2,771 UN ADEQUATE: 1,135 UN SUBSTANDARD: 1,636 UN
PROJECT: Replace Military Family Housing (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and their dependents at Dover AFB. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan, Phase A. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This is the first of multiple phases to provide adequate housing for base personnel. The replacement housing will provde a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage and a single car garage. Exterior parking will be provided for a second occupant vehicle and guests. The basic neighborhood support

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

DOVER AIR FORCE BASE, DELAWARE

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE FAMILY HOUSING	FJXT994012R

infrastructure will be upgraded to meet modern housing standards.
CURRENT SITUATION: This project replaces 55 housing units which were built in 1958. These 39-year-old houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families nor do they provide a modern home environment. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors are generally inadequate by any modern criteria. Bedrooms are small and lack adequate closet space. Bathrooms are small, and fixtures are outdated and energy inefficient. Kitchens have inadequate storage and counter space. Flooring throughout the houses is outdated and contains asbestos. Lighting systems throughout the houses are inefficient and require replacement. Outdoor living space, community areas, and indiviual patios are either very limited or nonexistent.
IMPACT IF NOT PROVIDED: Major morale problems will result if this initiative is not supported. The housing will continue to be occupied until it becomes totally uninhabitable because adequate, affordable off-base housing is not available. The current Housing Market Analysis shows an on-base housing deficit of 87 units. Without this and subsequent phases of this initiative, costly piecemeal repairs will continue with no improvement in the quality of life.
ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The cost to improve this project is 74% of replacement cost. Since this is replacement, there will be no increase in student population. Base Civil Engineer: Lt Col Willie Dean, (302) 677-6766.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

DOVER AIR FORCE BASE, DELAWARE

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE FAMILY HOUSING	FJXT994012R

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:	
(a) Date Design Started	97 AUG 01
(b) Parametric Cost Estimates used to develop costs	N
(c) Percent Complete as of Jan 1998	35%
(d) Date 35% Designed.	97 SEP 24
(e) Date Design Complete	98 JUN 01
(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	300
(b) All Other Design Costs	
(c) Total	300
(d) Contract	300
(e) In-house	
(4) Construction Start	99 MAR

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION		
	a. NAME Dover AFB	b. LOCATION Delaware	
5. DATA AS OF 1995			

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	541	3,088	977	4,606	379	2,510	801	3,690
7. PERMANENT PARTY PERSONNEL	541	3,088	977	4,606	379	2,510	801	3,690
8. GROSS FAMILY HOUSING REQUIREMENTS	425	2,649	361	3,435	309	2,160	302	2,771
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	2	88	0	90				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	55	0	55				
c. UNACCEPTABLE HOUSED IN COMMUNITY	2	33	0	35				
10. VOLUNTARY SEPARATIONS	0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS	425	2,649	361	3,435	309	2,160	302	2,771
12. HOUSING ASSETS (a + b)	423	2,561	361	3,345	309	2,050	270	2,629
a. UNDER MILITARY CONTROL	108	1,030	361	1,499	108	1,279	107	1,494
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	108	1,030	361	1,499	108	1,279	107	1,494
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	315	1,531	0	1,846	201	771	163	1,135
(1) ACCEPTABLY HOUSED	315	1,531	0	1,846				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	2	88	0	90	0	110	32	142
14. PROPOSED PROJECT					0	55	0	55

15. REMARKS

Item 12.a.(1)(h): An economic evaluation performed in 1994 indicated that five MFH units had exceeded their economic life and were subsequently demolished.

DD FORM 1523, NOV 90

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
MACDILL AIR FORCE BASE, FLORIDA	AIR MOBILITY COMMAND	0.84

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 97	663	2746	986				868	1037	109	6,409
b. End FY 2003	630	2709	965				868	1037	109	6,318

7. INVENTORY DATA ($000)

a. Total Acreage: (5,767)	
b. Inventory Total As Of: (30 SEP 97)	218,152
c. Authorization Not Yet In Inventory:	0
d. Authorization Requested In This Program:	7,609
e. Authorization Included In Following Program: (FY 2000)	0
f. Planned In Next Three Program Years:	0
g. Remaining Deficiency:	0
h. Grand Total:	225,761

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
711-142	REPLACE FAMILY HOUSING PHASE 3	48 UN	7,609	AUG 97	JUN 98
		TOTAL:	7,609		

9a. Future Projects: Included in the Following Program (FY 2000) NONE

9b. Future Projects: Typical Planned Next Three Years:

9c. Real Property Maintenance Backlog This Installation 77,200

10. Mission or Major Functions: An air refueling wing with one KC-135R squadron with KC-135R and EC-135 aircraft. The wing also provides support to Headquarters United States Special Operations Command, Headquarters United States Central Command, and Joint Communications Support Element.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MACDILL AIR FORCE BASE, FLORIDA	REPLACE FAMILY HOUSING PHASE 3

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.41	711-142	NVZR993702	7,609

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE FAMILY HSG	UN	48	76,881	3,690
SUPPORTING FACILITIES				3,146
SITE WORK	LS			(1,263)
ROADS AND PAVING	LS			(150)
UTILITIES	LS			(100)
LANDSCAPING	LS			(20)
SPECIAL CONSTRUCTION FEATURES	LS			(1,402)
DEMO/ENVIRONMENTAL HAZARD REMEDIATION	LS			(211)
SUBTOTAL				6,836
CONTINGENCY (5%)				342
TOTAL CONTRACT COST				7,178
SUPERVISION, INSPECTION AND OVERHEAD (6%)				431
TOTAL REQUEST				7,609
AREA COST FACTOR .84				

10. Description of Proposed Construction: Replace 48 housing units. Includes site preparation, replacement/upgrade of utility systems, roads, landscaping, and recreation areas. Amenities include appliances, carports, air conditioning, heating, carpeting, patios, privacy fencing, and neighborhood playgrounds and recreational areas. Includes demolition of existing units and removal of asbestos and lead-based paint.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
JNCO 3BR	111	.86	797	44	3,347,591
JNCO 4BR	125	.86	797	4	342,710
				48	3,690,301

11. REQUIREMENT: 2,268 UN ADEQUATE: 1,576 UN SUBSTANDARD: 692 UN
PROJECT: Replace Military Family Housing, Phase 3 (Current Mission).
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their families assigned to MacDill AFB. All units will meet "whole house" standards and provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. Project is programmed in accordance with the Housing Community Plan. This is the third of multiple phases to upgrade or replace 804 housing units--114 of which are included in prior programs and 642 remain following this phase. The replacement housing will provide a modern kitchen, living room, dining room, and bath configuration with ample interior and exterior storage and carports. Off-street parking will be provided for a second vehicle. The basic neighborhood support will be upgraded to meet modern housing standards. Landscaping, playgrounds, and

recreational areas are included. Climatic considerations require special construction measures to withstand hurricanes and tidal surges.

CURRENT SITUATION: This project replaces housing which is over 45 years old and is showing the effects of age and continuous heavy use. They've had no major upgrades since construction and do not meet the needs of today's families. Existing houses are well below the authorized net area. Roofs, walls, foundations, and exterior pavements require major repair or replacement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Lack of adequate parking spaces for occupants has created excessive congestion and safety hazards. Housing interiors are generally inadequate by any modern criteria. Bedrooms are small and lack adequate closet space. Bathrooms are small and fixtures are outdated and energy inefficient. Kitchens have inadequate storage and counter space; cabinets are old and unsightly; and counter tops and sinks are badly worn. Flooring throughout the house is outdated and contains evidence of asbestos. Utility systems require excessive maintenance and repair. Dining rooms are nonexistent, so living room space is sacrificed for family dining. Housing density is excessive, creating an undesirable living environment.

IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in extremely small, outdated, and unsatisfactory housing. The housing will continue to deteriorate, resulting in escalating and unacceptable maintenance and repair costs as well as extreme inconvenience to the occupants. Without this and subsequent phases of this initiative, repairs will continue in a costly, piecemeal fashion with little or no improvement in occupant quality of life. These deficiencies will continue to adversely effect the moral of all personnel and their family members assigned to the base. The current Housing Market Analysis shows a projected deficit of 16 units.

ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support dependents. An economic analysis has been prepared comparing the alternatives of new construction, revitalization, and status quo. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The cost to improve these units is 88% of the replacement cost. The design/construction agent for this project is the Corps of Engineers resulting in Supervision, Inspection, and Overhead costs of 6 percent. Base Civil Engineer: Lt Col William R. Floyd, (813)828-3677.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

MACDILL AIR FORCE BASE, FLORIDA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE FAMILY HOUSING PHASE 3	NVZR993702

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a)	Date Design Started	97 AUG 01
(b)	Parametric Cost Estimates used to develop costs	N
(c)	Percent Complete as of Jan 1998	35%
(d)	Date 35% Designed.	97 SEP 24
(e)	Date Design Complete	98 JUN 01
(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	228
(b)	All Other Design Costs	
(c)	Total	228
(d)	Contract	228
(e)	In-house	
(4) Construction Start		99 MAR

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION		
	a. NAME MacDill AFB	b. LOCATION Florida	
5. DATA AS OF 1994			

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	995	2,235	346	3,576	1,005	2,161	319	3,485
7. PERMANENT PARTY PERSONNEL	995	2,235	346	3,576	1,005	2,161	319	3,485
8. GROSS FAMILY HOUSING REQUIREMENTS	681	1,525	110	2,316	688	1,479	101	2,268
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	4	59	5	68				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	48	0	48				
c. UNACCEPTABLE HOUSED IN COMMUNITY	4	11	5	20				
10. VOLUNTARY SEPARATIONS	0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS	681	1,525	110	2,316	688	1,479	101	2,268
12. HOUSING ASSETS (a + b)	677	1,466	105	2,248	683	1,369	97	2,149
a. UNDER MILITARY CONTROL	130	613	13	756	130	559	13	702
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	130	613	13	756	130	559	13	702
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	547	853	92	1,492	553	810	84	1,447
(1) ACCEPTABLY HOUSED	547	853	92	1,492				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	4	59	5	68	5	110	4	119
14. PROPOSED PROJECT					0	48	0	48

15. REMARKS

Item 12.a.(1)(h): 54 MFH units are being demolished as part of the FY98 project.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
PATRICK AIR FORCE BASE, FLORIDA	AIR FORCE SPACE COMMAND	0.96

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 96	450	1760	1089							3,299
b. End FY 2001	372	1303	1070							2,745

7. INVENTORY DATA ($000)

a. Total Acreage: (2,341)	
b. Inventory Total As Of: (30 SEP 96)	161,744
c. Authorization Not Yet In Inventory:	7,700
d. Authorization Requested In This Program:	9,692
e. Authorization Included In Following Program: (FY 2000)	0
f. Planned In Next Three Program Years:	29,100
g. Remaining Deficiency:	19,743
h. Grand Total:	227,979

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
711-142	FY70 APPROPRIATED FAMILY HSG	46 UN	9,692	AUG 97	JUN 98
		TOTAL:	9,692		

9a. Future Projects: Included in the Following Program (FY 2000) NONE

9b. Future Projects: Typical Planned Next Three Years:

711-142	REPLACE MILITARY FAMILY HSG (PHASE 2)	80 UN	9,800
711-142	FY70 APPROPRIATED FAMILY HSG	66 UN	8,000
711-142	REPLACE SOUTH HOUSING PHASE 4	80 UN	11,300

9c. Real Property Maintenance Backlog This Installation 119,500

10. Mission or Major Functions: A space wing; the Air Force Technical Applications Center; an Air Combat Command HH-60 rescue squadron and an an HC-130 rescue squadron; and an Air Force Reserve HH-60/HC-130 rescue squadron.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
PATRICK AIR FORCE BASE, FLORIDA	REPLACE SOUTH HOUSING, PHASE 1

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.41	711-142	SXHT9940051	9,692

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE MILITARY FAMILY HOUSING	UN	46	87,582	4,029
SUPPORTING FACILITIES				4,721
SITE PREPARATION	LS			(431)
ROADS AND PAVING	LS			(1,799)
UTILITIES	LS			(1,287)
LANDSCAPING	LS			(150)
RECREATION	LS			(150)
DEMOLITION AND ASBESTOS	LS			(904)
SUBTOTAL				8,750
CONTINGENCY (5%)				438
TOTAL CONTRACT COST				9,188
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)				505
TOTAL REQUEST				9,692
AREA COST FACTOR .96				

10. Description of Proposed Construction: Replace 46 housing units. Includes the demolition of 307 units, site clearing, asbestos and lead basepaint removal, replacement/upgrade of utility systems and roads. Provides 3 bedroom units with attached garages. Normal amenities to include appliances, parking, air conditioning, exterior patios, recreational areas, and whole neighborhood improvements.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
JNCO 3BR	111	.99	797	46	4,028,787
				46	4,028,787

11. REQUIREMENT: 2,136 UN ADEQUATE: 1,129 UN SUBSTANDARD: 999 UN
PROJECT: Replace Military Family Housing (Phase 1) (Current Mission).
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and their dependents stationed at Patrick AFB. This is the first phase of a multi-phased initiative. This housing replacement will provide a safe, comfortable, and appealing living environment comparable to off-base civilian communities. The replacement housing will provide a modern kitchen, living/dining room, bedrooms and baths, with adequate interior and exterior storage, and a single garage. Exterior parking will be provided for a second occupant vehicle and guest. The basic neighborhood support infrastructure will be replaced to meet modern housing needs. Neighborhood enhancements will include landscaping and recreational areas.
CURRENT SITUATION: Project replaces 46 housing units that were constructed in 1958. The existing units are one story, concrete block

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

PATRICK AIR FORCE BASE, FLORIDA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE SOUTH HOUSING, PHASE 1	SXHT9940051

with built up roofs. These houses are showing the effects of age, continuous heavy use, and the degradation due to the corrosive environment on Florida's coast. The built up gravel flat roofs have deteriorated to the point of replacement. Exterior walls have cracks that allow water and moisture to deteriorate housing interiors. The infrastructure (sewer, water, electrical) has deteriorated beyond economic repair. The plumbing and heating/air conditioning systems inside the units have also deteriorated beyond economic repair. The bathrooms are small. Fixtures are outdated and are energy inefficient. Bedrooms are small and lack adequate closet space. Lighting systems throughout the houses are inefficient and are in need of replacement. The units have asbestos in roofs, floor tiles, walls. Lead based paint is present on walls and ceilings.

IMPACT IF NOT PROVIDED: Air Force members and their families would continue to be housed in unsatisfactory conditions affecting morale and the retention of quality personnel. Without this project, various costly repairs will be required for these units with no improvement in the quality of life.

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The cost to improve this housing is 78% of the replacement cost. This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. Base Civil Engineer: Lt Col Bryan L. Kuhlmann, (407) 494-4041.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

PATRICK AIR FORCE BASE, FLORIDA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE SOUTH HOUSING, PHASE 1	SXHT9940051

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a)	Date Design Started	97 AUG 04
(b)	Parametric Cost Estimates used to develop costs	N
(c)	Percent Complete as of Jan 1998	35%
(d)	Date 35% Designed.	97 SEP 24
(e)	Date Design Complete	98 JUN 01
(2) Basis:		
(a)	Standard or Definitive Design -	YES
(b)	Where Design Was Most Recently Used -	PATRICK
(3) Total Cost (c) = (a) + (b) or (d) + (e):		($000)
(a)	Production of Plans and Specifications	200
(b)	All Other Design Costs	125
(c)	Total	325
(d)	Contract	325
(e)	In-house	
(4) Construction Start		99 JAN

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION		
	a. NAME Patrick AFB	b. LOCATION Florida	
5. DATA AS OF 1994			

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	718	1,902	245	2,865	721	1,878	272	2,871
7. PERMANENT PARTY PERSONNEL	718	1,902	245	2,865	721	1,878	272	2,871
8. GROSS FAMILY HOUSING REQUIREMENTS	569	1,489	92	2,150	570	1,465	101	2,136
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	0	160	0	160				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	160	0	160				
c. UNACCEPTABLE HOUSED IN COMMUNITY	0	0	0	0				
10. VOLUNTARY SEPARATIONS	0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS	569	1,489	92	2,150	570	1,465	101	2,136
12. HOUSING ASSETS (a + b)	575	1,470	92	2,137	569	1,412	108	2,089
a. UNDER MILITARY CONTROL	139	1,203	54	1,396	139	1,056	54	1,249
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	133	1,062	54	1,249	139	1,056	54	1,249
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	6	141	0	147				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	436	267	38	741	430	356	54	840
(1) ACCEPTABLY HOUSED	436	267	38	741				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	(6)	19	0	13	1	53	(7)	47
14. PROPOSED PROJECT					0	46	0	46

15. REMARKS

Item 14: This project will demolish a total of 307 units (147 vacant plus 160 occupied) and build 46 units.

DD FORM 1523, NOV 90

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
TYNDALL AIR FORCE BASE, FLORIDA	AIR EDUCATION AND TRAINING COMMAND	0.85

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 96	823	3878	922	34			84	20		5,761
b. End FY 2002	630	3449	847	38			84	20		5,068

7. INVENTORY DATA ($000)

a. Total Acreage: (28,906)	
b. Inventory Total As Of: (30 SEP 96)	241,692
c. Authorization Not Yet In Inventory:	2,600
d. Authorization Requested In This Program:	14,500
e. Authorization Included In Following Program: (FY 2000)	6,900
f. Planned In Next Three Program Years:	17,900
g. Remaining Deficiency:	17,000
h. Grand Total:	300,592

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
711-142	REPLACE MILITARY FAMILY HOUSING (PHASE 5)	122 UN	14,500	AUG 97	MAY 98
		TOTAL:	14,500		

9a. Future Projects: Included in the Following Program (FY 2000)

711-142	REPLACE MILITARY FAMILY HOUSING (PHASE 6)	52 UN	6,900		
		TOTAL:	6,900		

9b. Future Projects: Typical Planned Next Three Years:

711-142	REPLACE MILITARY FAMILY HOUSING (PHASE 7)	40 UN	5,800		
711-142	REPLACE MILITARY FAMILY HOUSING (PHASE 8)	50 UN	7,100		
711-142	REPLACE MILITARY FAMILY HOUSING (PHASE 9)	36 UN	5,000		

9c. Real Property Maintenance Backlog This Installation 86,700

10. Mission or Major Functions: A fighter wing with three F-15 squadrons responsible for training all F-15 aircrews; Air Combat Command's Headquarters First Air Force, a weapons evaluation group, and Southeast Air Defense Sector; the Air Force Civil Engineering Support Agency; and an Air National Guard air defense detachment (F-16 aircraft).

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
TYNDALL AIR FORCE BASE, FLORIDA	REPLACE MILITARY FAMILY HOUSING (PHASE 5)

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.41	711-142	XLWU960101	14,500

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
FY70 APPROPRIATED FAMILY HSG	UN	122	72,739	8,874
SUPPORTING FACILITIES				4,215
SITE PREPARATION	LS			(865)
ROADS AND PAVING	LS			(843)
UTILITIES	LS			(1,022)
OTHER (SPECIFY) GARAGE/DEMO/ENVIRON	LS			(1,485)
SUBTOTAL				13,089
CONTINGENCY (5%)				654
TOTAL CONTRACT COST				13,743
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)				756
TOTAL REQUEST				14,500
AREA COST FACTOR .85				

10. Description of Proposed Construction: Replace 122 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of housing units. Provides normal amenities to include parking, air conditioning, appliances, exterior patios and privacy fencing, neighborhood playground and recreation areas. Includes demolition, asbestos, and lead-based paint removal.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
JNCO 2BR	88	.83	797	43	2,503,154
JNCO 3BR	111	.83	797	26	1,909,118
JNCO 4BR	125	.83	797	17	1,405,709
SNCO 3BR	125	.83	797	24	1,984,530
SNCO 4BR	135	.83	797	12	1,071,646
				122	8,874,157

11. REQUIREMENT: 1,846 UN ADEQUATE: 502 UN SUBSTANDARD: 1,344 UN
PROJECT: Replace Military Family Housing (Phase 6). (Current Mission).
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and their dependents stationed at Tyndall AFB. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This is the fifth of multiple phases to provide adequate housing for base personnel. Of the 337 housing units to be replaced in this multi-phase initiative, 111 will follow in subsequent phases. The replacement housing will provide a

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

TYNDALL AIR FORCE BASE, FLORIDA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE MILITARY FAMILY HOUSING (PHASE 5)	XLWU960101

modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage and a single car garage. Exterior parking will be provided for a second occupant vehicle and guests. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood improvement will include landscaping and playgrounds.

CURRENT SITUATION: This project replaces 122 housing units which were constructed in the 1950's. These 41-year-old houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Roofs, walls, foundations and exterior pavements require major repair or replacement owing to the effects of age and the environment. Roof structure show signs of rot; leaks have made already inadequate (by todays standards) insulation even less effective. Walls systems are failing due to extensive termite damage. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors are generally inadequate by any modern criteria. Bedrooms are small and lack adequate closet space. Bathrooms are small, and fixtures are outdated and energy inefficient. Kitchens have inadequate storage and counterspace, cabinets are old, and countertops and sinks are badly worn. Flooring throughout the house is worn out, and contains evidence of asbestos. Plumbing and electrical systems do not meet modern building codes. There is no ground fault interruptor circuit protection, and many electrical outlets lack grounding protection. Lighting systems throughout the houses are inefficient and require replacement. Heating and air conditioning systems require upgrade and replacement.

IMPACT IF NOT PROVIDED: Major morale problems will result if this replacement initiative is not supported. Some families will continue to live in unsuitable housing while others are in new, replaced units. The housing will continue to be occupied until it becomes totally uninhabitable because adequate, affordable off-base housing is not available. The current Housing Market Analysis shows an on-base housing deficit of 174 units. Without this and subsequent phases of this initiative, costly piecemeal repairs will continue, with no improvement in the living quality.

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The cost to improve this housing is 78% of the replacement cost. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". Base Civil Engineer: Maj James Holland, (904) 283-3283.

32

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

TYNDALL AIR FORCE BASE, FLORIDA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE MILITARY FAMILY HOUSING (PHASE 5)	XLWU960101

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a) Date Design Started	97 AUG 03	
(b) Parametric Cost Estimates used to develop costs	N	
(c) Percent Complete as of Jan 1998	35%	
(d) Date 35% Designed.	97 SEP 24	
(e) Date Design Complete	98 MAY 01	
(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		465
(b) All Other Design Costs		
(c) Total		465
(d) Contract		465
(e) In-house		
(4) Construction Start	99 APR	

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION		
5. DATA AS OF 1994	a. NAME Tyndall AFB	b. LOCATION Florida	

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	866	2,997	753	4,616	860	2,011	611	3,482
7. PERMANENT PARTY PERSONNEL	866	2,997	753	4,616	860	2,011	611	3,482
8. GROSS FAMILY HOUSING REQUIREMENTS	530	1,855	97	2,482	535	1,230	81	1,846
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	85	435	23	543				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	122	0	122				
c. UNACCEPTABLE HOUSED IN COMMUNITY	85	313	23	421				
10. VOLUNTARY SEPARATIONS	0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS	530	1,855	97	2,482	535	1,230	81	1,846
12. HOUSING ASSETS (a + b)	445	1,420	74	1,939	453	1,031	66	1,550
a. UNDER MILITARY CONTROL	137	774	36	947	137	774	36	947
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	137	774	36	947	137	774	36	947
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	308	646	38	992	316	257	30	603
(1) ACCEPTABLY HOUSED	308	646	38	992				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	85	435	23	543	82	199	15	296
14. PROPOSED PROJECT					0	122	0	122

15. REMARKS

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
OFFUTT AIR FORCE BASE, NEBRASKA	AIR COMBAT COMMAND	0.97

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 97	1832	6726	1316				324	189	571	10,958
b. End FY 2003	1577	6418	1439				324	189	571	10,518

7. INVENTORY DATA ($000)

a. Total Acreage: (1,923)	
b. Inventory Total As Of: (30 SEP 97)	403,871
c. Authorization Not Yet In Inventory:	0
d. Authorization Requested In This Program:	13,982
e. Authorization Included In Following Program: (FY 2000)	10,100
f. Planned In Next Three Program Years:	22,500
g. Remaining Deficiency:	17,650
h. Grand Total:	468,103

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
219-944	HOUSING MAINTENANCE FACILITY	6,300 SF	900	AUG 97	MAY 98
610-119	HOUSING MANAGEMENT FACILITY	5,000 SF	870	AUG 97	MAY 98
711-142	REPLACE MILITARY FAMILY HOUSING (PH 4)	90 UN	12,212	AUG 97	MAY 98
		TOTAL:	13,982		

9a. Future Projects: Included in the Following Program (FY 2000)

711-142	REPLACE MILITARY FAMILY HOUSING -- PH 2	70 UN	10,100		
		TOTAL:	10,100		

9b. Future Projects: Typical Planned Next Three Years:

711-142	REPLACE WHERRY HOUSING (PH3)	68 UN	10,500		
711-142	REPLACE WHERRY HOUSING (PH4)	76 UN	12,000		

9c. Real Property Maintenance Backlog This Installation 187,600

10. Mission or Major Functions: Headquarters United States Strategic Command; a flying wing which consists of two RC-135/OC-135/TC-135 reconnaissance squadrons, two E-4/EC-135 airborne command and control squadrons, that maintain a modified alert posture, C-21 aircraft; two intelligence squadrons; a space operation squadron; and Air Force Weather Agency.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
OFFUTT AIR FORCE BASE, NEBRASKA	REPLACE MILITARY FAMILY HOUSING (PH 4)

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.41	711-142	SGBP990004	12,212

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE MILITARY FAMILY HOUSING	UN	90	69,435	6,249
SUPPORTING FACILITIES				4,723
COMMON NEIGHBORHOOD IMPROVEMENTS	LS			(1,531)
PAVEMENTS	LS			(458)
GARAGES, STORAGE, CIRCULATION SPACE	LS			(1,054)
UTILITIES	LS			(656)
LANDSCAPING	LS			(298)
DEMOLITION & ENVIRONMENTAL (ASB/LBP)				(452)
SPECIAL CONST FEATURES (EXCV/FOUND)				(274)
SUBTOTAL				10,972
CONTINGENCY (5%)				549
TOTAL CONTRACT COST				11,521
SUPERVISION, INSPECTION AND OVERHEAD (6%)				691
TOTAL REQUEST				12,212
AREA COST FACTOR .97				

10. Description of Proposed Construction: Replace 90 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and design and construction of quadriplex family units. Includes excavation and basements. Provides normal amenities to include appliances, garages, parking, air conditioning, patios, privacy fences, neighborhood playgrounds and disposal of asbestos and lead paint.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
JNCO 2BR	88	.99	797	90	6,249,118
				90	6,249,118

11. REQUIREMENT: 2,694 UN ADEQUATE: 366 UN SUBSTANDARD: 2,230 UN
PROJECT: Replace Military Family Housing (Phase 4). (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Offutt AFB. All units will meet "whole house" standards and are programmed in accordance with Phase 1 of the Housing Community Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This is the first of multiple phases to replace 545 Wherry housing units. The replacement housing will provide a modern kitchen, living room, dining room and bath configuration, with ample interior and exterior storage, and a garage. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood enhancements will include landscaping, playgrounds, and recreation areas. Climatic and site conditions require special consideration be given to foundation design and will require

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION
OFFUTT AIR FORCE BASE, NEBRASKA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE MILITARY FAMILY HOUSING (PH 4)	SGBP990004

extensive excavation and soil stabilization, and may require basements.
CURRENT SITUATION: This project replaces housing units that were constructed in the 1950s and are showing the effects of age and continuous heavy use. Foundations are failing and several units have been demolished for safety of the personnel. Roofs, floors, and exterior pavements require major repairs or replacement. Plumbing and electrical systems are antiquated, require frequent maintenance and repair, and do not meet current standards for efficiency or safety. Housing interiors are generally inadequate by modern standards. Bedrooms are small and lack closet space. Bathrooms are small and fixtures are outdated. Kitchens have inadequate storage and counter space. Cabinets, countertops and sinks are badly worn. Heating for each eight-plex is provided by a central boiler resulting in significant problems regulating temperatures for the various needs of personnel in adjacent units. There are no garages, and existing parking is insufficient and inconvenient. Housing density is excessive with mostly eight-plex units, creating an undesirable living environment. Replacement units will be spread out over adjacent vacant space to reduce density. This project demolishes and replaces 48 existing units, and replaces an additional 34 units which became uninhabitable and were demolished for safety reasons in FY93 (roof and foundation failures).
IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in extremely unsuitable housing. The housing will continue to deteriorate with age, resulting in increased maintenance and repair costs, and extreme inconvienence to the occupants. Units will fail structurally and endager the lives of the occupants. Piecemeal repairs will continue to be accomplished with little or no substantive improvement in occupant quality of life. These deficiencies will continue to adversely affect the morale of all personnel assigned to the base. The current Housing Market Analysis shows an on-base deficit of 98 housing units.
ADDITIONAL: his project meets the c riteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The improvement cost option is 90% of the replacement cost. The supervision, inspection and overhead is 6 percent due to the Army Corp of Engineer is the design/construction agent. Base Civil Engineer: Col Michael Patrick, (402) 294-5500.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

OFFUTT AIR FORCE BASE, NEBRASKA

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE MILITARY FAMILY HOUSING (PH 4)	SGBP990004

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a)	Date Design Started	97 AUG 05
(b)	Parametric Cost Estimates used to develop costs	N
(c)	Percent Complete as of Jan 1998	35%
(d)	Date 35% Designed.	97 SEP 22
(e)	Date Design Complete	98 MAY 25
(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	450
(b)	All Other Design Costs	
(c)	Total	450
(d)	Contract	450
(e)	In-house	
(4)	Construction Start	99 APR

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION a. NAME Offutt AFB	b. LOCATION Nebraska	
5. DATA AS OF 1996			

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	2,152	5,618	1,306	**9,076**	2,013	5,482	1,252	**8,747**
7. PERMANENT PARTY PERSONNEL	2,152	5,618	1,306	**9,076**	2,013	5,482	1,252	**8,747**
8. GROSS FAMILY HOUSING REQUIREMENTS	**1,702**	**4,147**	**396**	**6,245**	1,603	4,052	380	**6,035**
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	**38**	**163**	**31**	**232**				
a. INVOLUNTARILY SEPARATED	0	0	0	**0**				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	90	0	**90**				
c. UNACCEPTABLE HOUSED IN COMMUNITY	**38**	**73**	**31**	**142**				
10. VOLUNTARY SEPARATIONS	0	0	0	**0**	0	0	0	**0**
11. EFFECTIVE HOUSING REQUIREMENTS	1,702	4,147	396	**6,245**	1,603	4,052	380	**6,035**
12. HOUSING ASSETS (a + b)	**1,664**	**3,984**	**365**	**6,013**	**1,572**	**3,893**	**354**	**5,819**
a. UNDER MILITARY CONTROL	**337**	**2,185**	**0**	**2,522**	**335**	**2,179**	**0**	**2,514**
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	**337**	**2,185**	**0**	**2,522**	**335**	**2,179**	**0**	**2,514**
(2) UNDER CONTRACT/APPROVED					0	0	0	**0**
(3) VACANT	0	0	0	**0**				
(4) INACTIVE	0	0	0	**0**				
b. PRIVATE HOUSING	**1,327**	**1,799**	**365**	**3,491**	1,237	1,714	354	**3,305**
(1) ACCEPTABLY HOUSED	1,327	1,799	365	**3,491**				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	**0**				
13. EFFECTIVE HOUSING DEFICIT	**38**	**163**	**31**	**232**	**31**	**159**	**26**	**216**
14. PROPOSED PROJECT					0	90	0	**90**

15. REMARKS

Item 12.a.(1)(h): An evaluation was performed indicating eight MFH units had exceeded their economic life and are scheduled to be demolished.

DD FORM 1523, NOV 90

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
OFFUTT AIR FORCE BASE, NEBRASKA	HOUSING MANAGEMENT FACILITY

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.41	610-119	SGBP970004	870

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE HOUSING MANAGEMENT OFFICE	SM	465	1,183	550
SUPPORTING FACILITIES				232
SEWER & WATER LINES	LS			(20)
PAVEMENTS	LS			(100)
LANDSCAPING	LS			(54)
DEMOLITION	LS			(15)
SYSTEMS FURNITURE	LS			(43)
SUBTOTAL				782
CONTINGENCY (5%)				39
TOTAL CONTRACT COST				821
SUPERVISION, INSPECTION AND OVERHEAD (6%)				49
TOTAL REQUEST				870
AREA COST FACTOR 0.97				

10. Description of Proposed Construction: Replace housing management office. Includes site preparation, slab on grade, splitface concrete masonry walls, sloped standing seam metal roof, and decorative interior finishings. Provides offices, restrooms, counseling/meeting rooms, customer waiting area, computer equipment room, and interior/exterior child play areas. Includes utilities, parking, landscaping, & demolition. Air Conditioning: 15 KW.

11. REQUIREMENT: 465 SM ADEQUATE: 0 SUBSTANDARD: 445 SM

PROJECT: Replace Housing Management Office. (Current Mission)

REQUIREMENT: An adequate facility is required for managing base owned and operated accompanied and unaccompanied 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 all personnel. 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 of customers. Exterior play areas must be provided with recreation equipment and be fenced for security. The facility exterior requires landscaping to enhance customer appeal.

CURRENT SITUATION: The existing Housing Management facility is located on the main base, approximately four miles from the base housing area and 79

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

OFFUTT AIR FORCE BASE, NEBRASKA

4. PROJECT TITLE	5. PROJECT NUMBER
HOUSING MANAGEMENT FACILITY	SGBP970004

percent of managed housing units. The facility is located in a very crowded and congested industrial area with no expansion capability. Parking is inadequate and a continuous problem as customers compete with the heavy traffic, including major truck traffic in this industrial complex. It is poorly located for serving accompanied or unaccompanied customers and for effective conduct of normal housing management activities. Considerable extra time is spent each time housing inspectors travel between the office and area of greatest work. The housing management office provides a vital service to over 10,500 permanent party personnel and manages 2,632 family housing units. In addition, the office serves all base unaccompanied personnel and manages 846 dormitory rooms. The existing facility will be demolished upon completion of this project.
IMPACT IF NOT PROVIDED: The ability to service customers will be degraded by the poor accessibility of the current location. The majority of customers and the housing inspection staff will spend an extra half-hour per trip transiting the base and traveling to and from the primary housing area. Facilities will not be located as recommended in the Housing Community Plan.
ADDITIONAL: This project meets the criteria and scope specified in the "Air Force Housing Support Facilities Guide." The supervision, inspection and overhead is 6 percent due to the Army Corp of Engineer is the design.construction agent. Base Civil Engineer: Col Michael Patrick, (402) 294-5500.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

OFFUTT AIR FORCE BASE, NEBRASKA

4. PROJECT TITLE	5. PROJECT NUMBER
HOUSING MANAGEMENT FACILITY	SGBP970004

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:	
(a) Date Design Started	97 AUG 03
(b) Parametric Cost Estimates used to develop costs	N
(c) Percent Complete as of Jan 1998	35%
(d) Date 35% Designed.	97 SEP 24
(e) Date Design Complete	98 MAY 05
(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	90
(b) All Other Design Costs	
(c) Total	90
(d) Contract	
(e) In-house	90
(4) Construction Start	99 JAN

b. Equipment associated with this project will be provided from other appropriations: N/A

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
OFFUTT AIR FORCE BASE, NEBRASKA	HOUSING MAINTENANCE FACILITY

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.41	219-944	SGBP970019	900

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE HOUSING MAINTENANCE FACILITY	LS			710
HOUSING MAINTENANCE FACILITY	SM	585	1,034	(605)
COVERED STORAGE	SM	278	378	(105)
SUPPORTING FACILITIES				99
DEMOLITION & ENVIRONEMENTAL (ASB/LBP)	LS			(28)
PARKING LOT/SIDEWALKS/DRIVES	LS			(71)
SUBTOTAL				809
CONTINGENCY (5%)				40
TOTAL CONTRACT COST				849
SUPERVISION, INSPECTION AND OVERHEAD (6%)				51
TOTAL REQUEST				900
AREA COST FACTOR 0.97				

10. Description of Proposed Construction: Construct housing maintenance facility. Includes site preparation, and exterior appearance compatible with the surrounding housing area. Project will include off-street customer and employee parking, sidewalks, exterior lighting, exterior covered storage, landscaping, and demolition of three existing facilities. Also includes asbestos and lead based paint removal.
Air Conditioning: 15 KW.

11. REQUIREMENT: 863 SF ADEQUATE: 0 SUBSTANDARD: 464 SF
PROJECT: Replace Housing Maintenance Facility. (Current Mission)
REQUIREMENT: Construct a new Housing Maintenance Facility designed in accordance with the Housing Support Facilities Guide for a Large Housing Maintenance Facility. Consolidate two separate working stock storage locations into one and increase the square footage by 885 sf. Demolish the existing maintenance facility and restore the site to green space. Vacate and demolish two unoccupiable housing units currently used for working stock storage.
CURRENT SITUATION: The existing Housing Maintenance Facility is an uninsulated metal building constructed in 1966. The facility has deteriorated electrical and sewer systems. The roof structure has failed causing extensive damage to the interiors. There is inadequate parking to support U-Fix-It Store customers, maintenance contractor vehicles, and delivery trucks. There is no automated fire suppression system or fire alarm system. Wing Safety has evaluated the existing maintenance facility and determined that "Storage and working space is inadequate for items stored and job tasks performed." Working stock for housing maintenance is stored in two unoccupiable housing units located five miles from the main

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

OFFUTT AIR FORCE BASE, NEBRASKA

4. PROJECT TITLE	5. PROJECT NUMBER
HOUSING MAINTENANCE FACILITY	SGBP970019

housing area. These facilities are severely deteriorated and are no longer useable.

IMPACT IF NOT PROVIDED: The existing building will continue to deteriorate until it becomes unsafe for housing maintenance personnel to work in. The maintenance operation will continue to be severely constrained by the lack of adequate facilities. Timeliness of maintenance operations will continue to be constrained by the remote location of stock inventory. The ability to place the parts where and when they are needed will continue to be confusing. The existing building will continue to detract from the community and present an unprofessional appearance.

ADDITIONAL: This project meets the criteria and scope specified in the Department of the Air Force, "Air Force Housing Support Facilities Guide". The supervision, inspection and overhead is 6 percent due to the Army Corp of Engineer is the design/construction agent. Base Civil Engineer: Col Michael Patrick, (402) 294-5500.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

OFFUTT AIR FORCE BASE, NEBRASKA

4. PROJECT TITLE	5. PROJECT NUMBER
HOUSING MAINTENANCE FACILITY	SGBP970019

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a)	Date Design Started	97 AUG 03
(b)	Parametric Cost Estimates used to develop costs	N
(c)	Percent Complete as of Jan 1998	35%
(d)	Date 35% Designed.	97 SEP 20
(e)	Date Design Complete	98 MAY 14
(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	90
(b)	All Other Design Costs	
(c)	Total	90
(d)	Contract	
(e)	In-house	90
(4) Construction Start		99 JAN

b. Equipment associated with this project will be provided from other appropriations: N/A

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
KIRTLAND AIR FORCE BASE, NEW MEXICO	AIR FORCE MATERIEL COMMAND	0.96

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 97	1393	2910	2637				190	396	821	9,347
b. End FY 2003	1342	2917	2667				190	396	821	9,333

7. INVENTORY DATA ($000)

a. Total Acreage: (44,025)	
b. Inventory Total As Of: (30 SEP 97)	513,491
c. Authorization Not Yet In Inventory:	0
d. Authorization Requested In This Program:	6,400
e. Authorization Included In Following Program: (FY 2000)	5,000
f. Planned In Next Three Program Years:	12,000
g. Remaining Deficiency:	0
h. Grand Total:	536,891

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
711-142	REPLACE LOOP MFH PHASE 5	37 UN	6,400	AUG 97	MAY 98
		TOTAL:	6,400		

9a. Future Projects: Included in the Following Program (FY 2000)

711-142	FY70 APPROPRIATED FAMILY HSG	30 UN	5,000
		TOTAL:	5,000

9b. Future Projects: Typical Planned Next Three Years:

711-142	FY70 APPROPRIATED FAMILY HSG	44 UN	7,700
711-142	FY70 APPROPRIATED FAMILY HSG	22 UN	4,300

9c. Real Property Maintenance Backlog This Installation 130,200

10. Mission or Major Functions: Phillips Laboratory; the Air Force Operational Test and Evaluation Center; an Air Education and Training Command special operations wing with three flying training squadrons operating MH-53, TH-53, UH-1, HH-60, MC-130 and HC 130 aircraft; an air base wing; Air Force Security Forces Center; and an Air National Guard fighter wing with F-16s.

DD FORM 1390, 1 DEC 76 Previous editions are obsolete. Page No

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
KIRTLAND AIR FORCE BASE, NEW MEXICO	REPLACE LOOP MILITARY FAMILY HOUSING PHASE 5

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.41	711-142	MHMV994002	6,400

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE FAMILY HOUSING	UN	37	96,636	3,576
SUPPORTING FACILITIES				2,202
SITE PREPARATION	LS			(321)
ROADS AND PAVING	LS			(401)
UTILITIES	LS			(127)
LANDSCAPING	LS			(83)
DEMOLITION AND ENVIRONMENTAL	LS			(1,270)
SUBTOTAL				5,778
CONTINGENCY (5%)				289
TOTAL CONTRACT COST				6,067
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)				334
TOTAL REQUEST				6,400
AREA COST FACTOR .96				

10. Description of Proposed Construction: Replace 27 CGO and 10 SNCO family housing units. Project consists of demolition of existing housing, asbestos and lead-based paint removal, and construction of replacement units with associated single car garages. Provides appliances, patios with privacy fences, storage areas, and trash can enclosures. Site preparation support includes utility repair and landscaping.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
SNCO 3BR	125	.97	797	10	966,363
CGO 3BR	125	.97	797	27	2,609,179
				37	3,575,542

11. REQUIREMENT: 3,747 UN ADEQUATE: 1,852 UN SUBSTANDARD: 1,895 UN
PROJECT: Replace 37 CGO/SNCO MFH units, Phase 5. (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and their dependents assigned to Kirtland AFB. All units will meet "whole house" standards and are programmed in accordance with phase A of the Housing Community Plan. Replacement housing will provide a safe, appealing living environment comparable to that found in the civilian community. This is the fifth of multiple phases to provide adequate housing for base personnel. Of the 356 units to be replaced in the multi-phase initiative, 230 are included in prior programs, and 89 will follow in subsequent phases. The replacement housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage and a single car garage. The basic neighborhood infrastructure

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

KIRTLAND AIR FORCE BASE, NEW MEXICO

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE LOOP MILITARY FAMILY HOUSING PHASE 5	MHMV994002

will be upgraded to meet modern housing needs.

CURRENT SITUATION: This project replaces 37 housing units that were constructed in 1947-48. These 50-year-old houses are showing the effects of age and continuous heavy use. They have had no major upgrade since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. The units lack common features found in homes off-base such as family rooms and master baths. The flat roofs require frequent emergency stop-gap maintenance. Asbestos is present in the flooring, insulation, interior walls, and roofing of each of these units. The plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. These units have outlived their useful life; replacement is the most logical method to provide acceptable housing for these members and their families.

IMPACT IF NOT PROVIDED: Major morale problems will result if this replacement initiative is not supported. Some people will continue to occupy unsuitable housing while neighbors are in new, replaced units. Asbestos and lead-based paint will remain in the units, possibly exposing people to a known hazardous material. The housing will continue to be occupied until it becomes uninhabitable because adequate, affordable housing is not available. Maintenance of these units will be costly due to the deteriorating building systems and inadequate energy conservation design.

ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". An economic analysis has been prepared comparing the alternatives of replacement, improvement, leasing and status quo operation. The cost to improve this housing is 82% of the replacement cost. Based on the net present values and benefits of the respective alternatives, replacement construction was found to be the most cost efficient over the life of the project. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. Base Civil Engineer: Col Michael Cuddihee (505) 846-7916.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

KIRTLAND AIR FORCE BASE, NEW MEXICO

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE LOOP MILITARY FAMILY HOUSING PHASE 5	MHMV994002

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a)	Date Design Started	97 AUG 20
(b)	Parametric Cost Estimates used to develop costs	N
(c)	Percent Complete as of Jan 1998	35%
(d)	Date 35% Designed.	97 SEP 23
(e)	Date Design Complete	98 MAY 20
(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	220
(b)	All Other Design Costs	
(c)	Total	220
(d)	Contract	
(e)	In-house	220
(4) Construction Start		99 APR

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION		
5. DATA AS OF 1996	a. NAME Kirtland AFB	b. LOCATION New Mexico	

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	1,687	3,106	824	5,617	1,636	2,739	731	5,106
7. PERMANENT PARTY PERSONNEL	1,687	3,106	824	5,617	1,636	2,739	731	5,106
8. GROSS FAMILY HOUSING REQUIREMENTS	1,370	2,487	269	4,126	1,312	2,195	240	3,747
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	42	46	12	100				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	27	10	0	37				
c. UNACCEPTABLE HOUSED IN COMMUNITY	15	36	12	63				
10. VOLUNTARY SEPARATIONS	0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS	1,370	2,487	269	4,126	1,312	2,195	240	3,747
12. HOUSING ASSETS (a + b)	1,328	2,441	257	4,026	1,279	2,170	228	3,677
a. UNDER MILITARY CONTROL	289	1,568	141	1,998	289	1,648	141	2,078
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	289	1,568	141	1,998	289	1,568	141	1,998
(2) UNDER CONTRACT/APPROVED					0	80	0	80
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	1,039	873	116	2,028	990	522	87	1,599
(1) ACCEPTABLY HOUSED	1,039	873	116	2,028				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	42	46	12	100	33	25	12	70
14. PROPOSED PROJECT					27	10	0	37

15. REMARKS

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
WRIGHT-PATTERSON AIR FORCE BASE, OHIO	AIR FORCE MATERIEL COMMAND	0.96

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 97	3344	3076	12549				81	138	169	23,357
b. End FY 2003	3039	2947	11010				81	138	169	21,384

7. INVENTORY DATA ($000)

a. Total Acreage: (8,145)	
b. Inventory Total As Of: (30 SEP 97)	934,655
c. Authorization Not Yet In Inventory:	0
d. Authorization Requested In This Program:	5,600
e. Authorization Included In Following Program: (FY 2000)	0
f. Planned In Next Three Program Years:	0
g. Remaining Deficiency:	0
h. Grand Total:	940,255

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
711-142	REPLACE PAGE MANOR MFH	40 UN	5,600	AUG 97	JUN 98
		TOTAL:	5,600		

9a. Future Projects: Included in the Following Program (FY 2000) NONE

9b. Future Projects: Typical Planned Next Three Years:

9c. Real Property Maintenance Backlog This Installation 100,400

10. Mission or Major Functions: AFMC Headquarters responsible for management, command, control and direction of worldwide logistics support for aircraft weapons systems, missiles and related components; Air Force Wright Aeronautical Laboratories including Materials, Avionics, Flight Dynamics and Aeropropulsion; Wright Laboratory; the Air Force Institute of Technology (AFIT); the Air Force Museum; an Air Force Reserve wing with two C-141 airlift squadrons; and an AFMC base wing with one C-21 logistics group.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
WRIGHT-PATTERSON AIR FORCE BASE, OHIO	REPLACE PAGE MANOR MFH

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.41	711-142	ZHTV820016R	5,600

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE FAMILY HOUSING	UN	40	94,977	3,799
SUPPORTING FACILITIES				1,256
SITE PREPARATION	LS			(49)
ROADS AND PAVING	LS			(127)
UTILITIES	LS			(142)
LANDSCAPING	LS			(39)
RECREATION	LS			(31)
SPECIAL CONSTRUCTION FEATURES	LS			(136)
DEMOLITION, ASBESTOS, LB PAINT	LS			(733)
SUBTOTAL				5,055
CONTINGENCY (5%)				253
TOTAL CONTRACT COST				5,308
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)				292
TOTAL REQUEST				5,600
AREA COST FACTOR .96				

10. Description of Proposed Construction: Demolish 90 family housing units and replace 40 units. Project consists of demolition, asbestos/lead-based paint removal, and construction of housing units with associated single car garages. Provides appliances, patios with privacy fences, storage areas, and trash can enclosures. Site preparation support includes utility repair and landscaping.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
SNCO 2BR	88	.98	797	8	549,866
SNCO 3BR	125	.98	797	16	1,562,120
SNCO 4BR	135	.98	797	16	1,687,090
				40	3,799,076

11. REQUIREMENT: 5,422 UN ADEQUATE: 4,083 UN SUBSTANDARD: 1,339 UN
PROJECT: Demolish 90 and replace 40 Military Family Housing Units. (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military members and their dependents assigned to Wright-Patterson AFB. All units will meet "whole house" standards and are programmed in accordance with phase A of the Housing Community Plan. Replacement housing will provide a safe, appealing living environment comparable to that found in the civilian community. This is the twelfth of multiple phases but the first phase of replacement construction to provide adequate housing for base personnel. The replacement housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage and single car

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

WRIGHT-PATTERSON AIR FORCE BASE, OHIO

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE PAGE MANOR MFH	ZHTV820016R

garage. The basic neighborhood infrastructure will be upgraded to meet modern housing needs.

CURRENT SITUATION: This project replaces 40 Wherry housing units constructed in the 1950s. These old houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. The units lack common features found in homes off-base such as family rooms and master baths. The flat roofs require frequent emergency maintenance. Asbestos is present in the flooring, insulation, interior walls, and roofing of each of these units. Lead-based paint is present on both the interior and exterior of the units. The plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. These units are at the end of their useful life; replacement is the most economical method to provide acceptable housing for these members and their families.

IMPACT IF NOT PROVIDED: Major morale problems will result if this replacement initiative is not supported. Some people will continue to occupy unsuitable housing while neighbors and friends are in new, replaced units. Asbestos and lead-based paint will remain in the units. The housing will continue to be occupied until it becomes uninhabitable because adequate, affordable housing is not available. Maintenance and operation of these units will be costly due to the deteriorating building systems and non-existent energy efficient construction.

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, replacement construction was found to be the most cost efficient over the life of the project. The cost to improve this housing is 81.4% of the replacement cost. This project meets the criteria/scop specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. Base Civil Engineer: Col Louis F. Hauck (937)257-6214.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

WRIGHT-PATTERSON AIR FORCE BASE, OHIO

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE PAGE MANOR MFH	ZHTV820016R

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:	
(a) Date Design Started	97 AUG 02
(b) Parametric Cost Estimates used to develop costs	N
(c) Percent Complete as of Jan 1998	35%
(d) Date 35% Designed.	97 SEP 22
(e) Date Design Complete	98 JUN 15
(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	200
(b) All Other Design Costs	
(c) Total	200
(d) Contract	200
(e) In-house	
(4) Construction Start	99 MAY

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION		
	a. NAME	b. LOCATION	
5. DATA AS OF 1995	Wright Patterson AFB	Ohio	

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	5,854	4,497	724	11,075	4,524	3,562	613	8,699
7. PERMANENT PARTY PERSONNEL	5,854	4,497	724	11,075	4,524	3,562	613	8,699
8. GROSS FAMILY HOUSING REQUIREMENTS	3,951	2,509	494	6,954	3,076	1,928	418	5,422
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	155	90	0	245				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	90	0	90				
c. UNACCEPTABLE HOUSED IN COMMUNITY	(4)	70	15	81				
10. VOLUNTARY SEPARATIONS	0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS	3,951	2,509	494	6,954	3,076	1,928	418	5,422
12. HOUSING ASSETS (a + b)	3,796	2,548	763	7,107	3,058	1,800	710	5,568
a. UNDER MILITARY CONTROL	1,211	822	236	2,269	1,211	822	236	2,269
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	102	978	120	1,200	# 102	978	120	1,200
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	2,585	1,676	527	4,788	1,847	978	474	3,299
(1) ACCEPTABLY HOUSED	2,585	1,597	258	4,440				
(2) ACCEPTABLE VACANT RENTAL	0	79	269	348				
13. EFFECTIVE HOUSING DEFICIT	155	(39)	(269)	(153)	18	128	(292)	(146)
14. PROPOSED PROJECT					0	40	0	40

15. REMARKS

Item 14: This project will demolish 90 units and build 40 units.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
DYESS AIR FORCE BASE, TEXAS	AIR COMBAT COMMAND	0.86

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 97	693	4119	382							5,194
b. End FY 2003	720	4265	382							5,367

7. INVENTORY DATA ($000)

a. Total Acreage: (6,367)	
b. Inventory Total As Of: (30 SEP 97)	268,268
c. Authorization Not Yet In Inventory:	26,100
d. Authorization Requested In This Program:	9,415
e. Authorization Included In Following Program: (FY 2000)	0
f. Planned In Next Three Program Years:	9,750
g. Remaining Deficiency:	66,050
h. Grand Total:	379,583

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
711-142	CONSTRUCT MILITARY FAMILY HOUSING (PH 2)	64 UN	9,415	AUG 97	MAY 98
		TOTAL:	9,415		

9a. Future Projects: Included in the Following Program (FY 2000) NONE

9b. Future Projects: Typical Planned Next Three Years:

711-142	CONSTRUCT MILITARY FAMILY HOUSING (PH 3)	64 UN	9,750

9c. Real Property Maintenance Backlog This Installation 94,900

10. Mission or Major Functions: A wing with two B-1 bomb squadrons, one of which is responsible for training all B-1 aircrews, and an airlift groupwith two C-130.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
DYESS AIR FORCE BASE, TEXAS	CONSTRUCT MILITARY FAMILY HOUSING (PH 2)

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.41	711-142	FNWZ990002	9,415

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
CONSTRUCT MILITARY FAMILY HOUSING	UN	64	61,720	3,950
SUPPORTING FACILITIES				4,509
SITE PREPARATION	LS			(951)
ROADS AND PAVING	LS			(875)
UTILITIES	LS			(1,160)
LANDSCAPING	LS			(263)
RECREATION	LS			(181)
OTHER (SPECIFY) ROAD BRIDGE	LS			(1,079)
SUBTOTAL				8,459
CONTINGENCY (5%)				423
TOTAL CONTRACT COST				8,882
SUPERVISION, INSPECTION AND OVERHEAD (6%)				533
TOTAL REQUEST				9,415
AREA COST FACTOR .86				

10. Description of Proposed Construction: Construct 64 family housing units with all necessary support facilities. Includes site development, utilities, roads and access bridge, off-street parking, sidewalks, street lighting, garages, storage, patios, privacy fencing, air conditioning, appliances, recreation areas, landscaping, fire protection, energy conservation features, and neighborhood improvements.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
JNCO 2BR	88	.88	797	64	3,950,060
				64	3,950,060

11. REQUIREMENT: 2,788 UN ADEQUATE: 965 UN SUBSTANDARD: 1,161 UN
PROJECT: Construct Military Family Housing (Ph 2). (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their families stationed at Dyess AFB. All units will meet "whole house" standards. This is the second of multiple phases to provide adequate housing and eliminate a serious housing deficit. This housing will provide a safe, comfortable, and appealing living environment comparable to the off-base community. The units will include a modern kitchen, living room, dining room, and bathroom configuration, with sufficient interior and exterior storage. Single car garages and additional parking for a second car and visitors will be provided. Neighborhood support facilities will include access roads, infrastructure, landscaping, playgrounds, and recreational areas. This project is programmed in accordance with Phase A of the Housing Community Plan. Site access roads need significant upgrades to ensure

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION
DYESS AIR FORCE BASE, TEXAS

4. PROJECT TITLE	5. PROJECT NUMBER
CONSTRUCT MILITARY FAMILY HOUSING (PH 2)	FNWZ990002

safety of the occupants, including construction of a bridge over a storm drainage creek.

CURRENT SITUATION: The community surrounding the base does not have sufficient housing to adequately support base personnel. The current Housing Market Analysis indicates a deficit of 592 housing units (after execution of 70 units in the FY98 program). The largest deficiency is in the 2-bedroom junior NCO category. These families can least afford to live off base.

IMPACT IF NOT PROVIDED: Families will continue to live in expensive and substandard off-base housing, or be forced to endure involuntary separations pending assignment into military family housing. Mission execution will suffer from the affects of low morale and increased stress due to poor living conditions and financial strains on families.

ADDITIONAL: This project meets the criteria and scope specifications in Part II of Military Handbook 1190, "Facility Planning and Design Guide." Siting is in compliance with the Housing Community Plan and the Base Comprehensive Plan. The local school authority has been contacted and indicated it has the capability to accept the increase in student population generated by this project. An economic analysis has been prepared comparing the alternatives of construction, leasing, and status quo. Based on the net present values and benefits of the respective alternatives, construction was found to be the most cost effective. The supervision, inspection and overhead is 6 percent due to the Army Corp of Engineer is the design/construction agent. Base Civil Engineer: Lt Col David Sweat, (915) 696-2250.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

DYESS AIR FORCE BASE, TEXAS

4. PROJECT TITLE	5. PROJECT NUMBER
CONSTRUCT MILITARY FAMILY HOUSING (PH 2)	FNWZ990002

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a)	Date Design Started	97 AUG 01
(b)	Parametric Cost Estimates used to develop costs	N
(c)	Percent Complete as of Jan 1998	35%
(d)	Date 35% Designed.	97 SEP 24
(e)	Date Design Complete	98 MAY 25
(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	330
(b)	All Other Design Costs	
(c)	Total	330
(d)	Contract	330
(e)	In-house	
(4) Construction Start		99 MAY

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION		
	a. NAME Dyess AFB	b. LOCATION Texas	
5. DATA AS OF 1995			

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	667	3,024	970	4,661	664	3,001	960	4,625
7. PERMANENT PARTY PERSONNEL	667	3,024	970	4,661	664	3,001	960	4,625
8. GROSS FAMILY HOUSING REQUIREMENTS	512	2,020	272	2,804	509	2,009	270	2,788
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	78	553	52	683				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	64	0	64				
c. UNACCEPTABLE HOUSED IN COMMUNITY	78	489	52	619				
10. VOLUNTARY SEPARATIONS	0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS	512	2,020	272	2,804	509	2,009	270	2,788
12. HOUSING ASSETS (a + b)	434	1,467	220	2,121	424	1,429	209	2,062
a. UNDER MILITARY CONTROL	121	703	100	924	121	703	100	924
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	121	703	100	924	121	703	100	924
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	313	764	120	1,197	303	726	109	1,138
(1) ACCEPTABLY HOUSED	313	764	120	1,197				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	78	553	52	683	85	580	61	726
14. PROPOSED PROJECT					0	64	0	64

15. REMARKS

DD FORM 1523, NOV 90

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROGRAM (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONST COST INDEX
FAIRCHILD AIR FORCE BASE, WASHINGTON	AIR MOBILITY COMMAND	1.05

6. PERSONNEL STRENGTH	PERMANENT			STUDENTS			SUPPORTED			
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
a. As of 30 SEP 96	512	3304	458		35		228	412	102	5,051
b. End FY 2002	452	3202	424		35		228	412	102	4,855

7. INVENTORY DATA ($000)

a. Total Acreage: (5,691)	
b. Inventory Total As Of: (30 SEP 96)	329,375
c. Authorization Not Yet In Inventory:	24,375
d. Authorization Requested In This Program:	3,992
e. Authorization Included In Following Program: (FY 2000)	0
f. Planned In Next Three Program Years:	0
g. Remaining Deficiency:	0
h. Grand Total:	357,742

8. PROJECTS REQUESTED IN THIS PROGRAM: FY 1999

CATEGORY CODE	PROJECT TITLE	SCOPE	COST ($000)	DESIGN STATUS START	DESIGN STATUS CMPL
610-119	HOUSING MANAGEMENT/MAINTENANCE FACILITY	900 SM	1,692	AUG 97	JUN 98
711-142	REPLACE FAMILY HOUSING	14 UN	2,300	AUG 97	JUN 98
		TOTAL:	3,992		

9a. Future Projects: Included in the Following Program (FY 2000)	NONE
9b. Future Projects: Typical Planned Next Three Years:	
9c. Real Property Maintenance Backlog This Installation	15,000

10. Mission or Major Functions: An air refueling wing with five KC-135 squadrons; an Air National Guard air refueling wing with a KC-135 squadron; and the Air Education and Training Command training group that conducts survival training and flies UH-1 aircraft.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
FAIRCHILD AIR FORCE BASE, WASHINGTON	REPLACE FAMILY HOUSING

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.41	711-142	GJKZ990030	2,300

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
REPLACE MILITARY FAMILY HOUSING	UN	14	130,046	1,821
SUPPORTING FACILITIES				255
SITE WORK	LS			(229)
DEMO/ENVIRONMENTAL HAZARD REMEDIATION	LS			(28)
SUBTOTAL				2,076
CONTINGENCY (5%)				104
TOTAL CONTRACT COST				2,180
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)				120
TOTAL REQUEST				2,300
AREA COST FACTOR 1.05				

10. Description of Proposed Construction: Replace 14 housing units. Includes site preparation, utilities, roads, landscaping. Amenities include heating, air-conditioning, garages, appliances, patios, and privacy fencing. Includes demolition of existing units and removal of asbestos and lead-based paint.

UNIT TYPE	NET AREA	PROJECT FACTOR	$/ NSM	NO. UNITS	TOTAL COST
FGO 4BR	144	1.11	797	11	1,401,317
SGO 4BR	158	1.11	797	3	419,334
				14	1,820,651

11. REQUIREMENT: 2,401 UN ADEQUATE: 1,748 UN SUBSTANDARD: 653 UN

PROJECT: Replace Military Family Housing (Current Mission).

REQUIREMENT: Project will provide modern and efficient housing for military members and their families assigned to Fairchild AFB. All units will meet "whole house" standards and provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. Project is programmed in accordance with the Housing Community Plan.

CURRENT SITUATION: This project replaces houses constructed in 1952. These 45-year old units are showing the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families. Roofs, walls and exterior pavements require major repair or replacement resulting from the effects of age and the environment. Roof structures are rotting and leaks have made already inadequate insulation even less effective. Foundations and pavements are

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

FAIRCHILD AIR FORCE BASE, WASHINGTON

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE FAMILY HOUSING	GJKZ990030

showing signs of failure from settlement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors are generally inadequate by any modern standards. Bedrooms are small and lack adequate closet space. Bathrooms are small, and fixtures are outdated and energy-inefficient. Kitchens have inadequate storage and counterspace, cabinets are old, and countertops and sinks are badly worn. Flooring throughout the house is worn out and contains asbestos. Plumbing and electrical systems do not meet modern building codes. There is no Ground Fault Interruptor Circuit protection, and many electrical outlets lack grounding protection. Lighting systems throughout the houses are inefficient and require replacement. Heating systems require upgrade and replacement.

IMPACT IF NOT PROVIDED: Air Force members and families will continue to be inadequately housed. Low morale and retention problems can be expected. Units will continue to deteriorate resulting in escalating operations, maintenance and repair costs to the Government. The current Housing Market Analysis shows an on-base deficit of 22 housing units.

ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost efficient over the life of the project. The cost to improve this housing is 90% of the replacement cost. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. The net square meter cost to replace this housing is based on actual bids. Base Civil Engineer: Lt Col Waylon Patterson, (509) 247-2291.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

FAIRCHILD AIR FORCE BASE, WASHINGTON

4. PROJECT TITLE	5. PROJECT NUMBER
REPLACE FAMILY HOUSING	GJKZ990030

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a)	Date Design Started	97 AUG 04
(b)	Parametric Cost Estimates used to develop costs	N
(c)	Percent Complete as of Jan 1998	35%
(d)	Date 35% Designed.	97 SEP 25
(e)	Date Design Complete	98 JUN 01
(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	55
(b)	All Other Design Costs	
(c)	Total	55
(d)	Contract	55
(e)	In-house	
(4) Construction Start		99 MAR

b. Equipment associated with this project will be provided from other appropriations: N/A

MILITARY FAMILY HOUSING JUSTIFICATION	1. DATE OF REPORT	2. FISCAL YEAR 1999	REPORT CONTROL SYMBOL DD-A&L(AR)1716
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION		
	a. NAME Fairchild AFB	b. LOCATION Washington	
5. DATA AS OF 1995			

ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 -E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	714	3,065	937	4,716	527	2,410	737	3,674
7. PERMANENT PARTY PERSONNEL	714	3,065	937	4,716	527	2,410	737	3,674
8. GROSS FAMILY HOUSING REQUIREMENTS	503	2,263	318	3,084	372	1,779	250	2,401
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	23	22	5	50				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	14	0	0	14				
c. UNACCEPTABLE HOUSED IN COMMUNITY	9	22	5	36				
10. VOLUNTARY SEPARATIONS	0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS	503	2,263	318	3,084	372	1,779	250	2,401
12. HOUSING ASSETS (a + b)	480	2,241	313	3,034	352	1,766	247	2,365
a. UNDER MILITARY CONTROL	166	1,094	149	1,409	166	1,094	149	1,409
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	166	1,094	149	1,409	166	1,094	149	1,409
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	314	1,147	164	1,625	186	672	98	956
(1) ACCEPTABLY HOUSED	314	1,147	164	1,625				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	23	22	5	50	20	13	3	36
14. PROPOSED PROJECT					14	0	0	14

15. REMARKS

DD FORM 1523, NOV 90

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
FAIRCHILD AIR FORCE BASE, WASHINGTON	HOUSING MANAGEMENT/MAINTENANCE FACILITY

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.41	610-119	GJKZ970030	1,692

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
HOUSING MANAGEMENT/MAINTENANCE FACILITY	SM	900	1,333	1,200
SUPPORTING FACILITIES				328
UTILITIES	LS			(115)
SITE IMPROVEMENTS	LS			(85)
PAVEMENTS	LS			(120)
ENVIRONMENTAL	LS			(8)
SUBTOTAL				1,528
CONTINGENCY (5%)				76
TOTAL CONTRACT COST				1,604
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)				88
TOTAL REQUEST				1,692
AREA COST FACTOR 1.05				

10. Description of Proposed Construction: Replace housing management and maintenance facilities. Includes concrete foundation, masonry exterior walls with brick veneer, and metal roof. Provides offices, restrooms, customer waiting/counseling area, computer equipment room, indoor/outdoor child play areas, workshop, self-help area, breakroom, and storage. Includes all utilities, parking, landscaping, and fire protection.

11. REQUIREMENT: 915 SM ADEQUATE: 0 SUBSTANDARD: 664 SM

PROJECT: Replace Housing Management and Maintenance Facility (Current Mission).

REQUIREMENT: An adequate facility is required for managing base owned and operated family housing assets, for assisting arriving personnel in finding on- or off-base housing, and for managing furnishings for authorized base personnel. It must be located for convenient access by personnel, be handicapped accessible, and have adequate parking for vehicles pulling trailers or small trucks utilized by inbound personnel.

CURRENT SITUATION: Existing housing management office and maintenance functions are housed in a World War II wooden facility located in the base industrial area. The management office is 40% undersized and there is no space for expansion. The maintenance and self-help functions are in separate locations and floor areas are half the recommended sizes. Handicapped access is impractical since the facility is built on a 4 ft high concrete foundation. Access is difficult given the inconvenient location and vehicle congestion in this industrial area. It would be impractical and unsafe to provide a children's outdoor play area at this site. This facility is one of the first stops for inbound families and it leaves a poor initial impression of the installation.

IMPACT IF NOT PROVIDED: Customers will continue to be served in an

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

FAIRCHILD AIR FORCE BASE, WASHINGTON

4. PROJECT TITLE	5. PROJECT NUMBER
HOUSING MANAGEMENT/MAINTENANCE FACILITY	GJKZ970030

extremely cramped, unappealing, and poorly located facility. Optimum efficiency and effectiveness of base support functions will not be achieved and will continue to have a negative effect on family members' quality of life and morale.

ADDITIONAL: Project meets the criteria/scope specified in the Air Force Housing Support Facilities Guide. Base Civil Engineer: Lt Col Waylon Patterson, (509) 247-2291.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

FAIRCHILD AIR FORCE BASE, WASHINGTON

4. PROJECT TITLE	5. PROJECT NUMBER
HOUSING MANAGEMENT/MAINTENANCE FACILITY	GJKZ970030

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:		
(a)	Date Design Started	97 AUG 01
(b)	Parametric Cost Estimates used to develop costs	N
(c)	Percent Complete as of Jan 1998	35%
(d)	Date 35% Designed.	97 SEP 24
(e)	Date Design Complete	98 JUN 01
(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	140
(b)	All Other Design Costs	
(c)	Total	140
(d)	Contract	140
(e)	In-house	
(4) Construction Start		99 MAR

b. Equipment associated with this project will be provided from other appropriations: N/A

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FY 1999 POST ACQUISITION CONSTRUCTION

Program (In Thousands)
FY 1999 Program $ 81,778
FY 1998 Program $121,795

Purpose and Scope

The Air Force operates approximately 110,000 family housing units for FY 1999. The average age of housing units in the Air Force inventory is about 35 years. About 61,000 of these units now require improvement or renovation to meet contemporary living standards during the next decade. Many of these units require major expenditures to repair or replace deteriorated mechanical, electrical, or structural components, and to provide some of the modern amenities found in comparable community housing. The Post Acquisition Construction Program provides this needed revitalization. Each project also includes a significant amount of concurrent maintenance and repair to maximize the project cost effectiveness (average per project is 60%).

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

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

Program Summary

Authorization is requested for:

(1) Various improvements to existing public quarters, as described on DD Form 1391.

(2) Appropriation of $81,778,000 to fund projects in FY 1999.

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

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
VARIOUS AIR FORCE BASES	POST ACQUISITION CONSTRUCTION

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.42	711-000	XXXX9700PAIP	81,778

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
POST ACQUISITION CONSTRUCTION				81,778
PROJECTS TO IMPROVE FAMILY HOUSING	UN	625	111,315	(69,572)
PROJECTS TO IMPROVE SUPPORT FACILITIES	LS			(12,206)
SUBTOTAL				81,778
TOTAL CONTRACT COST				81,778
TOTAL REQUEST				81,778

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 more efficient heating and cooling systems. (Continued on next pages.)

11. PROJECT: This request is for appropriation of $81.778 million to accomplish improvements in family housing units.
REQUIREMENT: To revitalize and improve the livability of older, obsolete family housing units, to conserve energy in these older housing units, and to bring utility systems up to current safety standards. Whole-house improvements includes but are not limited to: kitchen upgrades, bathroom additions/upgrades; repair/replacement of roofs, upgrade of mechanical & electrical systems, replacement of windows, doors, floors and exterior improvements (patios, fences, etc.)
CURRENT SITUATION: The majority of these housing units were constructed since the late 1940's using various design and construction criteria, with different types of material, installed equipment, appliances, livability, and appearance. Many utility and structural systems were designed and constructed during years of plentiful, inexpensive energy resources. Insulation, storm windows, etc., not previously cost effective, are now wise investments. This program will prolong the useful life of many of our older, less modern units by enhancing livability, reducing operation costs and improving safety aspects.
ADDITIONAL: These projects meet the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide" unless noted on the individual DD Form 1391s.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION
VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

Location and Project	Current Working Estimate ($000)
UNITED STATES	
DELAWARE	
DOVER AFB	
COMMUNITY IMPROVEMENTS	3,467
FJXT994011	
- Improve Housing Community. Replace sanitary sewage laterals; provide underground storm drainage; alter/widen streets and build new sidewalks; install street lighting; construct additional parking; privacy screening and community parks; and plant trees and install underground drip irrigation.	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	
HAWAII	
HICKAM AFB	
IMPROVE FAMILY HOUSING, PHASE 4	7,008
KNMD994401	
- Improves 36 housing units. Provides general interior and exterior modernization and renovation of housing units. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bathrooms, improves floor plans, provides increased energy efficiency, patios, playgrounds, and recreation areas. Includes asbestos/lead-based paint removal. (Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None.	

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

Location and Project	Current Working Estimate ($000)
ILLINOIS	
SCOTT AFB	
COMMUNITY IMPROVEMENTS	3,350
VDYD994002	
- Improve housing neighborhood. Bury telephone, cable television, and electrical service lines. Replace sewer and water laterals. Provide irrigation, parking, streetscape, open space, and block-wide improvements.	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None.	
MARYLAND	
ANDREWS AFB	
IMPROVE FAMILY HOUSING	4,860
AJXF994003	
- Improve 47 units including one General Officer Quarter (GOQ). Renovate kitchens and bathrooms, add/renovate living space, replace windows, mechanical, electrical systems, improve exterior finish, provide patios, privacy fences, and carports. Replace utility lines to domestic potable water main, improve drainage, landscaping, signage and environmental hazard remediation. (Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: FY96 (GOQ) replace furnace, $1.7K; replace carpet, $5.4K; FY97 (GOQ) upgrade bathrooms, $6.0K; interior doors, $2.9K; patio carpet, $1.1K; garage door, $1.0K; and routine maintenance and repair.	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

Location and Project	Current Working Estimate ($000)
NEW JERSEY	
MCGUIRE AFB	
IMPROVE FAMILY HOUSING	212
PTFL974037	
- Interior and exterior modernization of two housing units. Upgrades floor coverings, improves floorplans, increases energy efficiency, and provides new landscaping. Includes demolition and asbestos/lead-based paint removal. Grade Mix: 2 E5-E9. (Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: 2756: FY96 Repair HVAC, $10K. FY 97 Repair kitchen and miscellaneous repairs, $12K. FY98 Repair two bathrooms and miscellaneous repairs, $12k. 2757: FY97 Repair bathroom, repair carpet in selected rooms, $12k. FY98 Repair Kitchen, miscellaneous repairs, $12k.	
- WORK PROGRAMMED FOR NEXT THREE YEARS: 2756: None. 2757: None.	
NEW MEXICO	
CANNON AFB	
IMPROVE NEIGHBORHOOD	1,000
CZQZ920037	
- Improve housing neighborhood. All materials and labor required to replace 105 existing street lights/poles and install an additional 98 new street lights. Provide landscaping, and recreation (tot-lots) needed throughout the housing area. Work includes demolition of existing lighting, poles/fixtures, wiring, and playground sets.	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

Location and Project	Current Working Estimate ($000)
NORTH CAROLINA	
SEYMOUR-JOHNSON AFB	
IMPROVE MILITARY FAMILY HOUSING (PH 4)	9,682
VKAG996001	
- Improve 100 and demolish 8 housing units. Includes utilities and required storage space. Upgrades bathrooms and kitchens. Improves floors, finishes, layouts, and energy efficiency. Provides playgrounds, patios, and privacy fencing. Installs double paned windows and sliding doors. Includes appliances, demolition, and asbestos/lead based paint abatement. (Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None.	
NORTH DAKOTA	
MINOT AFB	
IMPROVE MILITARY FAMILY HOUSING (PH5)	13,829
QJVF999200	
- Improve 110 housing units. Includes renovating kitchen and baths, replacing interior lights and wiring, redesigning floor plans, improving interior and exterior finishes, repairing pavements, and upgrading an additional 28 SM. Provides air conditioning, appliances, landscaping, playgrounds and recreation areas. Includes asbestos and lead paint removal. Replaces privacy fences. (Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None.	

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

Location and Project	Current Working Estimate ($000)
SOUTH CAROLINA	
SHAW AFB	
IMPROVE ELECTRICAL DISTRIBUTION SYSTEM	1,620
VLSB940021	
- Improve housing infrastructure. Replace overhead electrical distribution system in the Shaw Manor area with an underground distribution system. Provide concrete encased primary voltage ductbanks, pad-mounted transformers, pedestals, sectionalizing switches and conduit encased secondary conductors. Replace street lights. Includes demolition of existing equipment and connections.	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	
WASHINGTON	
FAIRCHILD AFB	
COMMUNITY IMPROVEMENTS	1,139
GJKZ990031	
- Improve housing neighborhood. Install privacy fences/screening; sidewalks and paths; parking; entry point signage; landscaping; construct community parks with open space and recreational facilities; benches and trash recepticals; and mark and light pedestrian walkways.	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION
VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

Location and Project	Current Working Estimate ($000)
OVERSEAS	
GERMANY	
RAMSTEIN AB	
IMPROVE FAMILY HOUSING (PHASE A) YANB974580	3,870
- Improve 32 housing units. Constructs bathroom and laundry tower additions. Modernizes/renovates interior/exterior; increases energy efficiency. Upgrades kitchens, bath rooms, floor coverings, stairwells, entryways; corrects fire deficiencies; replaces balconies. Provides parking, playground, and recreation areas. Includes demolition and asbestos/lead-base paint removal. (Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	
IMPROVE COMMON NEIGHBORHOOD (PHASE A) YANB994524	1,630
- Provides general open space and streetscape improvements for common neighborhood areas at the Vogelweh MFH community, Ramstein AB. Includes renovation of existing play areas, picnic areas, new walking trails, trees, roads, crosswalks, and an upgrade to two of the main entrances to the community. Includes all related work necessary to provide a complete and usable community/neighborhood.	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

Location and Project	Current Working Estimate ($000)
GERMANY (CONT)	
RAMSTEIN AB	
CONSTRUCT LAUNDRY/BATH TOWERS)	4,081
YANB994525	
- Construct concrete foundation and erect precast concrete towers (Wet Cells) for 90 units. Includes installation of bathroom fixtures, plumbing, carpentry, electrical, mechanical, and all other work necessary to provide a second bathroom and interior laundry.	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	
GUAM	
ANDERSEN AFB	
IMPROVE FAMILY HOUSING PHASE 9	15,099
AJJY994401	
- Improves 102 housing units. Provides interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bathrooms, improves floorplans, and increases energy efficiency. Provides patios, playgrounds, recreation areas and utilities replacement. Includes asbestos/lead-based paint removal. (Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None.	

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

Location and Project	Current Working Estimate ($000)
UNITED KINGDOM	
RAF LAKENHEATH	
IMPROVE FAMILY HOUSING (PHASE A)	6,786
GPLS984015	
- Improves 60 housing units. Provides interior and exterior modernization and renovation of units. Upgrades kitchens, bathrooms, and floor coverings. Improves floor plans, provides increased energy efficiency, privacy fencing and patios. Includes utility upgrades and additions to meet current standards. Provides landscaping, parks, and recreation areas. (Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: NONE	
- WORK PROGRAMMED FOR NEXT THREE YEARS: NONE	
RAF MILDENHALL	
IMPROVE FAMILY HOUSING (PHASE B)	2,153
QFQE984013	
- Improves 22 housing units. Modernizes/renovates interior/exterior of units. Upgrades kitchens, bath rooms, floor coverings, improves floorplans, provides increased energy efficiency, patios, playgrounds, recreation areas, and adds parking where deficient. Includes utility upgrades and additions to meet current standards. Includes demolition & asbestos/lead-base paint removal. (Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None	
- WORK PROGRAMMED FOR NEXT THREE YEARS: None	

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

VARIOUS AIR FORCE BASES

4. PROJECT TITLE	5. PROJECT NUMBER
POST AQUISITION CONSTRUCTION	N/A

10. Description of work to be accomplished

Location and Project	Current Working Estimate ($000)
UNITED KINGDOM (CONT)	
RAF MOLESWORTH	
IMPROVE FAMILY HOUSING	1,992
AEDY989701	
- Improves 24 housing units. Modernizes/renovates interior and exterior of housing units. Constructs entrance foyer; repairs roofs and gutters; upgrades kitchens, bathrooms, heating, plumbing and electrical systems. Provides patio covers, privacy fencing, walkways, and parking. Includes demolition & asbestos/lead base paint removal. (Separate DD Form 1391 attached)	
- WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: NONE	
- WORK PROGRAMMED FOR NEXT THREE YEARS: NONE	

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

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

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

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
HICKAM AIR FORCE BASE, HAWAII	IMPROVE FAMILY HOUSING, PHASE 4

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.42	711-111	KNMD994401	7,008

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
IMPROVE FAMILY HOUSING, PHASE 4	UN	36	156,777	5,644
SUPPORTING FACILITIES				836
UTILITIES	LS			(298)
SITE IMPROVEMENTS	LS			(237)
PAVEMENTS	LS			(115)
ASBESTOS/LEAD-BASED PAINT REMOVAL	LS			(102)
OTHER SUPPORTING FACILITIES	LS			(84)
SUBTOTAL				6,480
CONTINGENCY (5%)				324
TOTAL CONTRACT COST				6,804
SUPERVISION, INSPECTION AND OVERHEAD (3%)				204
TOTAL REQUEST				7,008
MOST EXPENSIVE UNIT $264,671				
AREA COST FACTOR 1.43				

10. Description of Proposed Construction: Improves 36 housing units. Provides general interior and exterior modernization and renovation of housing units. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bathrooms, improves floor plans, provides increased energy efficiency, patios, playgrounds, and recreation areas. Includes asbestos/lead-based paint removal.

11. REQUIREMENT: 3,195 UN ADEQUATE: 884 UN SUBSTANDARD: 2,188 UN
PROJECT: Improve Military Family Housing (Phase 4). (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Hickam AFB. Housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. This is the fourth of multiple phases to upgrade housing units. Three hundred one units have been upgraded or are approved in previous phases and 2,188 units remain to be accomplished. All units will meet whole house standards and are programmed in accordance with phase two of the Housing Community Plan. Renovated housing will provide modern kitchen, living room, family room, bedroom, and bath configuration with ample interior and exterior storage. Carports will be provided where deficient. Units will be air conditioned. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas.
CURRENT SITUATION: This project upgrades and modernizes houses which were constructed in 1959 and in 1964. These 38-year-old Capehart and 33-year-old Earhart housing units require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, do not meet the needs of today's families, and do not provide a modern home environment. Kitchens do not

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

HICKAM AIR FORCE BASE, HAWAII

4. PROJECT TITLE	5. PROJECT NUMBER
IMPROVE FAMILY HOUSING, PHASE 4	KNMD994401

provide adequate storage, cabinet space or countertop area, and are not functionally arranged. Plumbing and lighting fixtures are deteriorated. The electrical and smoke alarm 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 to nonexistent.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Low morale and retention problems can be expected if such conditions are permitted to continue. The most recent Housing Market Analysis shows a housing deficit of 123 units.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR NEXT THREE YEARS: None.

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. The cost to improve this housing is 67 percent of the replacement cost. Base Civil Engineer: Lt Col Linden Torchia, (808) 449-1660.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
ANDREWS AIR FORCE BASE, MARYLAND	IMPROVE FAMILY HOUSING

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.42	711-143	AJXF994003	4,860

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
IMPROVE FAMILY HOUSING	SM	47	71,553	3,363
SUPPORTING FACILITIES				1,004
SITE WORK	LS			(642)
ENVIRONMENTAL HAZARD REMEDIATION	LS			(100)
ASSOCIATED NEIGHBORHOOD	LS			(262)
SUBTOTAL				4,367
CONTINGENCY (5%)				218
TOTAL CONTRACT COST				4,585
SUPERVISION, INSPECTION AND OVERHEAD (6%)				275
TOTAL REQUEST				4,860
MOST EXPENSIVE UNIT $128,000				
AREA COST FACTOR 0.96				

10. Description of Proposed Construction: Improve 47 units including one General Officer Quarter (GOQ). Renovate kitchens and bathrooms, add/renovate living space, replace windows, mechanical, electrical systems, improve exterior finish, provide patios, privacy fences, and carports. Replace utility lines to domestic potable water main, improve drainage, landscaping, signage and environmental hazard remediation.

11. REQUIREMENT: 4,680 UN ADEQUATE: 2,693 UN SUBSTANDARD: 1,717 UN
PROJECT: Improve Family Housing (Phase A, part 2). (Current Mission)
REQUIREMENT: To provide a comfortable and appealing living environment comparable to the off-base civilian community for military members and their families at Andrews AFB. This project is programmed to meet "whole house" standards in accordance with the Housing Community Plan.
CURRENT SITUATION: These wood-frame, concrete slab on grade units were constructed in 1966. They have received no major upgrades since construction and do not meet the needs of today's families. Kitchens lack dishwashers, have insufficient countertop and cabinet area, and wood cabinets are dated. Bathrooms lack vanities. No family rooms exist. Gas-fired water heater, furnace, range, plumbing fixtures, and air-conditioning are nearing the end of their useful life and are energy inefficient. The bathroom and outdoor outlets have no ground-fault circuit interrupters, electric panel is located in the kitchen, and circuit breakers are not reliable. Windows need to be replaced with vinyl-clad wood and insulating glass and screen. All exterior wood siding, fascia and trim need to be replaced. Bathroom wall covering, ceramic tile, tub, shower, and fixtures need to be replaced. The GOQ requires roof replacement, kitchen renovation, exterior finish system, window and exterior door replacement, and HVAC upgrade.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

ANDREWS AIR FORCE BASE, MARYLAND

4. PROJECT TITLE	5. PROJECT NUMBER
IMPROVE FAMILY HOUSING	AJXF994003

IMPACT IF NOT PROVIDED: Air Force members and families will continue to be inadequately housed. Units will continue to deteriorate resulting in escalating operations, maintenance and repair costs to the Government.
WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: FY96 (GOQ) replace furnace, $1.7K; replace carpet, $5.4K; FY97 (GOQ) upgrade bathrooms, $6.0K; interior doors, $2.9K; patio carpet, $1.1K; garage door, $1.0K; and routine maintenance and repair.
WORK PROGRAMMED FOR NEXT THREE YEARS: None
ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve these units is 60% of the replacement cost. Unit costs are based on an actual bid from a contractor on FY95 Improve Family Housing project (AJXF904000R). The construction agent for this project is the Naval Facilities Engineering Command resulting in Supervision, Inspection, and Overhead costs of 6 percent. Base Civil Engineer: Col Gus G. Elliott (301) 981-7281.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MCGUIRE AIR FORCE BASE, NEW JERSEY	IMPROVE FAMILY HOUSING

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.42	711-111	PTFL974037	212

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
IMPROVE FAMILY HOUSING BLDGS 2756 & 2757	UN	2	83,000	166
SUPPORTING FACILITIES				30
ASBESTOS/LEAD BASED PAINT REMOVAL	LS			(15)
LANDSCAPING/PATIO/FENCING	LS			(15)
SUBTOTAL				196
CONTINGENCY (5%)				10
TOTAL CONTRACT COST				206
SUPERVISION, INSPECTION AND OVERHEAD (3%)				6
TOTAL REQUEST				212
MOST EXPENSIVE UNIT $130,000				
AREA COST FACTOR 1.14				

10. Description of Proposed Construction: Interior and exterior modernization of two housing units. Upgrades floor coverings, improves floorplans, increases energy efficiency, and provides new landscaping. Includes demolition and asbestos/lead-based paint removal. Grade Mix: 2 E5-E9.

11. REQUIREMENT: 2,991 UN ADEQUATE: 1,353 UN SUBSTANDARD: 1,638 UN

PROJECT: To improve Senior Enlisted Advisors' (SEA) quarters.

REQUIREMENT: This project is required to provide modern and efficient quarters for SNCOs and their dependents at McGuire AFB; to ensure that quarters meet life, safety, NEC and BOCA codes; and to provide a comfortable and appealing living environment comparable to the off-base civilian community. This project provides new lighting fixtures, replacement of flooring, interior doors, finishes throughout, landscaping, and site improvements. Project is programmed to meet "whole house" standards IAW the McGuire AFB Housing Community Plan.

CURRENT SITUATION: These quarters do not meet AMC's "whole house" standards. The quarters do not meet the needs of today's families, nor do they provide a modern, comfortable home environment. The walls, floors, ceilings in the quarters are old, badly worn and deteriorated. The plumbing and lighting fixtures are old and deteriorated. Cable and telephone wiring are exposed. The electrical system does not meet current safety codes. Units have inadequate storage and backyard privacy. The floor in the living room is warped, cracked, seperating, and has made one unit uninhabitable. Both of these units meet the Level I criteria relative to the need to accomplish this work within the next two years and these quarters significantly impact the morale occupants living in them. Building 2756 is in such poor condition that it is vacant and closed to

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

MCGUIRE AIR FORCE BASE, NEW JERSEY

4. PROJECT TITLE	5. PROJECT NUMBER
IMPROVE FAMILY HOUSING	PTFL974037

occupants--forcing one SEA to live in a JNCO unit.
IMPACT IF NOT PROVIDED: The units will continue to deteriorate rapidly, resulting in increased operations, maintenance and repair costs to the Government and inconveniences to the residents. The floor will continue to warp and crack thus becoming a greater safety hazard. SNCOs and their families will continue to live in quarters that do not meet AMC's "whole house" standards and are not comparable to off-base civilian homes.
WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: 2756: FY96 Repair HVAC, $10K. FY 97 Repair kitchen and miscellaneous repairs, $12K. FY98 Repair two bathrooms and miscellaneous repairs, $12k. 2757: FY97 Repair bathroom, repair carpet in selected rooms, $12k. FY98 Repair Kitchen, miscellaneous repairs, $12k.
WORK PROGRAMMED FOR NEXT THREE YEARS: 2756: None. 2757: None.
ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve these units is 67% of the replacement cost. Base Civil Engineer: Lt Col Scott Borges, (609)724-2642.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA	IMPROVE MILITARY FAMILY HOUSING (PH 4)

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.42	711-111	VKAG996001	9,682

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
IMPROVE MILITARY FAMILY HOUSING (PH 4)	UN	100	71,100	7,110
SUPPORTING FACILITIES				1,589
COMMON NEIGHBORHOOD IMPROVEMENTS	LS			(789)
ASSOC NEIGHBORHOOD IMPROVE -- PAVEMENT	LS			(225)
UTILITY SERVICE LATERALS	LS			(250)
LANDSCAPING	LS			(155)
CARPORTS, STORAGE, CIRCULATION SPACE	LS			(115)
DEMOLITION (8 UN) & ENVIRONMENTAL	LS			(55)
SUBTOTAL				8,699
CONTINGENCY (5%)				435
TOTAL CONTRACT COST				9,134
SUPERVISION, INSPECTION AND OVERHEAD (6%)				548
TOTAL REQUEST				9,682
MOST EXPENSIVE UNIT $108,300				
AREA COST FACTOR 0.82				

10. Description of Proposed Construction: Improve 100 and demolish 8 housing units. Includes utilities and required storage space. Upgrades bathrooms and kitchens. Improves floors, finishes, layouts, and energy efficiency. Provides playgrounds, patios, and privacy fencing. Installs double paned windows and sliding doors. Includes appliances, demolition, and asbestos/lead based paint abatement.

11. REQUIREMENT: 1,710 UN ADEQUATE: 200 UN SUBSTANDARD: 1,498 UN

PROJECT: Improve Military Family Housing (Ph 4). (Current Mission).

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Seymour Johnson AFB. All units must be upgraded to whole house standards to provide a safe, comfortable and appealing living environment comparable to the off-base living community. This project is the fourth phase of a multi-phase program to upgrade 1,498 substandard family housing units. All units are programmed in accordance with Phase 2 of the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, dining room, bedroom and bath configuration, with sufficient interior and exterior storage areas. Neighborhood improvements will provide playgrounds and landscaping. Existing overhead utility lines will be buried, deteriorated sewer lines will be replaced, and street layouts will be adjusted to improve neighborhood identity and reduce traffic safety problems.

CURRENT SITUATION: This project improves units built in 1958, which are showing the affects of age and heavy use. Livability and energy efficiency are at unacceptable standards. Doors and frames are extremely warped. Hot water heaters and HVAC systems have reached the end of their useful life, are extremely inefficient, and are producing serious

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION
SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA

4. PROJECT TITLE	5. PROJECT NUMBER
IMPROVE MILITARY FAMILY HOUSING (PH 4)	VKAG996001

condensate problems resulting in peeling paint, deteriorating plaster walls, and mold and mildew problems. Patio doors and windows are poorly fitted, single pane units. Bathrooms are exceptionally small and in poor condition. They have undersized sinks and vanities and cracked and deteriorated gel-coated tubs and showers. Additionally, weatherbeaten exterior trim, combined with limited insulation and poor roofs is resulting in increased maintenance costs and reduced energy efficiency. Overhead primary electrical distribution systems need to replaced. Sanitary sewer lines are deteriorating and in some cases have failed completely.

IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in outdated and unsatisfactory housing conditions. Without improvements, these houses will continue to deteriorate resulting in increased maintenance and repair costs, increased inconvenience to the occupants, and will ultimately become uninhabitable facilities. These conditions will have an adverse affect on morale and degrade mission execution.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.

WORK PROGRAMMED FOR NEXT THREE YEARS: None.

ADDITIONAL: Eight units will be demolished in this project to reduce the density of the housing area and improve neighborhood conditions. This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." The cost to improve these units is 68% of the replacement cost. An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. The supervision, inspection and overhead is 6 percent due to the Army Corp of Engineer is the design/construction agent. BCE: Lt Col Quincy Purvis, (919) 736-5511.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MINOT AIR FORCE BASE, NORTH DAKOTA	IMPROVE MILITARY FAMILY HOUSING (PH5)

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.42	711-143	QJVF999200	13,829

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
IMPROVE MILITARY FAMILY HOUSING (PH5)	UN	110	89,460	9,841
SUPPORTING FACILITIES				2,584
COMMON NEIGHBORHOOD SUPPORT	LS			(800)
ASSOC NEIGHBORHOOD IMP--PAVEMENTS	LS			(190)
SERVICE LATERALS	LS			(170)
LANDSCAPNG	LS			(180)
ASBESTOS/LEAD BASE PAINT REMOVAL	LS			(216)
SPECIAL CONST FEATURE (ARCTC REC RM)	LS			(1,028)
SUBTOTAL				12,425
CONTINGENCY (5%)				621
TOTAL CONTRACT COST				13,046
SUPERVISION, INSPECTION AND OVERHEAD (6%)				783
TOTAL REQUEST				13,829
MOST EXPENSIVE UNIT $142,600				
AREA COST FACTOR 1.08				

10. Description of Proposed Construction: Improve 110 housing units. Includes renovating kitchen and baths, replacing interior lights and wiring, redesigning floor plans, improving interior and exterior finishes, repairing pavements, and upgrading an additional 28 SM. Provides air conditioning, appliances, landscaping, playgrounds and recreation areas. Includes asbestos and lead paint removal. Replaces privacy fences.

11. REQUIREMENT: 2,604 UN ADEQUATE: 252 UN SUBSTANDARD: 2,207 UN

PROJECT: Improve Military Family Housing (Phase 5). (Current Mission)

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Minot AFB. All units will be "whole house" improved to provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This project is programmed in accordance with Phase B of the Housing Community Plan. This is the fifth of multiple phases to improve 2459 housing units for base personnel. 252 units have been or are approved for upgrade. These improvements will provide a modern kitchen, living room, and bath configuration with ample interior and exterior storage plus upgrading 28 square meters per unit to provide an arctic recreation room. Parking will be provided for a second vehicle. The neighborhood support infrastructure will be upgraded to meet modern housing needs, to include landscaping, playgrounds and recreation areas.

CURRENT SITUATION: This project improves housing units built in 1964, which are showing the affects of age and continuous heavy use. They have had no major upgrades since construction, and do not meet the needs of today's family, nor do they provide a modern home environment. Kitchens are narrow and dark, and do not provide adequate cabinet and counter top space. The bathrooms are very small and in poor condition. Bathroom

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	
MINOT AIR FORCE BASE, NORTH DAKOTA	
4. PROJECT TITLE	5. PROJECT NUMBER
IMPROVE MILITARY FAMILY HOUSING (PH5)	QJVF999200

fixtures are outdated and inefficient. Lighting in hallways, bathrooms, and bedrooms is inadequate. The exteriors lack landscaping and have no covered patio for protection from the sun. Off street parking is severely limited, and traffic flow in and around the housing areas is inefficient and dangerous to pedestrians.

IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in extremely outdated, unsuitable, and unsatisfactory housing. The housing will continue to deteriorate with age, resulting in increasing and unacceptable maintenance and repair costs, and extreme inconvenience to the occupants. Without this and subsequent phases of this initiative, repairs of these units will continue at a costly, piecemeal fashion, with little or no improvement in living quality. Low morale and retention problems can be expected if such conditions are permitted to continue.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.

WORK PROGRAMMED FOR NEXT THREE YEARS: None.

ADDITIONAL: An ecomonic analysis has been prepared comparing the alternatives of new construction, improvement, leasing, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. Improvement costs represent 67% of replacement costs. This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning Design Guide". The supervision, inspection and overhead is 6 percent due to the Army Corp of Engineer is the design/construction agent. Base Civil Engineer : Lt Col Mike Dronen, (701) 723-2434.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AF (USAFE)		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
RAMSTEIN AIR BASE, GERMANY (VOGELWEH)	IMPROVE FAMILY HOUSING (PHASE A)

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.42	711-161	YANB974580	3,870

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
IMPROVE FAMILY HOUSING (PHASE A)	UN	32	111,812	3,578
SUBTOTAL				3,578
CONTINGENCY (5%)				179
TOTAL CONTRACT COST				3,757
SUPERVISION, INSPECTION AND OVERHEAD (3%)				113
TOTAL REQUEST				3,870
MOST EXPENSIVE UNIT $120,200				
AREA COST FACTOR 1.54				

10. Description of Proposed Construction: Improve 32 housing units. Constructs bathroom and laundry tower additions. Modernizes/renovates interior/exterior; increases energy efficiency. Upgrades kitchens, bath rooms, floor coverings, stairwells, entryways; corrects fire deficiencies; replaces balconies. Provides parking, playground, and recreation areas. Includes demolition and asbestos/lead-base paint removal.
Grade Mix: 32 E1-E4.

11. REQUIREMENT: 9,703 UN ADEQUATE: 5,949 UN SUBSTANDARD: 3,754 UN
PROJECT: Improve Military Family Housing (Current Mission).
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Ramstein AB. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. This is the second of multiple phases to upgrade 5138 houses. Two-hundred sixty-eight units have been upgraded or are approved in previous phases, this completes Phase A of the HCP to upgrade 300 homes. All units will meet "whole house" standards and are programmed in accordance with Phase A of the Housing Community Plan. Renovated homes will provide a modern kitchen, living room, family room, bedroom and bathroom configuration, with ample interior and exterior storage. Living units will be expanded to provide a laundry and second bath for 3 and 4 bedroom units. Street parking will be provided where deficient. Neighborhood improvements will include refuse and recycling enclosures for containers, landscaping, community, and recreation areas.
CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in 1950. These 47 year old houses require major renovation

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AF (USAFE)		

3. INSTALLATION AND LOCATION

RAMSTEIN AIR BASE, GERMANY (VOGELWEH)

4. PROJECT TITLE	5. PROJECT NUMBER
IMPROVE FAMILY HOUSING (PHASE A)	YANB974580

and repair resulting from age and heavy use. They have had no major upgrade since construction and do not meet the need of today's families, nor do they provide a modern home environment. Air Force homes in Germany are constructed in 3 and 4 story stairwell type buildings. Laundry rooms are community use located in basements. Kitchen and bathroom cabinets are obsolete and deteriorated. Wall and floor tiles are old, cracked, and worn. Plumbing and lighting fixtures are deteriorated. Electrical systems do not meet modern construction codes. Ground fault interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Existing balconies are corroded and breaking away from structures. Refuse and recycling containers do not have enclosures to retain materials, resulting in overflows in front of buildings. Parking is deficient--one space per unit. Landscaping and recreation areas are deficient.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Families will be forced to take children up and down two to four flights of stairs to wash laundry in the basement. Balconies will further deteriorate posing a hazard to families in the unit and those living below. Refuse and recycling material will continue to litter the community areas as overflows occur. Parking will continue to be a problem. Low morale and retention problems can be expected if such conditions are permitted to continue.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. The cost to improve this housing is 57% of the replacement cost. Base Civil Engineer: Col Steve Smith 011-49-6371-47-6228.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
ANDERSEN AIR FORCE BASE, GUAM	IMPROVE FAMILY HOUSING PHASE 9

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
8.87.42	711-111	AJJY994401	15,099

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
IMPROVE FAMILY HOUSING PHASE 9	UN	102	128,550	13,112
SUPPORTING FACILITIES				849
SITE IMPROVEMENTS/PAVEMENTS	LS			(203)
LANDSCAPING	LS			(99)
ASBESTOS/LEAD-BASED PAINT REMOVAL	LS			(219)
UTILITIES	LS			(328)
SUBTOTAL				13,961
CONTINGENCY (5%)				698
TOTAL CONTRACT COST				14,659
SUPERVISION, INSPECTION AND OVERHEAD (3%)				440
TOTAL REQUEST				15,099
MOST EXPENSIVE UNIT $167,000				
AREA COST FACTOR 2.01				

10. Description of Proposed Construction: Improves 102 housing units. Provides interior and exterior modernization and renovation. Includes utility upgrade and additions to meet current standards. Upgrades kitchens, bathrooms, improves floorplans, and increases energy efficiency. Provides patios, playgrounds, recreation areas and utilities replacement. Includes asbestos/lead-based paint removal.

11. REQUIREMENT: 1,735 UN ADEQUATE: 518 UN SUBSTANDARD: 1,294 UN
PROJECT: Improve Family Housing (Phase 9). (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Andersen AFB. Housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. This is the ninth of multiple phases to upgrade housing units. Four hundred sixty-three units have been upgraded or approved in previous phases and 1,294 units remain to be accomplished. All units will meet whole house standards and are programmed in accordance with phase seven of the Housing Community Plan. Renovated housing will provide modern kitchen, living room, family room, bedroom and bath configuration with ample interior and exterior storage. Units will be air conditioned. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas.
CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in 1960. These 36 year-old 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.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Low morale and retention problems can be expected if such conditions are permitted to continue, since suitable, affordable off-base housing is not avialable.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.

WORK PROGRAMMED FOR NEXT THREE YEARS: None.

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. The cost to improve this housing is 56% of the replacement cost. Base Civil Engineer: Lt Col Stewart Nelson, (671) 366-7101

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
ROYAL AIR FORCE LAKENHEATH, UNITED KINGDOM	IMPROVE FAMILY HOUSING (PHASE A)

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.42	711-181	GPLS984015	6,786

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
IMPROVE FAMILY HOUSING (PHASE A)	UN	60	64,733	3,884
SUPPORTING FACILITIES				2,390
PAVEMENTS	LS			(822)
LIGHTING	LS			(239)
LANDSCAPING	LS			(791)
RECREATION	LS			(538)
SUBTOTAL				6,274
CONTINGENCY (5%)				314
TOTAL CONTRACT COST				6,588
SUPERVISION, INSPECTION AND OVERHEAD (3%)				198
TOTAL REQUEST				6,786
MOST EXPENSIVE UNIT $93,000				
AREA COST FACTOR 1.37				

10. Description of Proposed Construction: Improves 60 housing units. Provides interior and exterior modernization and renovation of units. Upgrades kitchens, bathrooms, and floor coverings. Improves floor plans, provides increased energy efficiency, privacy fencing and patios. Includes utility upgrades and additions to meet current standards. Provides landscaping, parks, and recreation areas. Grade Mix: 60 E1-E4.

11. REQUIREMENT: 5,400 UN ADEQUATE: 3,020 UN SUBSTANDARD: 2,380 UN

PROJECT: Improve Family Housing (Phase A)(Current Mission).

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Lakenheath. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. This is the first of multiple phases to upgrade 815 houses. All units will meet "whole house" standards and are programmed in accordance with Phase A of the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided,where deficient. Neighborhood improvements are required and include landscaping, playgrounds and recreation areas.

CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in 1940. These 57 year old houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction and do not meet the

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

ROYAL AIR FORCE LAKENHEATH, UNITED KINGDOM

4. PROJECT TITLE	5. PROJECT NUMBER
IMPROVE FAMILY HOUSING (PHASE A)	GPLS984015

needs of today's families, nor do they provide a modern home environment. Kitchen and bathroom cabinets and fixtures are obsolete and 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 is worn, stained, loose, and mismatched due to nonavailability of original materials for replacement The units have inadequate living space, storage, nor patio or backyard privacy. There is little landscaping and no developed public neighborhood areas.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance, and repair costs to the Government and inconvenience to residents. Low morale and retention problems can be expected if such conditions are permitted to continue. Affordable off-base housing is not available. The most recent Housing Market Analysis shows a housing deficit of 1882 units.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: NONE

WORK PROGRAMMED FOR NEXT THREE YEARS: NONE

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, improvment was found to be the most cost efficient over the life of the project. The cost to improve this housing is 62% of the replacement cost. Base Civil Engineer: Lt Col Andy Scrafford 011-44-1-638-52-2100.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
ROYAL AIR FORCE MILDENHALL, UNITED KINGDOM	IMPROVE FAMILY HOUSING (PHASE B)

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.42	711-181	QFQE984013	2,153

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
IMPROVE FAMILY HOUSING (PHASE B)	UN	22	64,227	1,413
SUPPORTING FACILITIES				577
PAVEMENTS	LS			(186)
LANDSCAPING	LS			(198)
RECREATION	LS			(85)
DEMOLITION	LS			(6)
COMMON NEIGHBORHOOD	LS			(102)
SUBTOTAL				1,990
CONTINGENCY (5%)				100
TOTAL CONTRACT COST				2,090
SUPERVISION, INSPECTION AND OVERHEAD (3%)				63
TOTAL REQUEST				2,153
MOST EXPENSIVE UNIT $90,200				
AREA COST FACTOR 1.38				

10. Description of Proposed Construction: Improves 22 housing units. Modernizes/renovates interior/exterior of units. Upgrades kitchens, bath rooms, floor coverings, improves floorplans, provides increased energy efficiency, patios, playgrounds, recreation areas, and adds parking where deficient. Includes utility upgrades and additions to meet current standards. Includes demolition & asbestos/lead-base paint removal. Grade Mix: 22 E1-E4.

11. REQUIREMENT: 5,400 UN ADEQUATE: 3,378 UN SUBSTANDARD: 2,022 UN

PROJECT: Improve Family Housing (Phase B) (Current Mission).

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Mildenhall. The housing units must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. This is the second of multiple phases to upgrade 268 houses. Thirty-five units were approved in previous phases, and 233 remain to be accomplished in this and subsequent phases. All units will meet "whole house" standards and are programmed in accordance with Phase B of the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, family room, bedroom, and bath configuration with ample interior and exterior storage. Units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds, and recreation areas.

CURRENT SITUATION: The project upgrades and modernizes housing which was constructed in 1935. These 62 year old houses require major renovation

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION
ROYAL AIR FORCE MILDENHALL, UNITED KINGDOM

4. PROJECT TITLE	5. PROJECT NUMBER
IMPROVE FAMILY HOUSING (PHASE B)	QFQE984013

and repair to correct deterioration resulting from age and heavy use. They have had no major upgrade since construction, do not meet the needs of todays families, nor do they provide a modern home environment. Plumbing and light fixtures are inefficient. The electrical systems do not meet modern construction codes. Ground fault circuit interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring is old, worn and mismatched due to non-availability of original materials for replacement. The plaster on the walls is old and cracking. The units have inadequate living space, storage, and lack patios. Landscaping and recreation areas for housing residents are deficient. Pavement and parking areas need renovation.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance, and repair costs to the Government and inconvenience to residents. Low morale and retention problems can be expected if such conditions are permitted to continue. Suitable, affordable off-base housing is not available. The most recent Housing Market Analysis shows a housing deficit of 1882 units for RAF Mildenhall and RAF Lakenheath.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. The cost to improve this housing is 56% of the replacement cost. Base Civil Engineer: Lt Col Seb Romano 011-44-1-638-54-2205.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
ROYAL AIR FORCE MOLESWORTH, UNITED KINGDOM	IMPROVE FAMILY HOUSING

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.42	711-181	AEDY989701	1,992

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
IMPROVE FAMILY HOUSING	UN	24	68,750	1,650
SUPPORTING FACILITIES				192
SITE IMPROVEMENT	LS			(33)
UTILITIES	LS			(84)
PAVEMENTS	LS			(54)
DEMOLITION	LS			(21)
SUBTOTAL				1,842
CONTINGENCY (5%)				92
TOTAL CONTRACT COST				1,934
SUPERVISION, INSPECTION AND OVERHEAD (3%)				58
TOTAL REQUEST				1,992
MOST EXPENSIVE UNIT $89,600				
AREA COST FACTOR 1.36				

10. Description of Proposed Construction: Improves 24 housing units. Modernizes/renovates interior and exterior of housing units. Constructs entrance foyer; repairs roofs and gutters; upgrades kitchens, bathrooms, heating, plumbing and electrical systems. Provides patio covers, privacy fencing, walkways, and parking. Includes demolition & asbestos/lead base paint removal.
Grade Mix: 10 E1-E4; 14 E5-E9.

11. REQUIREMENT: 743 UN ADEQUATE: 338 UN SUBSTANDARD: 405 UN
PROJECT: Improve Family Housing. (Current Mission)
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Molesworth. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. This project continues a multi-phased initiative to upgrade 429 houses. All units will meet "whole house" standards. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and include landscaping, playgrounds, and recreation areas.
CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in 1957. These 40 year old houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction and do not meet the needs of today's families, nor do they provide a modern home environment.

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION

ROYAL AIR FORCE MOLESWORTH, UNITED KINGDOM

4. PROJECT TITLE	5. PROJECT NUMBER
IMPROVE FAMILY HOUSING	AEDY989701

Kitchen and bathroom cabinets and fixtures are obsolete and 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 is worn, stained, loose, and mismatched due to nonavailability of original materials for replacement The units have inadequate living and storage space, and lack patio/ backyard privacy. There is little landscaping and no developed public neighborhood areas.

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Low morale and retention problems can be expected if such conditions are permitted to continue. Suitable, affordable off-base housing is not available.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: NONE

WORK PROGRAMMED FOR NEXT THREE YEARS: NONE

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, improvment was found to be the most cost efficient over the life of the project. The cost to improve this housing is 50% of the replacement cost. Base Civil Engineer: Maj Tony Foti, 44-1-638-54-3216

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FY 1999 ADVANCE PLANNING AND DESIGN

Program (In Thousands)
FY 1999 Program $11,342
FY 1998 Program $11,971

Purpose and Scope

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

Program Summary

Authorization is requested for:

(1) Advance planning and design for future year housing programs;

(2) FY 1999 appropriation of $11,342 to fund this effort as outlined in the following exhibit:

1. COMPONENT	FY 1999 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
VARIOUS AIR FORCE BASES	FAMILY HOUSING ADVANCE PLANNING AND DESIGN

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST($000)
8.87.42	711-000	XXXX97000PAD	11,342

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
FAMILY HOUSING ADVANCE PLANNING AND DESIGN	LS			11,342
SUBTOTAL				11,342
TOTAL CONTRACT COST				11,342
TOTAL REQUEST				11,342

10. Description of Proposed Construction: Architect-engineer services, surveys, 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 Account.

11. PROJECT:

REQUIREMENT: The funds requested are necessary to procure architect-engineer services to make site and utility investigations; one time multi-phase design, and housing community plan (HCP) developments; for the preparation of design and specifications of advance plans for future year housing programs in connection with any family housing new or post acquisition construction programs.

IMPACT IF NOT PROVIDED: The funds requested are neccessary to support the development of the Housing Community Plans and to support the new construction and post acquisition construction programs.

OPERATIONS, UTILITIES AND MAINTENANCE
(Excluding Leasing and Debt)

Program ($ in Thousands)
FY 1999 Program $671,892
FY 1998 Program $699,332

Purpose and Scope: Provides operations and maintenance resources to pay for the cost of ownership in terms of property management and day-to-day maintenance.

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, community liaison, and annual service fees paid to the Corporation-Trust Company. Provides the required corporate presence in Delaware for the United States Air Force Housing, Inc., which continues as the entity holding title to Capehart and Wherry real property. The housing referral program assists the two-thirds of Air Force families that live in local communities to find quarters in the private sector and implements the Fair Housing Act of 1968. Services include counseling on housing decision-making, providing advance information on new base of assignment, and assisting through settling-in and home-finding services.

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

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

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

b. Utilities. Includes all heat, electricity, water, sewer, and gas utilities serving family housing, purchased and base produced, except occupant purchased utilities such as telephone and cable TV.

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

(1) Maintenance/Repair of Dwellings. Service calls, routine maintenance, repairs, and replacement of deteriorated facility components.

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

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

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

The Air Force family housing budget requests essential resources to provide military families with housing either in the private market through assistance from a housing referral office, or in government housing. Increased emphasis has been placed on the proper funding of the family housing operations and maintenance program. The Air Force's FY 1999 Operation and Maintenance program emphasizes the following goals:

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

* Invest wisely in maintenance and repairs to preserve and restore the existing required housing inventory worldwide.

* Reduce utility consumption through increased management emphasis on energy conservation and whole-house improvements.

* Reduce furnishings inventories in accordance with transfers and realignments. Redistribute excess furnishings from realigned bases.

* Fund government appliances and furniture consistent with cost/benefit studies and the delivery of new housing units which need government-supplied appliances.

* Continue the Quarters Cleaning Initiative (QCI) which helps limit expensive overseas temporary housing allowances (TLAs) to

approximately three days in lieu of the 10-day maximum. QCI program costs are offset by known savings in TLA accounts.

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

* Pursue privatization ventures that will transfer operation and maintenance responsibility to the private sector where cost effective. Accelerated revitalization of housing assets is the biggest benefit of privatization.

* Continue efforts to decrease operations and maintenance costs in certain high-cost quarters.

* Continue installation, operation, maintenance, and improvement of the Automated Civil Engineer System-Housing Module (ACES-HM, formerly identified as Housing Information Management System (HIMS)), an Air Force-wide computer system designed to assist in all phases of housing management. Ongoing initiatives include beta-testing of software needed to fulfill daily assignment, scheduling, maintenance, and inspection of units. Improved customer service and reduced operations costs are anticipated through the fielding of this system.

This budget request is for funds needed to meet must-pay operations and utilities expenses, as well as the maintenance and repair of existing housing inventory. The Air Force shares the concerns of Congress to improve support to military families and to properly maintain the required existing housing inventory. This budget supports a long-range program responsive to Congressional desires while considering the current environment of budget restraint.

Operation and Maintenance FY 1999 Program Summary - Highlights

Authorization/Appropriation is requested in FY 1999 for $671,892,000. This amount, together with estimated reimbursements of $9,400,000, will fund the FY 1999 Operation and Maintenance program of $681,292,000.

A summary of the funding program for FY 1999 is as follows ($ in thousands):

Operations Request	Util Request	Maint Request	Total Direct Request	Reimburse-ment	Total Program
$131,019	$152,214	$388,659	$671,892	$9,400	$681,292

Air Force Military Family Housing
Operation and Maintenance, Summary
(Excludes Leased Units and Costs)
FY 1999

EXHIBIT FH-2 WORLDWIDE

INVENTORY DATA	FY 97 WORLDWIDE		FY 98 WORLDWIDE		FY 99 WORLDWIDE	
UNITS IN BEGINNING of YEAR	110,766		109,831		109,476	
UNITS AT END of YEAR	109,831		109,476		110,181	
AVERAGE INVENTORY FOR YEAR	110,299		109,654		109,829	
FUNDING REQUIREMENTS ($000)	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST
OPERATIONS (DIRECT)						
MANAGEMENT	53,213	$482	52,665	$480	52,495	$478
SERVICES	32,824	$298	35,819	$327	36,066	$328
FURNISHINGS	39,149	$355	39,448	$360	37,218	$339
MISCELLANEOUS	4,715	$43	5,204	$47	5,240	$48
SUBTOTAL - DIRECT OBLIGATIONS	$129,901	$1,178	$133,136	$1,214	$131,019	$1,193
Anticipated Reimbursements	$1,475	$13	$1,605	$15	$1,642	$15
GROSS OBLIGATIONS - OPERATIONS	$131,376	$1,191	$134,741	$1,229	$132,661	$1,208
UTILITY OPERATIONS	163,841	$1,485	156,511	$1,427	152,214	$1,386
Anticipated Reimbursements	6,864	$62	6,924	$63	7,062	$64
GROSS OBLIGATIONS - UTILITIES	$170,705	$1,548	$163,435	$1,490	$159,276	$1,450
MAINTENANCE (DIRECT)						
M&R DWELLINGS	285,773	$2,591	288,423	$2,630	272,294	$2,479
M&R EXT. UTILITIES	44,617	$405	44,697	$408	42,697	$389
M&R OTH REAL PROP	38,477	$349	38,670	$353	37,251	$339
ALTER & ADDITIONS	37,793	$343	37,895	$346	36,417	$332
SUBTOTAL - DIRECT OBLIGATIONS	$406,660	$3,687	$409,685	$3,736	$388,659	$3,539
Anticipated Reimbursements	$661	$6	$669	$6	$696	$6
GROSS OBLIGATIONS - MAINTENANCE	$407,321	$3,693	$410,354	$3,742	$389,355	$3,545
TOTAL - DIRECT OPS & MAINTENANCE	$700,402	$6,350	$699,332	$6,340	$671,892	$6,092
Anticipated Reimbursements	$9,000	$82	$9,198	$84	$9,400	$86
TOTAL GROSS OPS & MAINTENANCE	$709,402	$6,432	$708,530	$6,462	$681,292	$6,203

REAL PROPERTY MAINTENANCE ACTIVITIES
OPERATION & MAINTENANCE COSTS
Real Property Maintenance and Minor Construction Projects
(HISTORIC HOUSING COSTS)
FY99 BUDGET REQUEST

EXHIBIT FH-5

HISTORIC HOUSING COSTS	($000) FY97	FY98	FY99
A. No. of Units: 1044			
B. Improvements:	5,567	0	0
C. Maintenance and Repair:	2,945	2,559	2,522
Grand Total:	8,512	2,559	2,522

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

OPERATIONS

Program In Thousands)
FY 1999 Program $131,019
FY 1998 Program $133,136

The FY 1999 program represents Air Force family housing requirements and was developed using OSD/OMB approved inflation and foreign currency fluctuation rates. Adjustments have been made for force mission realignments. All program sub-accounts are described in detail in the following analyses:

Management. The Management account includes installation-level management functions such as housing office operations, quality assurance evaluators, administrative support, community liaison, and annual service fees paid to the Corporate-Trust Company to provide the required corporate presence in Delaware. The housing referral program assists members to find quarters in the private sector and implements the Fair Housing Act of 1968.

		($ in Thousands)
1.	FY 1998 President's Budget (Amended):	$48,712
2.	Congressional Adjustments:	None
3.	FY 1998 Appropriation Amount:	$48,712
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers	None
7.	Program Increases: Housing Privatization Feasibility studies, investment in Automated Civil Engineer System-Housing Module (ACES-HM) computer development.	$3,953
8.	Program Decreases:	None
9.	FY 1998 Current Estimate:	$52,665
10.	Price Growth:	
	a. Inflation	$ 790
	b. Foreign Currency Fluctuation Rate adjustment	$-238
11.	Functional Program Transfer:	None
12.	Program Increases: One-time computer-assisted training development and computer based procedures to serve customers	$202
13.	Program Decreases: Non-recurring investment for Automated Civil Engineer System-Housing Module (ACES-HM)computer system development.	$-924
14.	FY 1999 Budget Request:	$52,495

Analysis of Change in Management

The Management sub-account is a relatively stable program and is predominately fixed costs such as salaries and required administrative support supplies and equipment. As part of our management activity, we are continuing to develop new computer-based work tools to improve customer service and management of resources. This effort includes further refinement and operational implementation of the Automated Civil Engineer System-Housing Module (ACES-HM). This system improves customer services and data sharing for overall program management, and provides interactive training to ensure field acceptance and use.

As part of the continuing effort to develop alternatives for more cost effective activities, the Management sub-account provides funds for studies of privatization projects at selected installations. The management sub-account also provides funds for Housing Market Analyses at each base to determine the proper amount of housing needed to support the assigned population.

The Management sub-account is not per-unit specific since there is a basic level of support and manning for the base housing office regardless of the number of units. Minor adjustments were included in the budget request based on small changes in the inventory as well as increases for inflation.

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

Military family housing activities are affected by many new environmental standards. The environmental legislative changes in states and foreign countries continue to evolve leading to an uncertain ability to predict program growth. Initiatives to remove lead based paint and asbestos, install leak detection on underground heating fuel storage tanks, and provide spill/overflow protection and corrosion control are also covered within this account. Increases in landfill costs are programmed and we anticipate these to continue in the future.

		($ in Thousands)
1.	FY 1998 President's Budget (Amended):	$35,849
2.	Congressional Adjustments:	None
3.	FY 1998 Appropriated Amount:	$35,849
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases: Adjustments to recycling programs	$-30
9.	FY 1998 Current Estimate:	$35,819
10.	Price Growth:	
	a. Inflation	$537
	b. Foreign Currency Fluctuation rate adjustment	$-724
11.	Functional Program Transfers:	None
12.	Program Increases: Additional tipping fees and environmental protection costs, inventory increase (175 units)	$434

13. Program Decreases: None

14. FY 1999 Budget Request: $36,066

Analysis of Changes in Services

The Services budget request has been increased to meet the cost growth for service contracts. The most significant cost increases are for refuse removal contracts which are being modified to accommodate more costly environmental standards. This cost growth is primarily for increased tipping fees (landfill dumping costs) due to additional environmental requirements for safer containment of landfill runoff. In FY 1996 and FY 1997, new mandatory and voluntary recycling programs were implemented. Following initial recycling start-up costs, these programs have leveled off for FY 1998 and 1999.

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

This Fiscal Year 1999 Budget reflects the "Sense of Congress" for increased burden sharing with foreign governments. Force structure reductions overseas have allowed the Air Force to reduce overseas furnishings inventories. However, overseas realignments are still occurring which increases operating costs for moving furnishings, as well as making it necessary to maintain adequate backup stock of appliances and furnishings for our overseas dependent families.

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

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

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

		($ in Thousands)
1.	FY 1998 President's Budget (Amended):	$36,427
2.	Congressional Adjustments:	None
3.	FY 1998 Appropriated Amount:	$36,427
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None

7.	Program Increases: Italian Appliance Law, unanticipated furniture requirements in PACAF and USAFE.	3,021
8.	Program Decreases:	None
9.	FY 1998 Current Estimate:	$39,448
10.	Price Growth:	
	a. Inflation	$592
	b. Foreign Currency Fluctuation rate adjustment	$-760
11.	Functional Program Transfers:	None
12.	Program Increases: One-time transformer buy, inventory increase (175 units)	$457
13.	Program Decreases: Stabilized investment in Italian appliances, PACAF and USAFE unanticipated requirements satisfied	$-2,519
14.	FY 1999 Budget Request:	$37,218

Analysis of Changes in Furnishings

Furnishings costs are trending downward from over $50 million per year in the late 1980's to $37.2M in FY 1999. Base closures and realignments from overseas have been the primary cause of these reductions. Also, the Air Force reduced the number of locations with limited Joint Travel Regulation status which alleviated some of the requirement for furnishings support. During realignments in Europe furniture was moved to new locations to support continued operations. This FY 1999 budget request takes into consideration force structure drawdowns and closures and related shifts of furnishings. Even so, this request addresses the needs of newly constructed and leased housing units being added to the CONUS Air Force inventory to compensate for housing deficits. Also, mission requirements and realignments have resulted in build-up of activities at several locations in Europe, to include increases in concurrent family travel at Lakenheath AB England and Aviano AB Italy. With more families at these locations to support, the furnishings requirements have increased. Changes to Italian Law drive purchases of non-US manufactured gas appliances for use at Italian locations.

Miscellaneous. Includes mobile home hookups, leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments (i.e. United Kingdom and Australia) to operate Permit Housing units occupied by Air Force personnel, and similar costs.

		($ in Thousands)
1.	FY 1998 President's Budget:	$5,661
2.	Congressional Adjustments:	None
3.	FY 1998 Appropriated Amount:	$5,661
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases: Increased accommodation fees for RAF housing at Lakenheath and increased administrative support costs in USAFE	$31
8.	Program Decreases: Anticipated savings in country-to-country agreements in Australia and Japan	-488
9.	FY 1998 Current Estimate:	$5,204
10.	Price Growth: a. Inflation b. Foreign Currency Fluctuation	 $78 $-2
11.	Functional Program Transfers:	None
12.	Program Increases: Shared unit fees, inventory increase (175 units)	$43
13.	Program Decreases: Anticipated savings in country-to-country agreement with Australia from currency gain	$-83
14.	FY 1999 Budget Request:	$5,240

Analysis of Changes in Miscellaneous

Minor adjustments are made to a stable program which covers incidental costs in support of the family housing accounts. The decrease results from costs of units supported in Australia are subject to foreign currency gains or losses which are not covered in the FCF account. These accommodation costs are incurred in accordance with requirements in host country agreements and are budgeted as “must pay” expenses. In addition, costs have increased due to the implementation of the International Cooperative Administrative Support Services (ICASS) Program which is a new system for managing and sharing the administrative support costs of overseas operations of US Foreign Affairs agencies and other US Government agencies that operate as part of the country team at US Embassies.

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Utilities. This program provides for all utilities consumed in government-owned family housing. Electricity, purchased heating, water, sewage and waste systems are included. Military Family Housing facilities consume approximately one-fifth of Air Force facility energy usage; therefore, Military Family Housing residents and management share a significant role in the achievement of Air Force energy reduction goals. Since Military Family Housing occupants are not billed for their energy consumption, conservation motivation is rooted in other than individual financial incentives. The single most effective motivator is command emphasis. Energy projects to install set back thermostats, water heater jacket insulation, insulation in crawl and attic spaces, and thermal doors and windows are also achieving good results toward the attainment of Air Force energy conservation goals.

		($ in Thousands)
1.	FY 1998 President's Budget (Amended):	$154,556
2.	Congressional Adjustments:	None
3.	FY 1998 Appropriated Amount:	$154,556
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases: Unstable country-to-country agreements	$1,955
8.	Program Decreases:	None
9.	FY 1998 Current Estimate:	$156,511
10.	Price Growth:	
	a. Inflation	$2,348
	b. Foreign Currency Fluctuation Rate Adjustment	$-1,186
11.	Functional Program Transfer:	None

12.	Program Increases:	
	Inventory increase (175 units)	$255
13.	Program Decreases:	
	Savings from commander's emphasis on energy conservation	$-5,714
14.	FY 1999 Budget Request:	$152,214

Analysis of Changes in Utilities

The requirement for FY 1999 is based on historical obligation trends which continue to be influenced by weather and energy conservation savings resulting from whole-house improvements and energy conservation projects. In addition, conversion of Military Family Housing units in Germany from base-produced heat to heat purchased from a local plant helped reduce overall utility costs. In general, the continuing trend for utilities is cost growth below normal inflation as a result of on-going programs and initiatives to conserve energy. The consumption usage stream shown in the following table is consistent with the Air Force goals of reducing energy consumption and costs through conversion to natural gas and installation of energy saving materials in housing units.

UTILITIES (000)

PROJECTED ENERGY CONSUMPTION	FY 1997	FY 1998	FY 1999
Electricity (KWH)	1,740	1,687	1,636
Fuel Oil (Bbls)	388	380	372
Natural Gas (KCF)	6,290	6,227	6,164
Coal (MBTUs)	352	348	345
Purchased Steam (MBTUs)	576	564	552

Overall, utility rates are stable. Continued conservation efforts are reducing consumption and costs. The primary reason for cost growth is due to inflation which is offset by continued emphasis on conservation of utilities and investment in energy savings housing materials.

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

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

		($ in Thousands)
1.	FY 1998 President's Budget (Amended):	$432,282
2.	Congressional Adjustments:	$-12,700
3.	FY 1998 Appropriated Amount:	$419,582
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases: Increased “must pay” costs in other accounts have caused a decrease in available funds for maintenance: to Management for privatization studies, to Furnishings to meet requirement of Italian appliance laws, to Leasing to meet increased costs and additional overseas requirement, to Utilities to meet additional costs on unstable country-to-country agreements.	$- 9,897
9.	FY 1998 Current Estimate:	$409,685
10.	Price Growth:	
	a. Inflation	$6,145
	b. Foreign Currency Fluctuation	$-4,449
11.	Functional Program Transfer:	None
12.	Program Increases:	
	Inventory increase (175 units)	$436

13.	Program Decreases: Non-emergency maintenance deferred due to budget constraints	$-23,158
14.	FY 1999 Budget Request:	$388,659

Analysis of Changes in Maintenance Program

Previously limited maintenance funding and a high occupant turnover have accelerated deterioration of the Air Force's aging housing inventory. Constrained funding has resulted in a greater reliance on temporary fixes which in the long run only exacerbates the deterioration of our housing units. In addition, the infrastructure which supports the units is now beyond its projected economic life at most of our installations. Several systems have failed and many are near failure.

The family housing assets maintained by the Air Force are valued at over $16.5 billion in replacement costs. Sound property management must be applied to preserve and protect this major investment to ensure that these facilities can be occupied continuously. Budget constraints have had an adverse impact on the Air Force’s program to contain the growth of deferred maintenance.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

SUMMARY OF BACKLOG OF DEFERRED MAINTENANCE AND REPAIR (DMAR)
($ in Millions)

	FY 1997	FY 1998	FY 1999
Beginning of Year DMAR	928	971	1,086
Revitalization Reduction	-76	-73	-49
BRAC IV reduction	-1	0	0
Per-Year Asset Degradation (Inflation and Asset Deterioration)	70	72	80
Revised Beginning of Year DMAR	921	970	1,117
Annual Maintenance Requirement	457	526	530
Total Requirement	1378	1,496	1,647
Annual Maintenance Funding	407	410	388
End of Year Backlog	971	1,086	1,259
Backlog Reduction (Growth)	(43)	(115)	(173)
DMAR per Dwelling Unit ($000)	8.8	9.9	11.5

Deterioration of the Air Force’s aging housing inventory is accelerating. The total maintenance requirement reflected on this chart portrays only those projects which are required to meet and sustain approved standards. This chart reflects the decision to fund maintenance at the highest possible level to arrest DMAR growth. However, with current funding constraints DMAR continues to grow.

In a 20 June 1995 DoD Inspector General Quality of Life Survey, 73% of DoD-wide Installation Commanders expressed concern about Family Housing and its impact on personnel performing the mission on their installations. Family Housing received the highest ranked response at 73%, far outpacing the next highest concern which was 34% for Health Care. Within the Air Force, 91% of the Installation Commanders expressed concern for Family Housing and 82% placed Family Housing in their top three priorities for needing additional funding--above areas such as base facilities, recreation and services, income/cost of living adjustments, and even health care.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

Consistent with Congressional concerns, the Air Force is actively pursuing means to reduce the Deferred Maintenance and Repair backlog. The Air Force's goal is to reduce end of year backlog to one year's normal recurring maintenance and repair of our dwellings to ensure availability of quarters which meet Air Force standards. The method we use to measure our effectiveness against these standards is to track the impact of the funded program against Deferred Maintenance and Repair. When funding is lower than maintenance requirements, asset deterioration accelerates. This current growth of maintenance costs is above inflation rates and increases the scope of future programmed work. Another impact from underfunded maintenance is an increase in the number of emergency repairs which are disruptive to occupants, costly, and manpower intensive. The backlog of unrepaired systems also generates other work (i.e., delayed roof projects require additional work to fix leaks, patch and paint ceilings, etc.) Current funding levels do not achieve the goal of reducing Deferred Maintenance and Repair.

The Air Force has initiated a whole-house/whole-neighborhood concept to determine total funding required to bring existing facilities up to new construction standards. This concept combines all improvements with required maintenance and repairs into one project, minimizing quarters downtime and disruption to residents for piece-meal work. The dollars in the revitalization program contribute to the reduction in Deferred Maintenance and Repair. However, if whole-house renovations are delayed for too long, emergency projects to fix specific systems (e.g. roof leaks) must be accomplished in the interim, driving up life-cycle costs.

Quality family housing has a great impact on the lives of our members and the readiness of our forces. It is for this reason that we believe the maintenance dollars the Air Force has programmed in this budget will have a payback far greater than that which can be measured in terms of average unit costs. Future budget increases to this account can only improve the quality of life for our airmen and their families.

This request reflects the decision to fund maintenance at a level which partially arrests Deferred Maintenance and Repair growth within funding constraints. Emphasis on timely maintenance and repairs is essential to ensure quarters are available for occupancy. Continually deferring such work increases the rate of deterioration, compounding the additional unfunded requirements in future years.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FAMILY HOUSING REPAIRS
(EXCEEDING $15,000 THRESHOLD)

Location	No Units	Year Built	High Unit Cost ($000)	Unit (NSF)	Proj (NSF)	Total Cost ($000)	Improvements Non-Routine ($000 FY94-98)

This information is provided to comply with the 1984 House Appropriations Committee language requiring the Services to report any expenditures for major maintenance and repair projected to exceed $15,000 per unit.

The number of maintenance projects over this threshold have increased significantly over previous years which reflects a growing deterioration of the inventory and growing inflationary pressure on the threshold. This is primarily due to the growing number of units that are waiting for improvement and renovation with investment funding. Many have deteriorated to the point that they must be repaired to continue occupancy. Since over 60 percent of the average investment project includes major maintenance and repair actions, we can mitigate some of these problems through the O&M program. While these projects are shown as line items here, the maintenance budget estimate includes these problems among overall requirements for the entire inventory.

Inflation plays a role in driving repair costs beyond the $15,000 threshold. Eventually relatively routine repairs will exceed the threshold if no upward adjustment to the threshold is made to account for inflation.

CONUS

Location	No Units	Year Built	High Unit Cost ($000)	Unit (NSF)	Proj (NSF)	Total Cost ($000)	Improvements Non-Routine ($000 FY94-98)
ALABAMA							
Maxwell	20	1934	42	2,624	52,480	740	2,062

Narrative: Repair clay tile roofs on houses and garages. Project includes replacing rotted decking and structural members, installing new clay tiles to meet historic criteria, replacing fascia boards, gutters, window frames and windows.

CALIFORNIA							
Travis	56	1957	99	1,350	75,600	5,087	0

Narrative: Replace cracked asbestos cement siding with new stucco; replace low-slope roof system with new trusses and shingles; replace doors and windows. Repair finishes, floors, and tile in bathrooms and kitchens. Replace bathroom fixtures, kitchen cabinets, sinks, dishwashers, and disposal units. Replace exterior and interior wiring and electrical components; replace patio slabs; repair carports.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FAMILY HOUSING REPAIRS
(EXCEEDING $15,000 THRESHOLD)

Location	No Units	Year Built	High Unit Cost ($000)	Unit (NSF)	Proj (NSF)	Total Cost ($000)	Improvements Non-Routine ($000 FY94-98)
Travis	68	1957	49	1,293	85,204	2,797	0
Narrative: Replace roofs, carport support structures, patio slabs, doors, evaporative coolers, and furnaces; replace exterior electrical wiring and components; replace siding and insulation.							
Travis	30	1957	95	1,293	38,790	2,370	0
Narrative: Replace roofs, carport support structures, patio slabs, doors, evaporative coolers, and furnaces; replace exterior electrical wiring and components; replace siding and insulation; perform complete interior renovation.							
Vandenberg	172	1959	24	1,064	183,008	3,352	0
Narrative: Replace corroded and leaking overhead water pipes. Mineral deposits in pipes severely restrict water flow resulting in minimal water pressure at faucets. Pipes leak above ceilings, destroying ceilings. Replace existing two-conductor wiring with three-conductor system that meets electrical codes. Repair existing 50-amp electrical service to meet Air Force standards and handle the increased load of numerous appliances not available in the 1960's.							
FLORIDA							
Patrick	60	1957	46	1,046	62,760	2,250	0
Narrative: Replace ridge vents, soffits, and windows. Repair fascia and deteriorated wood siding, patch and paint exterior stucco walls, repair and paint interior walls and ceilings, repair floors and interior wood trim, replace light fixtures and wiring, renovate bathrooms.							
GEORGIA							
Moody	1	1953	29	2,607	2,607		0
	2	1965	25	1,665	3,330		0
	1	1965	25	2,189	2,189		0
	2	1972	25	2,069	4,138		
Total	6				12,264	129	0
Narrative: Replace kitchen cabinets, windows, door bell system, fire detectors and ceiling fans. Repair bathrooms, replace fixtures and repair finishes.							
Robins	4	1942	43	1,517	6,068	144	0
Narrative: Replace existing HVAC system, electrical wiring, panel boards, outlets, water supply and sewer piping. Existing HVAC system is over 15 years old; existing electrical system more than 50 years old. Upgrade electrical system to support modern occupant electrical appliance load.							

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FAMILY HOUSING REPAIRS
(EXCEEDING $15,000 THRESHOLD)

Location	No Units	Year Built	High Unit Cost ($000)	Unit (NSF)	Proj (NSF)	Total Cost ($000)	Improvements Non-Routine ($000 FY94-98)
Robins	3	1942	25	1619	4857	63	0
Narrative: Replace existing electrical wiring, panel boards, outlets, water supply and sewer piping. Existing 50-year-old electrical wiring is brittle and deteriorating due to age. Plumbing piping is clogged with sediment and deposits.							
ILLINOIS							
Scott	122	1972	29	1,724	210,328	2,904	0
Narrative: Replace rotted fiberboard siding and trim with vinyl siding; replace deteriorated windows with energy conserving vinyl-clad wood windows. Paint existing trim to match new trim.							
KANSAS							
McConnell	1	1959	106	2,313	2,313	106	17
Narrative: Repair walls, ceilings, and floors in entry vestibule, kitchen, bedroom, dining room, family room, and living room. Repair patios.							
MISSISSIPPI							
Keesler	40	1955	45	898	53,880	1,680	724
Narrative: Renovate kitchens and bathrooms. Replace electrical system, gypsum board walls and ceilings, air conditioning system, doors and windows. Repair interior and exterior surfaces, repoint and patch brick, and install carpet.							
NEBRASKA							
Offutt	13	1896	25	1,030	13,390	221	156
Narrative: Repair 13 Historic residence foundations, tuckpoint exterior brick walls and chimney, repair roof and exterior pavements.							
Offutt	10	1896	45	3,320	33,200	380	180
Narrative: Repair 13 Historic residence foundations, tuckpoint exterior brick walls and chimney, repair windows, replace carpet, and paint quarters.							
Offutt	61	1952	28	1,309	79,849	1,397	0
Narrative: Repair heating, ventilation, and air conditioning. Replace insulation, windows and doors to ensure habitability and energy conservation. Repair stoops.							
NEW MEXICO							
Kirtland	79	1959	25	1,700	134,300	1,659	0

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FAMILY HOUSING REPAIRS
(EXCEEDING $15,000 THRESHOLD)

Location	No Units	Year Built	High Unit Cost ($000)	Unit (NSF)	Proj (NSF)	Total Cost ($000)	Improvements Non-Routine ($000 FY94-98)
Narrative: Remove existing roof system, repair structural deterioration, replace roof and underlayment with new sloped asphalt shingle roof.							
NORTH CAROLINA							
Pope	1	1933	61	3,192	3,192		
	7	1933	61	2,871	19,467		
Total	8				22,659	410	302
Narrative: Replace deteriorated asphalt shingle roof. Remove lead based paint from interior and exterior doors; repaint doors. Refinish doors to meet historic criteria.							
OHIO							
Wright-Patterson	106	1975	22	1,230	130,380	1,855	0
Narrative: Repair windows, siding, roof flashing, gutters, and downspouts. Replace exterior light fixtures, door bell switches, and exterior exhaust vents. Repair sidewalks, curbs, and entry steps. Replace rear service door on garages. Construct new gables and dormers. Repair eaves and construct new patio door overhangs.							
SOUTH CAROLINA							
Charleston	5	1959	70	957	4,785		
	11	1959	70	1,100	12,100		
	8	1959	70	1,085	8,680		
	1	1959	70	1,080	1,080		
Total	25				26,645	1,449	68
Narrative: Repair plumbing and electrical systems, replace floor & wall coverings; replace cabinets; replace doors and windows; paint interior walls and ceilings.							
Charleston	5	1959	96	1,679	8,395		
	4	1959	96	1,657	6,628		
Total	9				15,023	781	0
Narrative: Repair plumbing and electrical systems; relocate water heaters from attics; remove flat roofs and replace with sloped roofs; replace floor & wall covering; replace kitchen cabinets, paint interior walls and ceilings; replace doors, windows, and siding.							
Charleston	84	1957	25	1,287	108,108	1,840	0
Narrative: Replace deteriorating single-pane windows and blinds with energy conserving windows and blinds. Replace wood siding with low-maintenance vinyl							

FAMILY HOUSING REPAIRS
(EXCEEDING $15,000 THRESHOLD)

Location	No Units	Year Built	High Unit Cost ($000)	Unit (NSF)	Proj (NSF)	Total Cost ($000)	Improvements Non-Routine ($000 FY94-98)
siding; replace exterior doors with energy-conserving insulated doors.							
TENNESSEE							
Arnold	28	1964	35	1,424	39,884	812	0
Narrative: Replace siding, shutters, windows, window frames, and vinyl floor covering; renovate bathrooms.							
TEXAS							
Brooks	34	1962	37	1,070	36,380	1,043	0
Narrative: Replace deteriorated wood siding with vinyl siding, replace exterior wood doors and shingle roofs, clean and repair HVAC ducts. Vinyl siding will eliminate the need to paint wood siding, and encapsulate lead paint. Exterior wood doors are energy inefficient and coated with lead paint. HVAC ducts are rusty, moldy, and coated with dust, leading to numerous occupant health complaints.							
Brooks	1	1962	19	1,381	1,381	16	0
Narrative: Repair under-slab plumbing; repair cracked interior and exterior walls; level foundation slabs, replace interior finishes.							
VIRGINIA							
Langley	2	1931	27	2,787	5,574	54	0
Narrative: Remove lead-based paint and repaint units, repair trim to meet historic criteria.							
WYOMING							
Warren	1	1967	25	1,242	1,242	25	0
Narrative: Repair a housing unit for the Wing Senior Enlisted Advisor. Replace kitchen floor and cabinets, replace bathroom fixtures, upgrade light fixtures, replace carpeting, install ceiling fans, replace window coverings and paint the interior and exterior of the unit.							
OVERSEAS							
ALASKA							
Elmendorf	124	1942	22	1,144	14,514	2,232	0
Narrative: Replace kitchen cabinets, counters, fixtures, lights, floor and wall covering. Replace electrical service entrance, panel, and outlets with safety ground-fault interrupt circuit breakers. Remove interior door, alter wall and							

FAMILY HOUSING REPAIRS
(EXCEEDING $15,000 THRESHOLD)

Location	No Units	Year Built	High Unit Cost ($000)	Unit (NSF)	Proj (NSF)	Total Cost ($000)	Improvements Non-Routine ($000 FY94-98)
extend countertops.							
GERMANY							
Ramstein	48	1951	110	1,145	54,960	4,937	105
Narrative: Replace kitchen fixtures, sinks, cabinets, and counters; bath fixtures, sinks, and tubs; water, heat, and sewage lines; entrance, exit, fire, and basement doors. Replace 2-wire electrical system with 3-wire system. Replace electrical fixtures, outlets, switches, panel boxes, doorbells, and intercom systems. Repair floor and wall tiles. Plaster and paint surfaces. Repair common areas and correct fire deficiencies. Replace deteriorated balconies.							
Ramstein	42	1956	154	1,060	44,520	5,113	45
Narrative: Replace kitchen fixtures, sinks, cabinets, and counters; bath fixtures, sinks, and tubs; water, heat, and sewage lines; entrance, exit, fire, and basement doors. Replace 2-wire electrical system with 3-wire system. Replace electrical fixtures, outlets, switches, panel boxes, doorbells, and intercom systems. Repair floor and wall tiles. Plaster and paint surfaces. Repair common areas and correct fire deficiencies. Replace deteriorated balconies.							
Ramstein	16	1953	147	1,337	21,392	2,320	154
Narrative: Replace kitchen fixtures, sinks, cabinets, and counters; bath fixtures, sinks, and tubs; water, heat, and sewage lines; entrance, exit, fire, and basement doors. Replace 2-wire electrical system with 3-wire system. Replace electrical fixtures, outlets, switches, panel boxes, doorbells, and intercom systems. Repair floor and wall tiles. Plaster and paint surfaces. Repair common areas and correct fire deficiencies. Replace deteriorated balconies.							
Spangdahlem	18	1955	143	1,220	21,960	2,232	0
Narrative: Repair ceilings, windows, and doors as required in kitchens, halls, stairwells, baths, bedrooms, living rooms, laundries, and balconies. Repair electrical conduit, HVAC, water, lighting, sewage, and lightning protection. Repair wood floors and baseboards. Replace floors in baths, kitchens, laundry and halls. Repair building entrances, gutters, mailboxes, doorbells, storage areas, intercom systems, and landscaping. Provide environmental abatement, energy and water meters, water filters, smoke detection, fire-reporting systems, ground fault interrupters, and television and telephone connections where appropriate. Repair roof.							
Spangdahlem	18	1955	143	1,220	21,960	2,232	0
Narrative: Repair ceilings, windows, and doors as required in kitchens, halls, stairwells, baths, bedrooms, living rooms, laundries, and balconies. Repair electrical conduit, HVAC, water, lighting, sewage, and lightning protection. Repair wood floors and baseboards. Replace floors in baths, kitchens, laundry and halls. Repair building entrances, gutters, mailboxes, doorbells, storage areas, intercom systems, and landscaping. Provide environmental abatement, energy and water meters, water filters, smoke detection, fire-reporting systems, ground fault inter-							

FAMILY HOUSING REPAIRS
(EXCEEDING $15,000 THRESHOLD)

Location	No Units	Year Built	High Unit Cost ($000)	Unit (NSF)	Proj (NSF)	Total Cost ($000)	Improvements Non-Routine ($000 FY94-98)
rupters, and television and telephone connections where appropriate. Repair roof.							
Spangdahlem	18	1955	143	1,220	21,960	2,232	0
Narrative: Repair ceilings, windows, and doors as required in kitchens, halls, stairwells, baths, bedrooms, living rooms, laundries, and balconies. Repair electrical conduit, HVAC, water, lighting, sewage, and lightning protection. Repair wood floors and baseboards. Replace floors in baths, kitchens, laundry and halls. Repair building entrances, gutters, mailboxes, doorbells, storage areas, intercom systems, and landscaping. Provide environmental abatement, energy and water meters, water filters, smoke detection, fire-reporting systems, ground fault interrupters, and television and telephone connections where appropriate. Repair roof.							
Spangdahlem	18	1955	143	1,220	21,960	2,232	0
Narrative: Repair ceilings, windows, and doors as required in kitchens, halls, stairwells, baths, bedrooms, living rooms, laundries, and balconies. Repair electrical conduit, HVAC, water, lighting, sewage, and lightning protection. Repair wood floors and baseboards. Replace floors in baths, kitchens, laundry and halls. Repair building entrances, gutters, mailboxes, doorbells, storage areas, intercom systems, and landscaping. Provide environmental abatement, energy and water meters, water filters, smoke detection, fire-reporting systems, ground fault interrupters, and television and telephone connections where appropriate. Repair roof.							
GUAM							
Andersen	76	1959	34	1,108	84,208	2,052	0
Narrative: Replace aging air conditioning units with energy efficient models. Provide screen around exterior of unit to protect occupants from noise.							
Andersen	35	1960	34	1,121	39,235	980	0
Narrative: Repair kitchens and utility rooms to include replacing cabinets, appliances, plumbing, mechanical and electrical systems, and interior painting.							
Andersen	26	1960	44	1,121	29,146	988	0
Narrative: Repair houses with one bathroom to include replacing cabinets, fixtures, plumbing, mechanical and electrical systems; and interior painting							
Andersen	50	1960	25	1,121	55,050	950	0
Narrative: Repair houses with two bathrooms to include replacing cabinets, fixtures, plumbing, mechanical, and electrical systems; and interior painting.							
JAPAN							
Kadena	52	1985	41	916	47,632		0
	44	1985	41	916	40,304		0
	135	1983	41	1,152	155,520		0
Total	231				243,456	8,547	

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FAMILY HOUSING REPAIRS
(EXCEEDING $15,000 THRESHOLD)

Location	No Units	Year Built	High Unit Cost ($000)	Unit (NSF)	Proj (NSF)	Total Cost ($000)	Improvements Non-Routine ($000 FY94-98)
Narrative: Replace domestic hot water and HVAC systems and associated electrical hardware with reverse-cycle heat pumps. Provide concrete pad and electrical connections to support heat pumps.							
Kadena	132	1976	29	1,000	132,000	3,432	0
Narrative: Phase 4 of a multiphase program to upgrade electrical systems to meet current codes. Replace all interior electrical wiring, switches, outlets, light fixtures, and circuit breakers with three-conductor systems.							
Kadena	24	1965	60	1,616	38,784	1,392	0
Narrative: Phase 5 of a multiphase program to upgrade electrical systems to meet current codes. Replace all interior electrical wiring, switches, outlets, light fixtures, and circuit breakers with three-conductor systems. Replace windows and exterior doors with new energy efficient doors and windows. Repair deteriorated bedroom closets.							
Kadena	76	1982	28	1,149	87,324	1,672	0
Narrative: Phase 1 of kitchen repair project, to include replacement of cabinets, countertops, fixtures, electrical systems, appliances, and flooring.							
Kadena	76	1982	27	1,149	87,324	1,596	0
Narrative: Phase 2 of kitchen repair project, to include replacement of cabinets, countertops, fixtures, electrical systems, appliances, and flooring.							
Kadena	76	1982	27	1,149	87,324	1,596	0
Narrative: Phase 3 of kitchen repair project, to include replacement of cabinets, countertops, fixtures, electrical systems, appliances, and flooring.							
Misawa	10	1987	48	1,810	18,100	380	0
Narrative: Remove existing roof system, repair structural deterioration, replace roof and underlayment with new roof materials.							
UNITED KINGDOM							
Lakenheath	30	1960	73	1,183	35,490	1,740	100
Narrative: Repair structural deterioration and damage; repair interior finishes in kitchens, bedrooms, bathrooms, living rooms, hallways, and foyers. Replace electrical distribution, mechanical, ventilation, heating, water, and sewage systems. Replace 110 volt electrical system, letter boxes, windows, blinds, doors, and front stoops.							

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

FAMILY HOUSING REPAIRS
(EXCEEDING $15,000 THRESHOLD)

Location	No Units	Year Built	High Unit Cost ($000)	Unit (NSF)	Proj (NSF)	Total Cost ($000)	Improvements Non-Routine ($000 FY94-98)
Molesworth	31	1958	67	1,293	40,083	1,665	100

Narrative: Repair kitchens, bathrooms, bedrooms, living rooms, balconies, hallways and foyers. Replace electrical distribution, mechanical, ventilation, heating, water, and sewage systems. Replace 110 volt electrical system, letter boxes, windows, blinds, doors, and front stoops.

The following projects were submitted or notified as above-threshold for 1997:

Offutt AFB, Nebraska

Narrative: Emergency structural repairs to five non-GOQ quarters to correct crumbling foundations and leaky basements forced the units above-threshold to approximately $34,000 per unit.

Eielson AFB, Alaska
Kadena AB, Japan
Misawa AB, Japan
Langley AFB, Virginia
Seymour-Johnson AFB, North Carolina
Fairchild AFB, Washington

Narrative: The Air Force submitted a consolidated notification for units on these bases because of restorations due to damage from fire and steam leaks. The total cost of all projects was $409,000.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 1999 BUDGET REQUEST

FAMILY HOUSING REPAIRS
(EXCEEDING $25,000 THRESHOLD)

Location	Qtrs ID	Size NSF	Year Built	Oper Total ($000)	Util Total ($000)	Maint Total ($000)	Total O&M ($000)	Unit Maint Limit ($000)	Improvements Non-Routine FY1994-1998 ($000)

This information is provided to comply with the 1984 House Appropriations Committee language requiring the Services to report any expenditures from the maintenance account for General or Flag Officer housing projected to exceed $25,000 per unit.

The number of maintenance projects over this threshold have increased significantly over previous years which reflects a growing deterioration of the inventory and growing inflationary pressure on the threshold. This is primarily due to the growing number of units that are waiting for improvement and renovation with investment funding. Since over 60 percent of the average investment project includes major maintenance and repair actions, we can mitigate some of these problems through the O&M program. While these projects are shown as line items, the maintenance budget estimate includes these problems among overall requirements for the entire inventory.

As with the non-GOQ units exceeding the $15,000 threshold, inflation plays a role in driving repair costs beyond the $25,000 threshold. Eventually relatively routine repairs will exceed the specified thresholds if no upward adjustment to the threshold is made to account for inflation.

Each project described below includes all maintenance and repair, alterations, asbestos and lead based paint management/abatement and operations costs anticipated for FY99 to present a complete picture of the spending projected for the quarters.

CONUS

Location	Qtrs ID	Size NSF	Year Built	Oper Total ($000)	Util Total ($000)	Maint Total ($000)	Total O&M ($000)	Unit Maint Limit ($000)	Improvements Non-Routine FY1994-1998 ($000)
COLORADO									
Peterson	216 Otis Circle	2,887	1980	2	4	55	61	55	0
Narrative: Replace leaky windows with energy conserving windows, replace roof.									
Peterson	218, 220 Otis Circle	2,084	1965	2	6	70	78	35	0
Narrative: Repair heat and ventilation system, install air conditioning, replace existing leaky windows with energy conserving windows.									
Peterson	465-487 Selfridge Circle	2,090	1967	8	24	280	312	39	0
Narrative: Repair heat and ventilation system, install air conditioning, replace existing leaky windows with energy conserving windows. (8 units)									
USAF Academy	6776	5,328	1935	1	2	321	324	321	29

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 1999 BUDGET REQUEST

FAMILY HOUSING REPAIRS
(EXCEEDING $25,000 THRESHOLD)

Location	Qtrs ID	Size NSF	Year Built	Oper Total ($000)	Util Total ($000)	Maint Total ($000)	Total O&M ($000)	Unit Maint Limit ($000)	Improvements Non-Routine FY1994-1998 ($000)
Narrative: Repair Carlton House, home of the Air Force Academy Superintendent. House is on the National Register of Historic Places and must be repaired in a manner which preserves its historic character. Project includes removing existing failing tile roof and underlayment, repairing structure as needed, reapplying roof materials; sandblasting existing paint and stucco wall coating, reapplying stucco and paint; restoring upstairs windows, refinishing verandah woodwork.									
GEORGIA									
Moody	253	2,607	1953	5	2	79	86	79	0
Narrative: Replace roof to include shingles, underlayment, decking and deteriorated structural members; install insulation to promote energy savings; repair main entry to meet Air Force standards, replace windows with energy efficient models, replace deteriorated doors, smoke detectors and ceiling fans as needed; replace wallcovering in the bathrooms, living and dining rooms; repair driveway and sidewalks.									
Robins	405	2,080	1942	10	3	50	63	50	0
Narrative: Replace existing heating, ventilation, and air conditioning (HVAC), existing electrical system (wiring, panel boards, outlets) and plumbing (waste and water lines). HVAC system is over 15 years old and the electrical system is over 50 years old. Wire insulation is brittle and deteriorating. Plumbing is clogged with deposits and sediment.									
MISSISSIPPI									
Keesler	7801	2,277	1962	1	2	70	73	70	0
Narrative: Replace badly deteriorated, leaking roof to include removing existing roof structure, replacing deteriorated structural members, decking, underlayment, and shingles, and rebuilding roof structure over the rear portion of the house, changing slope and orientation to correct drainage problems.									
NORTH CAROLINA									
Pope	218	3,192	1933	5	3	69	77	69	61
Narrative: Replace deteriorated asphalt shingle roof on this historic unit with clay tile roof to return the home to its historic appearance. Remove lead based paint from interior and exterior doors; repaint doors. Refinish doors to meet historic criteria.									
TEXAS									
Randolph	300	4,442	1931	1	4	105	110	105	0
Narrative: Replace original 65 year-old clay tile roof to include removing existing roof structure, replacing deteriorated structural members, decking, underlayment, and tiles; repair portions of existing built-up roof area, gutters, and downspouts.									

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 1999 BUDGET REQUEST

FAMILY HOUSING REPAIRS
(EXCEEDING $25,000 THRESHOLD)

Location	Qtrs ID	Size NSF	Year Built	Oper Total ($000)	Util Total ($000)	Maint Total ($000)	Total O&M ($000)	Unit Maint Limit ($000)	Improvements Non-Routine FY1994-1998 ($000)
VIRGINIA									
Langley	414	3,021	1934	21	4	$180	$205	$180	0
	415	3,021	1934	21	4	$180	$205	$180	0
	419	3,968	1934	21		$180	$205	$180	
	429A	2,787	1931	21	4	$180	$205	$180	0
	429B	2,787	1931	21	4	$180	$205	$180	0
						$900			

Narrative: Replace slate roofs; repair damaged wood exteriors; repoint brick veneer; repair and seal walls to protect against infiltration on five units located in a harsh marine environment. Replace as required single-pane wood frame windows that were installed at construction with energy efficient double-pane windows meeting the National Historic Preservation Act and environmental requirements. Units are eligible for Historic Register listing.

WASHINGTON DC									
Bolling	75-89	1,794	1975	150	30	600	780	43	0

Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace facade siding.

WYOMING									
Warren	92	5,328	1910	8	4	68	80	68	0

Narrative: Replace roof tiles, felt and wood decking on historic unit. Repair/replace deteriorating antique wooden entrance columns. Repair heating system and replace boiler. Paint exterior wood trim and porch.

OVERSEAS

HAWAII									
Hickam	517	3,241	1939	4	6	70	80	70	49

Narrative: Replace deteriorated original single-pane windows with new energy efficient, sound suppressing wood windows in a historic quarters, taking care to match architectural features required by preservation regulations. Abate lead paint on original window frames. Patch and paint wall surfaces as necessary.

UNITED KINGDOM									
Mildenhall	257	2,789	1933	6	4	87	97	87	26

Narrative: Provide major maintenance and repair to correct deterioration resulting from age and heavy use. House has received piecemeal projects to repair kitchens and bathrooms, but has had no major repairs since it was built. Heating system is severely deteriorated and requires repairs. Project provides general interior and exterior maintenance as well as repairing electrical and plumbing systems. Project includes

FAMILY HOUSING REPAIRS
(EXCEEDING $25,000 THRESHOLD)

Location	Qtrs ID	Size NSF	Year Built	Oper Total ($000)	Util Total ($000)	Maint Total ($000)	Total O&M ($000)	Unit Maint Limit ($000)	Improvements Non-Routine FY1994-1998 ($000)

repairs to kitchen and master bathroom floors and plumbing, repairs to two small bathrooms, interior and exterior wall surfaces, patio, and entry areas.

The following projects were submitted or notified as above-threshold for 1997:

Travis AFB, California

Narrative: Maintenance and repair on one GOQ totaled $34,095 due to lack of program oversight. AMC administered training and disciplinary action to prevent recurrence.

Peterson AFB, Colorado

Narrative: Make-ready costs to assure handicapped access for one GOQ forced the unit above-threshold to $25,985.

MacDill AFB, Florida

Narrative: Change of occupancy work on a deteriorated historic GOQ forced the unit above-threshold to $70,045. Project included in Air Force’s out-of-cycle submission.

Offutt AFB, Nebraska

Narrative: Repairs due to high radon levels forced a GOQ above-threshold to $27,100. Project included in Air Force’s out-of-cycle submission.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES
Exhibit OP-5

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

($ in Thousands)

1.	FY 1998 President's Budget (Amended):	$9,198
2.	Congressional Adjustments:	None
3.	FY 1998 Appropriated Amount:	$9,198
4.	Proposed Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Decreases:	None
8.	FY 1998 Current Estimate:	$9,198
9.	Price Growth: Inflation	$138
10.	Functional Program Transfers:	None
11.	Program Increases: Inventory increase (175 units);	$64
12.	Program Decreases:	None
13.	FY 1999 Budget Request:	$9,400

Analysis of Changes in Reimbursements

The FY 1999 Budget Request differs from the FY 1998 Appropriated Amount due to a small increase in inventory and higher trailer park fees.

LEASING

Program ($ in Thousands)
FY 1999 Program $118,072
FY 1998 Program $118,171

Purpose and Scope

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

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

Program Summary - Highlights

Authorization is requested for appropriation of $118,071,000 to fund leases and related expenses in FY 1999. FY 1999 request for family housing leasing points is summarized as follows:

(1) 9,201 Foreign lease points
(2) 5,800 Section 801 lease points
(3) 3,333 Domestic lease points

Foreign Leasing

Leasing in foreign countries is controlled by Congress. First by the number of lease points authorized, then by the review and approval of contract proposals, and finally by the funds appropriated. As overseas bases close, foreign leases are terminated as soon as economically possible. Air Force strategy during the drawdown in overseas areas is to maximize the use of government-controlled assets, thereby providing more affordable housing for our personnel and avoiding expensive off-base housing entitlements. The Air Force has been able to retain some housing areas from closing bases for use by families at nearby bases that are remaining. In fact, the percentage of

personnel able to reside in government-controlled quarters has increased. As the Air Force has drawn down in Europe, the order of the release of housing assets has been, where possible, (1) private rentals (which are usually the most expensive), (2) Government Rental Housing Program and build-to-lease units, and (3) government owned. The exact mix of types of housing has depended upon available assets in each locality. Where possible the Air Force has made renewals of leases on a year-to-year basis to reduce costs by limiting termination liability. Full authorization is required to allow for sufficient flexibility during mission realignments to maximize cost effective solutions.

Section 801 Leasing

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

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

Eielson AFB, AK, 300 units and 366 units
Hanscom AFB, MA, 163 units
Goodfellow AFB, TX, 200 units
March AFB, CA, 200 units (base closed in FY 1996)
Summerfield Housing, MD 1242 units (828 Air Force funded, 414 Navy funded)
Travis AFB, CA 300 units
Ellsworth AFB, SD, 200 units and 828 units
Hurlburt AFB, FL, 300 units
Cannon AFB, NM, 350 units

Domestic Leasing

Domestic leasing provides temporary housing for Air Force families pending availability of permanent housing. For example, Domestic leasing near Shaw AFB and Moody AFB provided interim relief for military families after a hurricane destroyed Homestead AFB. Missions moved temporarily and families were in need of shelter. Also, affordable housing in high cost locations for recruiters is giving vital support. Congress has authorized leasing of domestic units (10 U.S.C. 2828) on a temporary basis to satisfy critical requirements until a permanent solution can be found or if more economical than construction.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 1999 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Leasing

1.	FY 1998 President's Budget (Amended):	$116,716
2.	Congressional Adjustments:	None
3.	FY 1998 Appropriated Amount:	$116,716
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases: Extended termination date of March AFB lease; increased requirements for Singapore, Eielson, Aviano, ROTC/Recruiters, Los Angeles, and Summerfield leases	$1,455
8.	Program Decreases:	None
9.	FY 1998 Current Estimate:	$118,171
10.	Price Growth:	
	a. Inflation	$1,773
	b. Foreign Currency Fluctuation Rate Adjustment	$-2,895
11.	Functional Program Transfer:	None
12.	Program Increases: Aviano/Lakenheath(810 units)	$1,023
13.	Program Decreases:	None
14.	FY 1999 Budget Request:	$118,071

Analysis of Change in Leasing

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

ANALYSIS OF LEASED UNITS (Other than Section 801)
FY 1999

LOCATION	FY 97			FY 98			FY 99		
	# UNITS	LEASE MONTHS	COST ($000)	# UNITS	LEASE MONTHS	COST ($000)	# UNITS	LEASE MONTHS	COST ($000)
DOMESTIC LEASES									
Los Angeles, CA	35	420	$469	35	420	$469	35	420	$469
Los Angeles, CA (Det 4)	4	48	$54	4	48	$54	4	48	$54
Los Angeles, CA (AFRTS)	20	240	$268	20	240	$268	20	240	$268
Los Angeles, CA (DFAS)	0	0	$0	40	480	$536	40	480	$536
Pinedale, WY	7	84	$81	7	84	$83	7	84	$84
Yakima, WA	5	60	$60	7	84	$84	7	84	$84
Shaw AFB, SC	5	40	$44	0	0	$0	0	0	$0
Recruiter/R.O.T.C.	153	1,836	$1,744	183	2,084	$2,203	216	2,592	$2,770
Unassigned	3,104	0	$0	3,037	0	$0	3,004	0	$0
TOTAL DOMESTIC LEASES	3,333	2,728	$2,719	3,333	3,440	$3,697	3,333	3,948	$4,265
FOREIGN LEASES									
Aman, Jordan	3	36	$59	3	36	$60	3	36	$60
Cairo, Egypt	3	36	$46	3	36	$47	3	36	$47
Nairobi, Kenya	1	12	$25	1	12	$25	1	12	$25
Asmara, Eritea	1	12	$23	1	12	$24	1	12	$24
Bangkok, Thailand	7	84	$152	7	84	$152	7	84	$152
Classified Location	3	36	$110	3	36	$110	3	36	$110
Osan, Korea	276	3,312	$4,080	276	3,312	$3,940	276	3,312	$2,537
Sembawang, Singapore	117	1,404	$4,890	117	1,404	$4,982	120	1,440	$4,476
Alconbury, UK	250	3,000	$2,741	120	1,440	$1,269	120	1,440	$1,278
Ankara, Turkey	32	384	$426	32	384	$436	32	384	$441
Aviano, Italy	500	6,000	$5,651	975	11,700	$11,240	915	10,980	$10,385
Bentwaters, UK	293	3,516	$4,115	293	3,516	$4,138	293	3,516	$4,175
Comiso, Italy	460	5,520	$4,796	0	0	$0	0	0	$0
Geilenkirchen, Germany	1	12	$21	1	12	$21	1	12	$20
Incirlik, Turkey	67	804	$1,158	25	297	$435	0	0	$0
Izmir, Turkey	8	96	$233	8	96	$233	8	96	$233
Kalkar, Germany	27	324	$619	27	324	$630	26	312	$578
Lakenheath, UK	1,030	12,360	$11,655	1,367	16,404	$16,020	1,567	18,804	$18,497
Stavanger, Norway	1	12	$99	1	12	$99	1	12	$95
Paris, France	9	108	$348	9	108	$354	9	108	$347
Ramstein, Germany	105	1,260	$2,076	36	432	$750	36	432	$720
San Vito, Italy	150	1,800	$2,544	150	1,800	$2,570	150	1,800	$2,503
Spangdahlem, Germany	500	6,000	$7,346	500	6,000	$7,578	500	6,000	$7,268
Vienna, Austria	0	0	$0	1	12	$65	1	12	$65
Upper Heyford, UK	50	600	$895	50	600	$906	50	600	$909
Ascension Island	1	12	$18	1	12	$18	1	12	$18
Copenhagen, Denmark	4	48	$105	4	48	$106	4	48	$103
Mahe, Seychelles Island	2	24	$40	0	0	$0	0	0	$0
Unassigned	5,300	N/A		5,190	N/A		5,073	N/A	
Estimated Termation Costs									
Comiso Termation			$1,236			$0			$0
Incirlik Termation			$160			$0			$0
Ramstein (Partial)Termination			$434			$0			$0
TOTAL FOREIGN LEASES	9,201	46,813	$56,101	9,201	48,129	$56,208	9,201	49,536	$55,066
GRAND TOTAL FH-4	12,534	49,541	$58,820	12,534	51,569	$59,905	12,534	53,484	$59,331

DD Form 2458-2, JUN 86 Exhibit FH-4

ANALYSIS OF HIGH COST LEASED UNITS
(Other than Section 801)
FY 1999

LOCATION	FY 1999 TOTAL LEASES Per Country	FY97 HIGH COST UNITS	FY97 HIGH COST Defined	FY97 EST COST	FY98 HIGH COST UNITS	FY98 HIGH COST Defined	FY98 EST COST	FY99 HIGH COST UNITS	FY99 HIGH COST Defined	FY99 EST COST
DOMESTIC LEASES										
Los Angeles, CA		35	$12,000	$469,000	35	$12,000	$469,000	35	$12,000	$469,000
Los Angeles, CA (Det 4)		4	to	$54,000	4	to	$54,000	4	to	$54,000
Los Angeles, CA (AFRTS)		20	$14,000	$268,000	20	$14,000	$268,000	20	$14,000	$268,000
Los Angeles, CA (DFAS)		0		$0	40		$536,000	40		$536,000
Recruiter/ROTC		27	Special	$348,000	40	Special	$589,000	57	Special	$815,000
Sub-Total Domestic	156	86		$1,139,000	139		$1,916,000	156		$2,142,000
FOREIGN LEASES										
*Izmir, Turkey - Unit 1321		1	$248	$35,500	1	$248	$35,500	1	$248	$35,500
*Izmir, Turkey - Unit 762		1	$248	$47,800	1	$248	$47,800	1	$248	$47,800
*Izmir, Turkey - Unit 805		1	$248	$53,300	1	$248	$53,300	1	$248	$53,300
*Izmir, Turkey - Unit 1488		1	$248	$16,800	1	$248	$16,800	1	$248	$16,800
*Izmir, Turkey - Unit 1489		1	$248	$16,400	1	$248	$16,400	1	$248	$16,400
*Izmir, Turkey - Unit 1490		1	$248	$24,300	1	$248	$24,300	1	$248	$24,300
*Izmir, Turkey - Unit 1506		1	$248	$20,700	1	$248	$20,700	1	$248	$20,700
*Izmir, Turkey - Unit 1522		1	$248	$18,200	1	$248	$18,200	1	$248	$18,200
Total Turkey		8		233,000	8		233,000	8		$233,000
*Stavanger, Norway	1	1	$23,500	$99,000	1	$23,500	$99,000	1	$22,600	$95,000
*Sembawang, Singapore	117	117	$2,418,382	$4,890,000	117	$2,418,382	$4,982,000	117	$2,417,868	$4,476,000
*Aviano, Italy	1	1	$22,349	$26,100	1	$22,349	$26,918	1	$21,558	$23,571
**Paris, France	9	N/A	N/A	$348,000	N/A	N/A	$354,000	N/A	N/A	$347,000
**Copenhagen, Denmark	4	N/A	N/A	$105,000	N/A	N/A	$106,000	N/A	N/A	$103,000
**Aman, Jordan	3	N/A	N/A	$59,000	N/A	N/A	$60,000	N/A	N/A	$60,000
**Asmara, Eritea	1	N/A	N/A	$23,000	N/A	N/A	$24,000	N/A	N/A	$24,000
**Cairo, Egypt	3	N/A	N/A	$46,000	N/A	N/A	$47,000	N/A	N/A	$47,000
**Nairobi, Kenya	1	N/A	N/A	$25,000	N/A	N/A	$25,000	N/A	N/A	$25,000
**Bangkok, Thailand	7	N/A	N/A	$152,000	N/A	N/A	$152,000	N/A	N/A	$152,000
**Classified Location	3	N/A	N/A	$110,000	N/A	N/A	$110,000	N/A	N/A	$110,000
Sub-Total Foreign		135		$6,349,100	135		$6,451,918	135		$5,928,571
GRAND TOTAL FH-4A		221	N/A	$7,488,100	274	N/A	$8,367,918	291	N/A	$8,070,571

Exhibit FH-4A

HIGH COST domestic leases range between $12k and $14k per year.

* Adjusted cost cap for overseas leases is determined by multiplying $20k times the FY 88 exchange rate divided by the FY 99 exchange rate. Leases exceeding this cap are defined as HIGH COST and are part of the number of high cost leases allowed.

** State Department pool leases do not count against the total number of high cost leases allowed.

FAMILY HOUSING, DEPARTMENT OF THE AIR FORCE
SECTION 801 FAMILY HOUSING SUMMARY
(Dollars In Thousands)

FY 1999

LOCATION	NO. OF UNITS	DATE OF AWARD	DATE OF FULL OCCUP	FY97 COSTS	FY98 UNITS	FY98 COSTS	FY99 UNITS	FY99 COSTS
Hanscom AFB, MA	163	SEP 85	OCT 87	$2,889	163	$2,937	163	$2,967
Goodfellow AFB, TX	200	SEP 86	JAN 88	$1,905	200	$1,935	200	$1,980
Andrews AFB, MD	828	AUG 91	OCT 95	$10,301	828	$12,338	828	$12,465
Hurlburt AFB, FL	300	JAN 91	MAY 92	$3,420	300	$3,501	300	$3,552
March AFB, CA	200	NOV 87	NOV 88	$61	0	$0	0	$0
Travis AFB, CA	300	SEP 89	AUG 91	$3,865	300	$3,920	300	$3,945
Eielson AFB, AK	300	JAN 85	JULY 86	$5,585	300	$5,699	300	$5,736
Eielson AFB, AK	366	SEP 91	DEC 95	$9,871	366	$9,907	366	$9,958
Ellsworth AFB, SD	828	AUG 89	JUN 91	$11,273	828	$11,347	828	$11,402
Ellsworth AFB, SD	200	JUN 89	JULY 90	$2,688	200	$2,739	200	$2,756
Cannon AFB, NM	350	JUN 91	AUG 93	$3,901	343	$3,943	343	$3,980
ANNUAL REQUIREMENT	4,035	N/A	N/A	$55,759	3,828	$58,266	3,828	$58,741
Unused Lease Points	1,765			$0	1,972		1,972	$0
GRAND TOTAL FH-4B	5,800	N/A	N/A	$55,759	5,800	$58,266	5,800	$58,741

FY 1999 DEBT PAYMENT

Program (in Thousands)
FY 1999 Program $32
FY 1998 Program $31

Purpose and Scope

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

Program Summary - Highlights

Request authorization for the appropriation of $32,000 for FY 1999. No additional budget authority is required for mortgages as noted above.

Servicemen's Mortgage Insurance Premiums

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

This program was discontinued through Public Law 93-130 (Military Construction Appropriation Act, 1980) which allowed coverage only on existing mortgages covered prior to FY 1980. The amount needed to continue funding premiums on mortgages existing prior to FY 1980 continues to slowly decrease, adjusted for inflation. The program for FY 1999 is as follows:

Fiscal Year	Number	Average Payment/Yr	Amount($000)
1999	165	$182	$32

FOREIGN CURRENCY EXCHANGE DATA
FY 1999 President Budget Submission
Military Family Housing O&M
($ in Thousands)

Country	FY 1997 U.S. $ Requiring Conversion	FY 1997 Approved Execution Rates	FY 1998 U.S. $ Requiring Conversion	FY 1998 Approved Execution Rates	FY 1999 U.S. $ Requiring Conversion	FY 1999 Approved Execution Rates
Denmark	$69	5.610	$92	6.868	$103	6.796
France	$90	4.950	N/A	6.076	$118	5.986
Germany	$96,867	1.450	$60,253	1.807	$57,541	1.789
Italy	$21,573	1,582.030	$11,824	1,759.000	$12,962	1,752.000
Japan	$83,439	105.850	$72,667	121.170	$53,318	130.450
Norway	$92	6.400	$91	7.418	$147	7.243
Portugal	$6,297	150.790	$1,036	183.250	$1,097	182.580
Singapore	$0	1.430	$4,625	1.503	$4,003	1.614
South Korea	$4,731	787.090	$4,422	907.600	$2,839	1,342.400
Spain	$475	122.390	$106	152.330	$101	151.000
United Kingdom	$42,101	0.650	$40,317	0.632	$33,796	0.619
	$255,734		$195,432		$166,025	